

Matter C, 25a

Site Allocation: VC MUL1, Land east of Bluebell Road and north of The Rosary, Mulbarton

a) Has the site been allocated previously or is it a new allocation?

VC MUL1 is a new allocation in the VCHAP.

b) Does the site have planning permission and/or are there current applications under consideration?

The site does not have planning permission and there are no current planning applications under consideration on the site.

c) What is the land currently used for, what is the ownership position and is the site currently being promoted by a developer? Are there any site occupiers/ leaseholders who would be affected, if so how?

Current land use: VC MUL1 is a greenfield site

Ownership position: The site is in sole ownership

Promotion by developer: Hopkins Homes has entered into an option agreement with the landowners to purchase the site in receipt of planning permission

Impact on site occupiers/ leaseholders: The site is currently vacant

d) Is the site sustainably located in relation to village services and facilities? Where is the nearest (a) primary school (b) convenience shop (c) village hall (d) recreation ground (e) other key facilities? How accessible are these for walkers and cyclists, in the case of walkers for example by continuous footways?

Yes, the site is sustainably located in relation to village services and facilities. The table below summarises the connectivity of the site to the identified services and facilities.

| FACILITY | LOCATION | SETTLEMENT |
|----------------------|--|------------|
| Primary school | The Common/Long Lane | Mulbarton |
| Local shop | Cuckoofield Lane/ The Common/ Norwich Road | Mulbarton |
| Village hall | The Common | Mulbarton |
| Recreation ground | The Common | Mulbarton |
| Other (bus stop) | Long Lane | Mulbarton |
| Other (public house) | Norwich Road | Mulbarton |

The site is connected to all of the above services and footpaths by a continuous pedestrian footway, via Bluebell Road.

e) Would the landscape and other physical impacts of the housing allocation be acceptable? Would it be acceptable in relation to the character and appearance of the area? How does it relate to the existing built-up area of the settlement? Are there any other significant constraints?

The site is a limited break-out to the east of the existing settlement but is viewed in the context of existing residential development along Bluebell Road to the east and The Rosery to the south. The site-specific policy requirements include consideration to be given to the boundary treatments, including the retention of the established hedgerow along the southern boundary of the site (along The Rosery) and the existing established trees along the west boundary. This will reduce the visual impact of development in this location.

Assessments of the landscape and townscape impact are included within the following evidence base documents:

Site assessment ([B.1A](#))

Landscape Visual Appraisal ([B.5.1](#))

Mulbarton Neighbourhood Plan 2015-2030 sets out a community preference for new development to be focused around The Common. However, site assessments of the alternative promoted sites within Mulbarton raised various concerns (including highways safety, landscape and heritage impacts) that precluded them from allocation. VC MUL1 falls outside the defined 'Heart of the Village' (as set out in the Neighbourhood Plan) but performs well in all other respects.

f) Is the access and site acceptable in highway terms?

Yes. Following the advice of the highways authority, the site-specific policy stipulates that access to the site is via Bluebell Road only. The identified highways constraints along both The Rosery (including carriageway width and limited opportunities for pedestrian connectivity) and Bluebell Road (existing quantum of development served) have limited the total number of dwellings achievable at this time to 35.

g) Is the estimate of site capacity justified?

Yes. Whilst the site was originally promoted for a larger site area and number of dwellings, the highways constraints identified during the assessment process limit the number of dwellings that can be achieved in this location to 35 units.

Appendix 1 of the Topic Paper sets out the site density ([B.11.1](#)).

h) Are the site-specific requirements for development of the site justified, consistent with national policy and would they be effective?

Yes. The site-specific policy requirements are supported by the evidence base for the Plan and have been informed by discussions with key technical consultees (such as the Highways Authority). The policy requirements are justified by the evidence, are consistent with national policy and the Council considers that they will be effective.

i) Would development of the site be viable, including the delivery of policy compliant affordable housing?

The Council has produced a Viability Appraisal as part of the evidence base for the Plan, ([B.6.1](#)), and considers that the site is viable, and will deliver a policy compliant quantum of affordable housing.

Hopkins Homes (the anticipated developer of the site) confirmed in their November 2024 Delivery Statement that the site can be delivered in accordance with all of the policy requirements.

The 2024 Delivery Statement document is appended to this statement.

j) Overall, is the site deliverable within the plan period? When is development likely to commence? Has the landowner/developer confirmed this?

Yes, the site is deliverable within the Plan period. The site promoter reaffirmed their anticipated timescales for delivery of the site in their response to update the earlier November 2024 Delivery Statement.

Anticipated planning permission date: On adoption of the VCHAP

Commencement of works on site expected: Approximately 9 months following receipt of planning permission

Completion expected: Approximately one year from the date of commencement

Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

SITE REFERENCE:

VC MUL1

SITE ADDRESS (as per the site allocation policy):

Land east of Bluebell Road and north of The Rosery

PROPOSED DEVELOPMENT:

Up to 35 dwellings on 1.5ha

DELIVERY STATEMENT COMPLETED BY (and on behalf of):

Laura Townes MRTPI on behalf of Hopkins Homes Limited

DATE OF COMPLETION OF DELIVERY STATEMENT:

11/11/24

1. Please confirm whether the site meets the three tests set out in the National Planning Policy Framework (NPPF) and can therefore be considered to be available, suitable and deliverable taking into account the policy requirements of the GNLP and the VCHAP, as well as CIL payments, Biodiversity Net Gain, and where appropriate Nutrient Neutrality.

(Approx. 100 words)

Hopkins Homes confirms the site can be considered to be available, suitable and achievable for residential development.

2. Please confirm the land ownership details of the site, including any discussions and/or agreements with developers if appropriate.

(Approx. 100 words)

Hopkins Homes Limited has entered into an option agreement with the landowners to purchase the site on receipt of planning permission.

3. Please provide any details relating to progress made towards the submission of a planning application on the site if applicable (i.e., obtaining pre-application advice, technical surveys, engagement and/or agreements with statutory bodies, or the submission of a planning application).

(Approx. 100 words)

Our technical and design teams have appraised the opportunities and constraints and advised there are no technical constraints to development.

4. Please provide a brief commentary on the site's delivery, for example an anticipated date for the submission of a planning application, a predicted start-on-site date and the likely completion date of the development.

(Approx 100 words)

Hopkins Homes anticipates submitting a planning application when the Local Plan can be afforded appropriate weight. Development would be commenced approximately 9 months following grant of planning permission. Development would be completed in approximately one year from commencement.

Matter C, 25b

Site Allocation: VC SWA1, Land off Bobbins Way, Swardston

a) Has the site been allocated previously or is it a new allocation?

VC SWA1 is a new allocation in the VCHAP

b) Does the site have planning permission and/or are there current applications under consideration?

The site does not have planning permission. The site is subject to a current planning application which is not yet determined.

The planning application reference is [2025/2952](#).

c) What is the land currently used for, what is the ownership position and is the site currently being promoted by a developer? Are there any site occupiers/leaseholders who would be affected, if so how?

Current land use: VC SWA1 is a disused roadside nursery (glasshouses) site

Ownership position: The site is in sole ownership

Promotion by developer: The site owner has entered into a sales agreement with Bennett Homes to develop the land

Impact on site occupiers/ leaseholders: There are no current site occupiers/leaseholders

d) Is the site sustainably located in relation to village services and facilities? Where is the nearest (a) primary school (b) convenience shop (c) village hall (d) recreation ground (e) other key facilities? How accessible are these for walkers and cyclists, in the case of walkers for example by continuous footways?

Yes, the site is sustainably located in relation to village services and facilities. The table below summarises the connectivity of the site to the identified services and facilities.

| FACILITY | LOCATION | SETTLEMENT |
|----------------------|--|------------|
| Primary school | The Common/ Long Lane | Mulbarton |
| Local shop(s) | Cuckoofield Lane/ The Common/ Norwich Road | Mulbarton |
| Village hall | The Common | Swardston |
| Recreation ground | The Common | Swardston |
| Other (bus stop) | Main Road | Swardston |
| Other (public house) | Norwich Road | Mulbarton |

An existing footpath extends along Main Road through Swardston, providing a pedestrian connection to services and facilities in Mulbarton. The footpath is of limited width in some places and may benefit from some localised off-site highways works. Access to the facilities in Swardston is via either Brownes Lane or Short Lane, both of which are rural roads that do not have pedestrian footpaths.

e) Would the landscape and other physical impacts of the housing allocation be acceptable? Would it be acceptable in relation to the character and appearance of the area? How does it relate to the existing built-up area of the settlement? Are there any other significant constraints?

VC SWA1 is a brownfield site that has both proposed and existing development to the north, south and west. The boundaries of the site have been drawn to provide a strong relationship with the permitted and allocated development to the north and the south. A contiguous boundary along the eastern boundary of the site minimises the visual impact of the development, whilst improving the relationship between all of the sites.

Assessments of the landscape and townscape impact are included within the following evidence base documents:

Site assessment ([B.1A](#))

Landscape Visual Appraisal ([B.5.1](#))

f) Is the access and site acceptable in highway terms?

Yes. The site is accessed via the new access point serving the Bobbins Way development.

g) Is the estimate of site capacity justified?

Yes. The proposed allocation numbers reflect the surrounding context. The planning application submitted for the site proposes 30 dwellings on an extended site area.

Appendix 1 of the Topic Paper sets out the site density ([B.11.1](#)).

h) Are the site-specific requirements for development of the site justified, consistent with national policy and would they be effective?

Yes. The site-specific policy requirements are supported by the evidence base for the Plan and have been informed by discussions with key technical consultees (such as Highways Authority). The policy requirements are justified by the evidence, are consistent with national policy and the Council considers that they will be effective.

i) Would development of the site be viable, including the delivery of policy compliant affordable housing?

The Council has produced a Viability Appraisal as part of the evidence base for the Plan, ([B.6.1](#)), and considers that the site is viable, and will deliver a policy compliant quantum of affordable housing.

Bennett Homes confirmed in their September 2024 Delivery Statement that the site is available, suitable and deliverable in accordance with the policy requirements.

The 2024 and 2025 Delivery Statement documents are appended to this statement.

j) Overall, is the site deliverable within the plan period? When is development likely to commence? Has the landowner/developer confirmed this?

Yes, the site is deliverable within the Plan period. The site promoter updated the anticipated timescales for delivery of the site in their October 2025 Delivery Statement.

Planning application submission date: October 2025

Commencement of works on site expected: 12 months following the grant of planning permission

Completion expected: 24 months from commencement on site

Delivery Statement: Supplementary/Amended Information

17 October 2025

SITE REFERENCE:

VCSWA1

SITE ADDRESS (as per the site allocation policy):

Land at Bobbins Way

SUPPLEMENTARY/ AMENDED INFORMATION COMPLETED BY {and on behalf of}:

Adam Bell for Bennett Homes

DATE OF COMPLETION OF SUPPLEMENTARY/ AMENDED INFORMATION:

17 October 2025

Please provide an update in the text box below to any of °the original responses provided in response to Questions 1-4 of the 'Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan' for your site. You will need to refer to the original submission when completing this form and **clearly state which response is to be updated**. This information will be brought to the attention of the Inspector as part of the Examination process.

(Please continue on a separate sheet if necessary).

Question 4:

A planning application has been submitted for housing on this site.

Application ref: 2025/2952 was validated on 2 October 2025.

In other respects, the commentary in this section and on the rest of the statement remains the same

or

The information submitted in 2024 remains valid and unchanged - see above

Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

SITE REFERENCE:

VC SWA1

SITE ADDRESS (as per the site allocation policy):

Land off Bobbins Way

PROPOSED DEVELOPMENT:

Approximately 20 dwellings on 1ha

DELIVERY STATEMENT COMPLETED BY (and on behalf of):

Adam Bell for Bennett Homes

DATE OF COMPLETION OF DELIVERY STATEMENT:

27 September 2024

1. Please confirm whether the site meets the three tests set out in the National Planning Policy Framework (NPPF) and can therefore be considered to be available, suitable and deliverable taking into account the policy requirements of the GNLP and the VCHAP, as well as CIL payments, Biodiversity Net Gain, and where appropriate Nutrient Neutrality.

(Approx. 100 words)

Without prejudice to the current consultation where representations have been made to increase the number of dwellings from 20 to 30, the site is available, suitable and deliverable directly by Bennett Homes, an active regional housebuilder that has recently completed a residential development on the adjoining land. The site can meet the policy requirements of the GNLP and VCHAP, as well as making CIL payments and satisfying BNG and NN requirements where appropriate.

2. Please confirm the land ownership details of the site, including any discussions and/or agreements with developers if appropriate.

(Approx. 100 words)

The land is owned by the Bobbin family who has an agreement to sell the land to Bennett Homes.

3. Please provide any details relating to progress made towards the submission of a planning application on the site if applicable (i.e., obtaining pre-application advice, technical surveys, engagement and/or agreements with statutory bodies, or the submission of a planning application).

(Approx. 100 words)

Bennett Homes has recently completed development of the adjoining land for housing, and has the necessary relationships with the Local Planning Authority and statutory consultees, and the local knowledge and technical background to ensure a smooth delivery of this site.

4. Please provide a brief commentary on the site's delivery, for example an anticipated date for the submission of a planning application, a predicted start-on-site date and the likely completion date of the development.

(Approx 100 words)

A planning application could be submitted within six months, with a start on site approximately 12 months later. The development would typically take in the order of 24 months from commencement to completion.

Matter C, 12c

Site Allocation: VC SWA2REV, Land on Main Road, Swardeseton

b) Has the site been allocated previously or is it a new allocation?

The site is a carried forward allocation from the 2015 Site Specific Allocations and Policies Document (2015 reference: SWA 1).

b) Does the site have planning permission and/or are there current applications under consideration?

The site is subject to a current planning application.

Planning application reference number: [2023/0908](#).

c) What is the land currently used for, what is the ownership position and is the site currently being promoted by a developer? Are there any site occupiers/ leaseholders who would be affected, if so how?

Current land use: VC SWA2REV is a greenfield site

Ownership position: The site is in multiple ownerships

Promotion by developer: The land is under contract to Bennett Homes PLC

Impact on site occupiers/ leaseholders: The site is currently vacant

d) Is the site sustainably located in relation to village services and facilities? Where is the nearest (a) primary school (b) convenience shop (c) village hall (d) recreation ground (e) other key facilities? How accessible are these for walkers and cyclists, in the case of walkers for example by continuous footways?

Yes, the site is sustainably located in relation to village services and facilities. The table below summarises the connectivity of the site to the identified services and facilities.

| FACILITY | LOCATION | SETTLEMENT |
|----------------------|--|-------------|
| Primary school | The Common/ Long Lane | Mulbarton |
| Local shop(s) | Cuckoofield Lane/ The Common/ Norwich Road | Mulbarton |
| Village hall | The Common | Swardeseton |
| Recreation ground | The Common | Swardeseton |
| Other (bus stop) | Main Road | Swardeseton |
| Other (public house) | Norwich Road | Mulbarton |

An existing footpath extends along Main Road through Swardeston, providing a pedestrian connection to services and facilities in Mulbarton. The footpath is of limited width in some places and may benefit from some localised off-site highways works. Access to the facilities in Swardeston is via either Brownes Lane or Short Lane, both of which are rural roads that do not have pedestrian footpaths.

e) Would the landscape and other physical impacts of the housing allocation be acceptable? Would it be acceptable in relation to the character and appearance of the area? How does it relate to the existing built-up area of the settlement? Are there any other significant constraints?

VC SWA2REV occupies a gateway position into the village of Swardeston. The site relates well to existing development and has a strong relationship with VC SWA1 which lies immediately to the south of the site. The site-specific policy reflects the importance of achieving a suitable design and layout on this site.

f) Is the access and site acceptable in highway terms?

Yes. The site has direct road frontage along Main Road and opportunities to reinforce the existing 30mph speed limit to be explored through the site layout and design.

g) Is the estimate of site capacity justified?

Yes. The site is proposed for the allocation of approximately 40 dwellings (a 10-unit uplift when compared to the earlier 2015 allocation) and the planning application proposes 43 dwellings.

Appendix 1 of the Topic Paper sets out the site density ([B.11.1](#)).

h) Are the site-specific requirements for development of the site justified, consistent with national policy and would they be effective?

Yes. The site-specific policy requirements are supported by the evidence base for the Plan and have been informed by discussions with key technical consultees (such as Highways Authority). The policy requirements are justified by the evidence, are consistent with national policy and the Council considers that they will be effective.

i) Would development of the site be viable, including the delivery of policy compliant affordable housing?

The Council has produced a Viability Appraisal as part of the evidence base for the Plan, ([B.6.1](#)), and considers that the site is viable, and will deliver a policy compliant quantum of affordable housing.

The developer of the site confirmed that the site could be developed in accordance with the site-specific policy requirements in their 2024 Delivery Statement.

The 2024 Delivery Statement document is appended to this statement.

j) Overall, is the site deliverable within the plan period? When is development likely to commence? Has the landowner/developer confirmed this?

Yes, the site is deliverable within the Plan period. The site promoter advised the following timescales in their 2024 Delivery Statement:

Commencement of works on site expected: Early 2026 (depending on receipt of planning permission)

Completion expected: 2028

Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

SITE REFERENCE:

VC SWA2REV

SITE ADDRESS (as per the site allocation policy):

Land on Main Road

PROPOSED DEVELOPMENT:

Approximately 40 dwellings on 2.7ha

DELIVERY STATEMENT COMPLETED BY (and on behalf of):

Click or tap here to enter text.

DATE OF COMPLETION OF DELIVERY STATEMENT:

Click or tap here to enter text.

1. Please confirm whether the site meets the three tests set out in the National Planning Policy Framework (NPPF) and can therefore be considered to be available, suitable and deliverable taking into account the policy requirements of the GNLP and the VCHAP, as well as CIL payments, Biodiversity Net Gain, and where appropriate Nutrient Neutrality.

(Approx. 100 words)

Yes

2. Please confirm the land ownership details of the site, including any discussions and/or agreements with developers if appropriate.

(Approx. 100 words)

The owners are R Watkinson, F Whitley and S Steward. The land is under contract to Bennett Plc.

3. Please provide any details relating to progress made towards the submission of a planning application on the site if applicable (i.e., obtaining pre-application advice, technical surveys, engagement and/or agreements with statutory bodies, or the submission of a planning application).

(Approx. 100 words)

A planning application has been submitted under reference 2023/0908.

4. Please provide a brief commentary on the site's delivery, for example an anticipated date for the submission of a planning application, a predicted start-on-site date and the likely completion date of the development.

(Approx 100 words)

Subject to planning permission, commencement could be in early 2026, with completion during 2028.

Matter C, 25d

Site Allocation: VC BRA1, Land at Norwich Road, Bracon Ash

c) Has the site been allocated previously or is it a new allocation?

VC BRA1 is a carried forward allocation from the 2015 Site specific Allocations and Policies Document (2015 Ref: BRA1)

b) Does the site have planning permission and/or are there current applications under consideration?

The site secured a resolution to grant planning permission at Development Management Committee (DMC) in July 2024 however it is anticipated that this application will return to DMC in due course due to emerging matters relating to the provision of affordable housing on the site.

Planning application reference number: [2021/2579](#).

c) What is the land currently used for, what is the ownership position and is the site currently being promoted by a developer? Are there any site occupiers/ leaseholders who would be affected, if so how?

Current land use: VC BRA1 is a greenfield site

Ownership position: The site is in sole ownership

Promotion by developer: The landowner has entered into a conditional contract with FW Properties

Impact on site occupiers/ leaseholders: The site is currently vacant

d) Is the site sustainably located in relation to village services and facilities? Where is the nearest (a) primary school (b) convenience shop (c) village hall (d) recreation ground (e) other key facilities? How accessible are these for walkers and cyclists, in the case of walkers for example by continuous footways?

Yes, the site is sustainably located in relation to village services and facilities. The table below summarises the connectivity of the site to the identified services and facilities.

| FACILITY | LOCATION | SETTLEMENT |
|----------------------|--|-----------------------|
| Primary school | The Common/ Long Lane | Mulbarton |
| Local shop | Cuckoofield Lane/ The Common/ Norwich Road | Mulbarton |
| Village hall | The Street | Bracon Ash |
| Recreation ground | School Road/ Cuckoofield Lane | Bracon Ash/ Mulbarton |
| Other (bus stop) | The Street | Bracon Ash |
| Other (public house) | Norwich Road | Mulbarton |

Beyond the junction of Norwich Road/Poorhouse Lane, and with the exception of the Bracon Ash recreation ground at School Road, the site is connected to all of the facilities and services set out above by a number of existing pedestrian routes. The site-specific policy requirement also includes a site frontage footpath which is intended to create a footpath provision that connects with the existing footways to address the small deficit that currently exists. School Road, Bracon Ash, is a typical rural lane and has a number of areas of wider verge that can be utilised by pedestrians.

e) Would the landscape and other physical impacts of the housing allocation be acceptable? Would it be acceptable in relation to the character and appearance of the area? How does it relate to the existing built-up area of the settlement? Are there any other significant constraints?

VC BRA1 abuts the existing settlement boundary for Bracon Ash and lies adjacent to the village hall and Hawkes Lane. Development in this location is characterised typically by detached dwellings in generous plots. The site marks the entrance into the village of Bracon Ash from the south and comprises the northern section of a larger parcel of agricultural land. The edge of settlement location is recognised in the landscaping requirements set out for the site in the site-specific policy and it is considered that with an appropriate design and layout the site will relate well to the existing settlement.

The site-specific policy also recognises the importance of Home Farm to the south-east of the site and Thatched Cottage to the north-east of the site, reflecting the discussions that have taken place as part of the planning application process for the site.

f) Is the access and site acceptable in highway terms?

Yes. Negotiations through the planning application process have demonstrated that a suitable access can be achieved. The site-specific policy includes updated on-and off-site highways requirements reflecting the detailed discussions that have taken place around the planning application.

g) Is the estimate of site capacity justified?

Yes. In the 2015 Local Plan, the site was allocated for 20 dwellings. The planning application proposes a small uplift to 23 units.

Appendix 1 of the Topic Paper sets out the site density ([B.11.1](#)).

h) Are the site-specific requirements for development of the site justified, consistent with national policy and would they be effective?

Yes. The site-specific policy requirements are supported by the evidence base for the Plan and have been informed by discussions with key technical consultees (such as the Highways Authority). The policy requirements are justified by the evidence, are consistent with national policy and the Council considers that they will be effective.

i) Would development of the site be viable, including the delivery of policy compliant affordable housing?

The Council has produced a Viability Appraisal as part of the evidence base for the Plan, ([B.6.1](#)), and considers that the site is viable, and will deliver a policy compliant quantum of affordable housing.

Through the planning application process the Council is currently in discussions with the applicant regarding the delivery of affordable housing on the site. At the time of preparing this response, an updated viability statement was received from the applicant relating to the provision of affordable housing on this site. The Council is currently reviewing this statement and seeking advice from its own consultants on this matter.

The 2024 and 2025 Delivery Statement documents are appended to this statement.

j) Overall, is the site deliverable within the plan period? When is development likely to commence? Has the landowner/developer confirmed this?

Yes, the site is deliverable within the Plan period. The site promoter updated the anticipated timescales for delivery of the site in their October 2025 Delivery Statement.

Anticipated planning permission date: Resolution to grant consent obtained in July 2024 but an update to this is expected in Q1 of 2026

Commencement of works on site expected: 2026

Completion expected: 2027/2028

Delivery Statement: Supplementary/Amended Information

9 October 2025

SITE REFERENCE:

VC BRA1

SITE ADDRESS (as per the site allocation policy):

Land at Norwich Road, Bracon Ash

SUPPLEMENTARY/ AMENDED INFORMATION COMPLETED BY (and on behalf of):

Julian Wells of FW Properties (The Developer of the Site)

DATE OF COMPLETION OF SUPPLEMENTARY/ AMENDED INFORMATION:

9 October 2025

Please provide an update in the text box below to any of the original responses provided in response to Questions 1-4 of the 'Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan' for your site. You will need to refer to the original submission when completing this form and **clearly state which response is to be updated**. This information will be brought to the attention of the Inspector as part of the Examination process.

(Please continue on a separate sheet if necessary).

Update to Original Response to Question 4 – Subject to the completion of the Section 106 Agreement and market conditions, FW Properties are intending to commence the on-site construction works for this development of 23 dwellings during 2026 with practical completion of all the new homes in 2027/28.

or

The information submitted in 2024 remains valid and unchanged

Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

SITE REFERENCE:

VC BRA1

SITE ADDRESS (as per the site allocation policy):

Land at Norwich Road, Bracon Ash

PROPOSED DEVELOPMENT:

Approximately 20 dwellings on 0.9ha

DELIVERY STATEMENT COMPLETED BY (and on behalf of):

Julian Wells of FW Properties (The Developer of the Site)

DATE OF COMPLETION OF DELIVERY STATEMENT:

16 October 2024

1. Please confirm whether the site meets the three tests set out in the National Planning Policy Framework (NPPF) and can therefore be considered to be available, suitable and deliverable taking into account the policy requirements of the GNLP and the VCHAP, as well as CIL payments, Biodiversity Net Gain, and where appropriate Nutrient Neutrality.

(Approx. 100 words)

FW Properties confirm that the Site is available, suitable and deliverable for the development of 23 new dwellings taking into account the policy requirements of the GNLP and the VCHAP, as well as CIL payments, Biodiversity Net Gain, and Nutrients Neutrality.

2. Please confirm the land ownership details of the site, including any discussions and/or agreements with developers if appropriate.

(Approx. 100 words)

FW Properties have entered into a conditional contract with the landowner for the Site so the Site is in full control of the Developer and available for development.

3. Please provide any details relating to progress made towards the submission of a planning application on the site if applicable (i.e., obtaining pre-application advice, technical surveys, engagement and/or agreements with statutory bodies, or the submission of a planning application).

(Approx. 100 words)

The Site is allocated for development within the current Local plan. In addition, FW Properties secured a resolution to grant for the development of 23 new homes at the Development Committee on 31 July 2024. All the technical surveys have been carried out for the scheme and FW Properties confirm that the development of this land can be delivered.

4. Please provide a brief commentary on the site's delivery, for example an anticipated date for the submission of a planning application, a predicted start-on-site date and the likely completion date of the development.

(Approx 100 words)

Subject to the completion of the Section 106 Agreement and market conditions, FW Properties are intending to commence the construction works for this project during 2025 with completion of all the new homes in 2027.

Matter C, 25e

Settlement Limit: Mulbarton, Bracon Ash, Swardeseton and East Carleton

a) Are the settlement limits proposed suitable and justified given their policy function?

Yes, the settlement limits for Mulbarton, Bracon Ash and Swardeseton are suitable and justified.

The settlement limit at Mulbarton is drawn around the main built form of the village, as well as some smaller areas along Norwich Road to the north. The Common and the nearby playing fields have been excluded to ensure their protection as public spaces. An amendment has been made in the VCHAP to include recent development at Long Four Acre Avenue.

The settlement limit for Bracon Ash focuses around the built areas following The Street, Hawkes Lane and south of Poorhouse Lane. The triangular area of land used as a green, Mergate Farm and the small cluster of dwellings off Mergate Lane have been excluded to focus infill within the main built areas. Through the VCHAP, the settlement limit has been amended to include the recent development at Nursery Close.

At Swardeseton the settlement limit comprises the main built area, including the previously allocated land west of Main Road, and two smaller areas to the north along The Common and Intwood Lane. Open areas within The Common have been purposely excluded. Within the VCHAP, the settlement limit has been amended to include recent development along Bobbins Way.

The existing settlement limits allow for some infill development to occur in the most sustainable locations within the cluster, whilst preventing encroachment into the countryside.

There are no significant areas of existing development that are not included in the settlement limits.

b) Where changes to settlement limits are proposed, are these:

- (i) Justified by development on the ground? or**
- (ii) Where potentially allowing further development, that development would be in a suitable location relative to services and facilities, would not harm the character and appearance of the area and would not have any other adverse planning effect?**

The changes to the settlement limits in Mulbarton, Bracon Ash and Swardeseton are considered to be suitable under part (i). The amendments have been made to include recent development at Long Four Acre Avenue, Nursery Close and Bobbins Way.

c) Should any other settlement limits be included in the plan to reflect other hamlets or existing areas of development in the cluster?

No. There are no other hamlets or existing areas of development that are of a significant enough scale to justify a settlement limit. East Carleton does not have a settlement limit however the poor accessibility to services and facilities from this settlement mean that a settlement limit is not considered appropriate in this location.