

Matter C, 26a

Site Allocation: VC NEE1, Land north of High Road and east of Harman's Lane, Needham

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

VC NEE1 is a new allocation for the VCHAP.

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

The Council is currently considering an outline application for 9 dwellings for VC NEE1. The application was submitted to the Council in February 2025 and will be considered by Development Management Committee in due course.

Planning application reference number: [2025/0630](#)

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 NEE1 is a greenfield site.

Ownership position: The site is under sole ownership.

Promotion by developer: Following the granting of planning permission, the site will be sold to a developer.

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.

Cluster 26: Needham, Brockdish, Starston and Wortwell

FACILITY	LOCATION	SETTLEMENT
Primary school	School Lane	Harleston
Local shop	various	Harleston
Village hall	High Road	Needham
Recreation ground	High Road	Needham
Other (bus stop)	High Road	Needham
Other (public house)	High Road	Needham

From the site, High Road has a continuous footway down one side of the road. This then changes to a footpath either side further south along High Road. Pedestrian footpaths connect Needham to Harleston via High Road/ Needham Road and London 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?

VC NEE1 fills a gap in the existing built development and would allow linear development that is complimentary to the current streetscene. The site lies within the designated Waveney River Valley it is not connected visually to the River Waveney which lies further to the south. The topography of the site, as well as the existing pockets of woodland and tree belts, restricts wider views into the site and will reduce the wider landscape impact. Retention of the existing hedgerow along the site frontage would be preferred but will need to be explored as part of the discussions with the Highways Authority regarding safe vehicular access into the site.

A surface water flow path has been identified to the north and east of the site but does not significantly extend into the site and does not preclude development of the site. In accordance with the findings of the Stage 2 SFRA the policy requires the preparation of a site-specific FRA as part of the planning application for the site. This should have regard to the Stage 2 SFRA, particularly regarding any displacement of water due to flood mitigation measures, surface water storage and discharge rates.

The site currently has no network connectivity to the sewer system and early engagement with Anglian Water is recommended in the Policy regarding the requisitioning of new connection or alternative on-site treatment.

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 Highways Authority have stated that VC NEE1 could have a positive impact on traffic speeds, reinforcing the existing 30mph speed limit. Off-site highway works include improvements to the existing footpath along the site frontage, as well as a financial contribution towards a pedestrian refuge point at the roundabout to the north to improve pedestrian connectivity to Harleston. These measures are reflected in the site-specific highway's requirements for the site.

g) Is the estimate of site capacity justified?

Yes. VC NEE1 is allocated for 15 dwellings on 0.9 hectares, resulting in a density of 16.67 dwellings per hectare. The density reflects the linear form of the site and is considered appropriate for the local area. However, the current planning application for the site proposes 9 dwellings, and this is subject to ongoing negotiations and discussions through the development management process.

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 Norfolk County Council and Anglian Water). 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 can deliver a policy compliant quantum of affordable housing.

Cluster 26: Needham, Brockdish, Starston and Wortwell

The 2024 Delivery Statement confirmed that the site is available and deliverable when considering other policy requirements such as BNG, Nutrient Neutrality and CIL. The 2025 Supplementary Delivery Statement confirmed that an outline application had been submitted in February 2025.

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: February 2026.

Commencement of works on site expected: 2 years after site is sold to developer.

Completion expected: Within 3 years of planning approval

**Delivery Statement: Supplementary/Amended Information
(October 2025)**

SITE REFERENCE:

VC NEE1

SITE ADDRESS (as per the site allocation policy):

Land north of High Road and east of Harman's Lane

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

Mr Stephen Weatherley

DATE OF COMPLETION OF SUPPLEMENTARY/ AMENDED INFORMATION:

05/10/25

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).

Since the previous Delivery Statement was completed in October 2024, progress has been made in bringing the site forward for development. An outline planning application for 9 dwellings was submitted in **February 2025**, and an application is currently **under consideration** by the Local Planning Authority. It is anticipated that planning permission will be **granted by February 2026**.

Following the grant of consent, the site is expected to be **sold to a developer**, with construction likely to **commence within two years** of the sale. The build period is expected to take approximately **one further year**, leading to **full site completion within three years** of planning approval, subject to market conditions and service delivery timescales.

or

The information submitted in 2024 remains valid and unchanged

[Redacted]

(signature)

5 October 2025 (date)

Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

SITE REFERENCE:

VC NEE1

SITE ADDRESS (as per the site allocation policy):

Land north of High Road and east of Harman's Lane

PROPOSED DEVELOPMENT:

Approximately 15 dwellings on 0.9ha

DELIVERY STATEMENT COMPLETED BY (and on behalf of):

Stephen Weatherley

DATE OF COMPLETION OF DELIVERY STATEMENT:

28/10/2024

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)

I can confirm that the site is available and not subject to any rental agreements or lease agreements , the land is suitable , and is deliverable in the short term , this is taking in to account the policy requirements of GNLP and the VCHAP, additionally CIL payments , Biodiversity Net Gain, and where appropriate Nutrient Neutrality .

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 wholly owned by the person putting it forwards to be included in the plan Stephen Weatherley. There have been some approaches made by developers expressing interest in taking the project forward subject to inclusion and subsequent outline planning. It has been considered prescient to enter into formal contractual discussions before inclusion in VCHAP and these will take place after a decision is made. Development of the site does not rely on third parties inclusion, it is well within the remit of the owner to develop the site as the owner/developer.

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)

Initial enquiries and a study of charges for a planning application of the scale anticipated have been made, and a professional in the business of preparing applications and submitting them has been engaged. It is planned on receipt of official inclusion in the VCHAP, to have pre-application discussions with the local planning authority to best understand their expectations. Technically the site is understood with regard to substrata and drainage conditions. A planning application would be progressed immediately inclusion in the VCHAP is confirmed.

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)

Delivery of the site is entirely dependent on inclusion in the VCHAP plans ,a planning application would be submitted in as short a period as reasonably possible after inclusion. Fencing of the site boundaries and preliminary tests and surveys as required will progress at speed , a reasonable estimate as to the completion of the site would be 3 years from the start of groundworks , obviously factors such as the supply of services to the site (gas / electric /water) are subject to timescales set by the service providers and could affect the planned delivery in exceptional circumstances.

Site Allocation: VC WOR1, North and south of High Road, Wortwell

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

VC WOR1 is a new allocation for the VCHAP.

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

There are two outline applications currently pending consideration, one for 8 dwellings and the second for 4 dwellings, located north and south of High Road respectively.

Planning application reference numbers: [2024/1719](#) & [2024/1720](#)

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 WOR1 is a greenfield site.

Ownership position: Each site (north and south) is under dual ownership.

Promotion by developer: Both sites are subject to a promotion agreement with Astonhill Land Ltd.

Impact on site occupiers/ leaseholders: Both sites are 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	School Lane	Harleston
Local shop	Various	Harleston
Village hall	Tunbeck Close	Wortwell
Recreation ground	Tunbeck Close	Wortwell
Other (bus stop)	High Road	Wortwell
Other (public house)	High Road	Wortwell
Other (café)	High Road	Wortwell

Extending from the site and through Wortwell, there is one continuous path along the northern side of High Road. This turns into two paths the closer you get to the centre of the village. Tunbeck Close is a no-through road without footways, providing vehicular access to the village hall. However, pedestrian access via footpaths can be achieved via The Parkway. Low Road has a pathway on one side of the 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?

VC WOR1 is located on the edge of the village and is screened by existing vegetation along High Road. However, the site is elevated, and dwelling heights will need to be considered in relation to the local landscape and Grade I listed St Mary's Church in Redenhall. Boundary treatments will also be needed to retain the rural approach and views from footpath Wortwell FP6. Some of the existing trees are covered by Tree Protection Orders and will need to be retained, as will any trees not covered by TPOs as far as possible.

The Level 2 VC Strategic Flood Risk Assessment (SFRA) identified potential surface water ponding to the east of the site, north of High Road, as well as surface water flooding on the road frontage of the land to the south of High Road. As such, a site-specific Flood Risk Assessment will be required, with consideration given to the key issues identified in the Level 2 VC SFRA and the updated National Flood Risk Assessment data (NaFRA2), as reflected in the Level 2 SFRA Addendum.

Assessments of the landscape and townscape impact, as well as the potential heritage impact of development, are included within the following evidence base documents:

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

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

Heritage Impact Assessment ([B.4.1](#))

Level 2 Strategic Flood Risk Assessment ([B.9.2](#), [B.9.24](#), [B.9.25](#))

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

Yes. VC WOR1 will likely be served by private drives rather than adopted highways due to the scale of development. The existing footway on High Road will require widening to current highways standards, and the developer(s) of the site will be required to undertake to work with Norfolk County Council to promote a Traffic Regulation Order for the extension of the existing 30mph speed limit.

g) Is the estimate of site capacity justified?

Yes. VC WOR1 is allocated for 12 dwellings on 0.95 hectares, resulting in a density of 12.63 dwellings per hectare. The density reflects the presence of trees covered by TPOs as well as the landscaping requirements and the need to address flood risk issues on the site and the likely form of development (frontage to High Road).

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 Norfolk County Council). 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.

Cluster 26: Needham, Brockdish, Starston and Wortwell

The 2024 Delivery Statement confirmed that the site is available and deliverable when considering the site-specific 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 2024 & 2025 Delivery Statement.

Submission of reserved matters application expected: Six months post outline permission.

Commencement of works on site expected: Within nine months of reserved matters approval.

Completion expected: Approximately eighteen months from commencement on site.

Delivery Statement: Supplementary/Amended Information

(October 2025)

SITE REFERENCE:

VCWOR 1

SITE ADDRESS (as per the site allocation policy):

North and South of High Road, Wortwell

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

Jake Collinge (Planning Consultant on behalf of Astonhill Land Ltd that has a Promotion Agreement with the landowners Messrs Rand N Bond (High Road North) and Mr and Mrs Riches (High Road South))

DATE OF COMPLETION OF SUPPLEMENTARY/ AMENDED INFORMATION:

20 October 2024

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).

The Council continue to consider two outline planning applications (2024/1719 and 2024/1720) that would bring forward the allocation. The last remaining technical matter, concerning drainage, is in the process of being resolved with ground investigations being undertaken to establish infiltration rates. Once that has been resolved and the outline planning permission issued, it is anticipated that applications for approval of Reserved Matters would be submitted within six months, with delivery thereafter as per the 2024 submission.

or

The information submitted in 2024 remains valid and unchanged

████████ (signature) 20/10/2025 (date)

Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

SITE REFERENCE:

VC WOR1

SITE ADDRESS (as per the site allocation policy):

North and south of High Road

PROPOSED DEVELOPMENT:

At least 12 dwellings on 0.95ha

DELIVERY STATEMENT COMPLETED BY (and on behalf of):

Jake Collinge (Planning Consultant on behalf of Astonhill Land Ltd that has a Promotion Agreement with the landowners Messrs R and N Bond (High Road North) and Mr and Mrs Riches (High Road South))

DATE OF COMPLETION OF DELIVERY STATEMENT:

14 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)

Both sites are available, suitable and deliverable taking account of the policy requirements of the GNLP/VCHAP, together with matters of CIL and BNG. Indeed, this is evidenced by the fact that the Council are currently considering outline planning applications to bring the development forward.

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

(Approx. 100 words)

As above (section 'Delivery Statement Completed By'). Both sites are subject to a Promotion Agreement with Astonhill Land Ltd

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)

Applications for outline planning permission have been submitted

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)

Start on site anticipated within nine months of approval of final Reserved Matter with completion approximately 18 months from starting on site.

Site Allocation: VC WOR2, Land at the Junction of High Road/Low Road, Wortwell

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

VC WOR2 is a carried forward allocation from the 2015 Site specific Allocations and Policies Document (2015 Ref: WOR1).

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

There are currently no planning applications or planning permissions associated with this 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 WOR2 is a greenfield site.

Ownership position: The site has four owners.

Promotion by developer: There are no agreements with developers in place.

Impact on site occupiers/ leaseholders: The land is 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	School Lane	Harleston
Local shop	London Road	Harleston
Village hall	Tunbeck Close	Wortwell
Recreation ground	Tunbeck Close	Wortwell
Other (bus stop)	High Road	Wortwell
Other (public house)	High Road	Wortwell
Other (cafe)	High Road	Wortwell

Extending from the site and through Wortwell, there is one continuous path along the northern side of High Road. This turns into two paths the closer you get to the centre of the village. Tunbeck Close is a no-through road without footways, providing vehicular access to the village hall. However, pedestrian access via footpaths can be achieved via The Parkway. Low Road has a pathway on one side of the 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?

VC WOR2 is well contained by existing development on most sides, and the lakes to the east. Existing established trees also border the site to the east and along Low Road. The policy includes the requirement to consider the historic grain of the village as part of the layout and design of the scheme.

The Stage 2 VC Strategic Flood Risk Assessment (SFRA) identifies a number of factors which need to be taken into account in developing proposals for this site, and indicates the need for a site-specific FRA, with the resultant strategy informing the layout of the development. This is reflected in the site-specific policy for the site.

Heritage Impact Assessment ([B.4.2](#))

Level 2 Strategic Flood Risk Assessment ([B.9.3](#), [B.9.9](#), [B.9.25](#))

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

Yes. VC WOR2 can be accessed either by private drive from High Road or via Low Road. The policy sets out the off-site highway works that are required to ensure highway safety,

including junction improvement works at the Low Road/High Road junction. The final requirements will be determined by the proposed point of vehicular access into the site.

g) Is the estimate of site capacity justified?

Yes. VC WOR2 is allocated for 5 dwellings on 0.52 hectares, resulting in a density of 9.92 dwellings per hectare. The Council explored an increased density on this site as part of the allocation process but the associated highways works required for a greater number of dwellings would have resulted in an undeliverable site. The scale of development therefore remains the same as previously allocated.

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 Norfolk County Council). 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 2024 Delivery Statement confirmed that the site is available and deliverable in accordance with the policy requirements for the site.

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.

Cluster 26: Needham, Brockdish, Starston and Wortwell

Anticipated planning permission/ planning application date: Technical surveys will be considered next year, with an application sometime after that.

Delivery Statement: Supplementary/Amended Information

(October 2025)

SITE REFERENCE:

VC WOR2

SITE ADDRESS (as per the site allocation policy):

Land at the junction of High Road and Low Road Wortwell.

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

R.A .Hadingham, on behalf of R.J Hadingham, J.A. Hadingham and J.N. Hadingham.

DATE OF COMPLETION OF SUPPLEMENTARY/ AMENDED INFORMATION:

09/10/2025

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).

I can confirm the site is still available, suitable and deliverable and will take into account all relevant national and local plan policies.

The land is owned jointly by R.A, R.J, J.A and J.N Hadingham.

There are still no agreements with any developers in place.

This following information has been updated;

Technical surveys will be considered early next year with a view to submit a pre-application as soon as possible then followed by a formal application.

or

The information submitted in 2024 remains valid and unchanged

_R.A Hadingham_____ (signature) __09/10/2025_____ (date)

Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

SITE REFERENCE:

VC WOR2

SITE ADDRESS (as per the site allocation policy):

Land at the junction of High Road and Low Road

PROPOSED DEVELOPMENT:

Approximately 5 dwellings on 0.52ha

DELIVERY STATEMENT COMPLETED BY (and on behalf of):

Mr R.A Hadingham

DATE OF COMPLETION OF DELIVERY STATEMENT:

04/12/2024

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.

I can confirm the site is still available ,suitable and deliverable and will take into account all relevant national and local plan policies

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

The land is jointly owned by myself, Robert Hadingham, with my 3 brothers Richard, John and James Hadingham. We were all left equal share by our mother Shirley Hadingham Who passed away on 14/09/2022.

Click or tap here to enter text.

There are currently no agreements with any developers in place.

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).

Technical surveys are currently being considered with a view to submit a pre-application in 2026.

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.

We will be looking to submit a formal planning application late 2026.

Matter C, 26d and 26e

Settlement Limit: Needham, Brockdish, Starston and Wortwell

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

Yes, the settlement limits for Needham, Brockdish, Starston and Wortwell are suitable and justified.

The settlement limit for Needham encompasses development along High Road, with the church and village hall excluded. The built area around the bypass roundabout is excluded due to the area being within a flood zone. The settlement limit has been drawn to ensure infill development is sympathetic to the rural nature of the village and ensure development does not encroach into nearby flood zones.

The settlement limits for Brockdish comprise the two main areas of development along The Street and Grove Road, and surrounding St Paul's Close and St Peter's Close. A minor addition has been included for a single dwelling that was approved adjacent to the eastern edge of development along The Street.

The dispersed development pattern at Starston, as well as its attractive valley landscape and extensive Conservation Area, is reflected in the three separate areas of settlement limits in the village. This prevents the encroachment of new development into the surrounding countryside.

The settlement limit for Wortwell includes the main built form of the settlement along High Road. A minor addition to the existing settlement limit to the south of High Road has been included in the VCHAP to reflect recent development that has taken place. In addition, a parcel of land located immediately north of Wortwell United Reform Church and west of High Road has also been incorporated into the settlement limit. As a consequence of this extension, existing dwellings adjacent to this site have also been included in the settlement limit at the northern end of the village.

These settlement limits have been drawn to allow some limited future infill development to occur in the most sustainable locations in the cluster whilst preventing encroachment into the countryside and protecting the rural character of the villages.

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 can be justified under both conditions (i and ii). Changes have been included to incorporate new development at The Street (Brockdish) and High Road (Wortwell).

The addition to the Wortwell settlement limit west of High Road is considered to be an appropriate addition, with detailed consideration of the site constraints occurring through the development management process.

Allocations and Settlement Limit Extensions Site Assessments ([B.1A](#))

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. No Settlement Limit has been defined at Thorpe Abbotts due to the extensive Conservation Area and its remoteness from services and facilities.