

Matter C, 27a

Site Allocation: VC NEW1: Land off Alan Avenue

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

VC NEW1 is a new allocation for the VCHAP.

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

There are currently no planning applications or permissions for VC NEW1.

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: Greenfield site

Ownership position: Single ownership

Promotion by developer: Yes with exclusive control for development

Impact on site occupiers/ leaseholders: None

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 Road	Newton Flotman
Local shop	St Mary's Close	Newton Flotman
Village hall	Grove Way	Newton Flotman
Recreation ground	Grove Way	Newton Flotman
Other (doctors surgery)	St Mary's Close	Newton Flotman
Other (bus stops)	Flordon Road	Newton Flotman

Footpaths extend along St Mary's Close, School Road and Alan Avenue. Partial footpath leading up Flordon Road to the south west, however this ends at Dell Close. No footpaths along Grove Way.

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?

Once developed, VC NEW1 will be enclosed on three sides by existing development and will be well contained within the landscape once the site to the north (VC NEW2) is complete. The southwestern boundary has limited views but the existing hedge line will be reinforced to further contain the development. Consideration of the site topography will be needed in the design and layout of the site.

The site may need to be phased to consider the potential issues with foul water capacity which was also identified through the planning application process for VC NEW2. Early engagement with Anglian Water is recommended as well as with the Environment Agency with the site being located in Groundwater Protection Zone 3.

Assessments of the landscape and townscape impact of development VC NEW1 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. VC NEW1 requires two points of access – one via VC NEW2, as well as one from Alan Avenue. The planning application for VC NEW2 includes a vehicular access across the northwest corner. The promoters have also indicated that a second access is achievable from the northeast corner. More generally, detailed discussions took place with the highways authority through the VCHAP process to identify an appropriate highways approach to enabling further development in this location in Newton Flotman – these discussions reflected the allocation of both VC NEW1 and VC NEW2 – and the requirements identified have been included in the site-specific policy requirements.

g) Is the estimate of site capacity justified?

Yes. VC NEW1 is allocated for 25 dwellings on 1.05 hectares, resulting in a density of 23.81 dwellings per hectare. This is comparable to the density of the approved development on VC NEW2 to the north, and is appropriate in the context of the existing development surrounding the two sites.

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 will deliver a policy compliant quantum of affordable housing.

The site promoter for VC NEW1 submitted a Delivery Statement in October 2024 and an update to this statement in October 2025. They confirmed that the site is deliverable taking into account policy requirements and are intending on submitting a planning application in 2026.

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: 2026

Submission of reserved matters application expected: Not stated

Commencement of works on site expected: As soon as possible after planning permission

Completion expected: Not stated, delivery within one phase

Delivery Statement: Supplementary/Amended Information

9 October 2025

SITE REFERENCE:

VC NEW1

SITE ADDRESS (as per the site allocation policy):

Land off Alan Avenue, Newton Flotman

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 3 – FW Properties have commenced the on-site construction works for the development of 31 houses on the neighbouring site of VC NEW2 which are due for practical completion in November 2026. Most of the technical surveys which have been carried out for this first phase of development will also be applicable for Site VC NEW1. As a result, FW Properties confirm that the development of Site VC NEW1 can be delivered.

Update to Original Response to Question 4 – FW Properties are intending to submit the detailed planning application for the development of 25 dwellings on this site in 2026 so that it can be determined immediately after the adoption of the VCHAPS. FW Properties will commence the on-site construction works as soon as possible following the receipt of planning consent and will deliver all the new homes in one principal phase of development.

or

The information submitted in 2024 remains valid and unchanged

(signature) _____ (date)

Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

SITE REFERENCE:

VC NEW1

SITE ADDRESS (as per the site allocation policy):

Land off Alan Avenue, Newton Flotman

PROPOSED DEVELOPMENT:

Approximately 25 dwellings on 1.05ha

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 25 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. We also confirm that we can meet the Site Specific Requirements attached to the draft allocation for this Site.

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 an exclusive position with the landowner of the Site so the Site is in full control of the Developer and available for development. It is the same landowner as the allocated site VC NEW2 set out below.

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)

FW Properties secured a resolution to grant at the Development Committee on 31 July 2024 for the development of 31 new homes on the adjacent allocated site VC NEW2 – we are due to commence the development of this scheme in early 2025. All the technical surveys have been carried out for this first phase scheme, most of which will also be applicable for site VC NEW1. As a result, FW Properties confirm that the development of site VC NEW1 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)

FW Properties are intending to submit the detailed planning application for the Site in 2025 so that it can be determined immediately after the adoption of the VCHAPS. FW Properties will commence the development works as soon as possible following receipt of planning consent and will deliver all of the new homes in one principle phase of development.

Site Allocation: VC NEW2: Land adjacent Alan Avenue

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

VC NEW2 is an existing allocation that was previously allocated in the 2015 Site Specific Allocations and Policies Document NEW1.

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

Planning permission was granted for VC NEW2 in March 2025.

Planning application reference number: [2021/2784](#)

Details of Conditions Applications: 2025/0902 (Approved), 2025/0903 (Pending Consideration)

Non-material Amendments: 2025/1527 (Approved with Conditions), 2025/3314 (Pending Consideration)

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?

Construction of VC NEW2 has commenced on site.

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 Road	Newton Flotman
Local shop	St Mary's Close	Newton Flotman
Village hall	Grove Way	Newton Flotman
Recreation ground	Grove Way	Newton Flotman
Other (doctors surgery)	St Mary's Close	Newton Flotman
Other (allotments)	Grove Way	Newton Flotman
Other (bus stops)	Flordon Road	Newton Flotman

Footpaths extend along St Mary's Close, School Road and Alan Avenue. Partial footpath leading up Flordon Road to the south west, however this ends at Dell Close. No footpaths along Grove Way.

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 NEW2 has planning permission and construction has commenced on the site. The Design and Access Statement for the planning application outlines the measures taken to ensure the site is integrated into the wider context and to meet the policy requirements, including boundary treatments, orientation, open space and landscaping.

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

Details relating to Conditions 15 and 21 of the planning consent for VC NEW2 have been submitted and are currently pending consideration by the Council, (planning application reference number: [2025/0903](#)). More generally, detailed discussions took place with the highways authority through the VCHAP process to identify an appropriate highways approach to enabling further development in this location in Newton Flotman – these discussions reflected the allocation of both VC NEW1 and VC NEW2 – and the requirements identified have been included in the site-specific policy requirements.

g) Is the estimate of site capacity justified?

Yes. VC NEW2 is allocated for 30 dwellings on 1.3 hectares, resulting in a density of 23.08 dwellings per hectare. The density on VC NEW1 is extremely similar and is appropriate considering the existing development surrounding the two sites.

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 were supported by the evidence base for the Joint Core Strategy.

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](#)).

Construction on VC NEW2 has commenced in accordance with the details agreed via the development management process. Due to the final cost of nutrient mitigation associated with this site, and in recognition that this was an unforeseen cost at the outset of the planning process, the final scheme does not include any affordable housing units. This is documented in the Development Management committee report for the planning application.

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: Submitted December 2021

Submission of reserved matters application expected: Not stated, in progress

Commencement of works on site expected: Construction commenced

Completion expected: November 2026

Delivery Statement: Supplementary/Amended Information

9 October 2025

SITE REFERENCE:

VC NEW2

SITE ADDRESS (as per the site allocation policy):

Land adjacent to Alan Avenue, Newton Flotman

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 – FW Properties have commenced the on-site construction works for the development of 31 houses on this site. The development of these new homes will be practically completed in November 2026.

or

The information submitted in 2024 remains valid and unchanged

(signature) _____ (date)

Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

SITE REFERENCE:

VC NEW2

SITE ADDRESS (as per the site allocation policy):

Land adjacent Alan Avenue, Newton Flotman

PROPOSED DEVELOPMENT:

Approximately 30 dwellings on 1.3ha

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 31 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 are the owners of the Site.

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 31 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 Credit Purchase Agreement for the Nutrient Neutrality credits and the Section 106 Agreement, FW Properties are intending to commence the construction works for this project in early 2025 with completion of all the new homes in late 2026.

Settlement Limit: Newton Flotman and Swainsthorpe

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

Yes, the existing settlement limits for Newton Flotman and Swainsthorpe are suitable and justified.

The settlement limit for Newton Flotman includes site VC NEW2 (previously NEW1 in the 2015 Local Plan) where construction has commenced. It excludes the village hall, rectory and church to protect these assets, as well as the animal feed mill and housing to the east of Ipswich Road which is less dense than elsewhere in the village.

The settlement limit for Swainsthorpe is tightly drawn around the main built area. This is intended to prevent further encroachment into the countryside with the exception of some very limited infill development due to the limited services, facilities and to accommodate the rural road network.

There are no significant areas of existing residential development that not included in the settlement limits. The settlement limits will allow some limited future infill development to occur in the most sustainable locations in the cluster whilst preventing encroachment into the countryside.

The settlement limits do not meet any of the criteria outlined in the Topic Paper and therefore there are no proposed changes to the existing boundaries.

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?**

No changes to the settlement limits are proposed as part of the VCHAP.

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.