

Matter C, 3a

Site Allocation: VC ASL1 Land off Church Road, Aslacton

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

VC ASL1 is a new allocation for the VCHAP.

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

The site currently has an outline permission pending consideration.

Planning application reference number: 2025/1150

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 ASL1 is a greenfield site.

Ownership position: The site is in dual ownership.

Promotion by developer: The site is being promoted by Silverley Properties Ltd who have a Promotion Agreement with the landowners to secure planning consent. The site will then be sold by Silverley Properties Ltd.

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	Church Road	Aslacton
Local shop	The Street	Long Stratton
Village hall	Carr Lane	Great Moulton
Recreation ground	Manor Road	Long Stratton
Other (bus stop)	Muir Lane	Aslacton
Other (Public House)	Firth Way	Great Moulton

Currently there are limited footways in Aslacton and Great Moulton and no facilities are linked by footway to the site. However, one of the requirements of allocation VC ASL1 is to provide frontage footway which connects to existing provision accessing the primary school, and to the bus stop on Muir Lane. The allocation is also proposed to include a new ‘village green’, incorporating the play equipment that would be required on a site of this size.

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 an edge of village location with small scale residential development to the west (Pottergate Street) and a recent residential re-development of a former scrapyard to the south (Coopers Close) and an open aspect to Muir Lane to the east and the larger field to the north.

To integrate with the surrounding development and landscape, the trees and hedges along Muir Lane should be retained and the existing hedgerow along the west boundary protected. Appropriate landscaping will be required along the northern boundary to create a level of containment and soften the edges of the development. Provision of open green space, in the form of a village green or similar, along the southern boundary of the site will be important to maintain an open approach to the setting of the existing village.

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, subject to the VCHAP policy requirement of widening Church Road on the site frontage.

g) Is the estimate of site capacity justified?

The site density reflects the edge of village location, as well the delivery of a village green along the site frontage and land for a school car parking facility.

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). The policy requirements are justified by the evidence, are consistent with national policy and the Council considers that they will be effective. In particular, a significant green space and car parking for the school is considered a benefit to the immediate locality/local community, for an increased number of dwellings over the original Regulation 18 proposal.

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 provision of a village green and car parking for the school (originally proposed by the Parish Council) is reflected in the increase in numbers from the original Regulation 18 proposal, and has been factored into the development of an appropriate scheme by the site promoter.

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: Early 2026.

Submission of reserved matters application expected: 2025.

Commencement of works on site expected: Summer 2026.

Completion expected: Mid-summer 2028.

Delivery Statement: Supplementary/Amended Information

(October 2025)

SITE REFERENCE:

VC ASL1

SITE ADDRESS (as per the site allocation policy):

Land off Church Road

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

Rebecca Flood (Turley) on behalf of Silverley Properties Ltd (Land Promoters)

DATE OF COMPLETION OF SUPPLEMENTARY/ AMENDED INFORMATION:

2 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).

Updates to Questions 3 and 4

3) An outline planning application was submitted to SNDC on 9 April 2025 for the erection of up to 36 dwellings, including amenity space, landscaping and all associated infrastructure. The application is currently under consideration and is anticipated to be taken to Planning Committee before the end of the year. The submission included work undertaken relating to highways, drainage, ecology, landscape, trees, BNG and nutrient neutrality along with any associated mitigation measures to ensure the delivery of the site.

The proposed scheme meets with the policy requirements set out in the VCHAP and the GNLP including provision of affordable housing, highway improvements, 64% gain in BNG, nutrient neutrality, landscaping including the provision of an orchard, as well as community facilities in the form of a substantial area of public open space as well as a car parking area for the wider village.

4) It is anticipated that planning permission will be forthcoming end of 2025/early 2026, following which the site will be sold and a reserved matters submission made in 2025. The developer is anticipated to be on site in Summer 2026 with houses being marketed and built out through to completion by mid 2028.

The land promoter has been advised by local agents that they are very confident that there will be strong demand for this development from developers and house buyers.

Or

The information submitted in 2024 remains valid and unchanged

Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

SITE REFERENCE:

VC ASL1

SITE ADDRESS (as per the site allocation policy):

Land off Church Road

PROPOSED DEVELOPMENT:

Approximately 35 dwellings on 2.3 ha

DELIVERY STATEMENT COMPLETED BY (and on behalf of):

Rebecca Flood (Turley) on behalf of Silverley Properties Ltd (Land Promoters)

DATE OF COMPLETION OF DELIVERY STATEMENT:

21 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)

The site is available, suitable and deliverable. It is capable of meeting all of the relevant and emerging planning policy requirements. It is located within a Nutrient Neutrality catchment, however, the associated requirements are to be addressed through adjacent land that is within the same ownership as the allocated site.

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

(Approx. 100 words)

Silverley Properties have a Promotion Agreement with the Landowners (Mrs Lauretta Day and Mr Giacomo Caputo) to obtain planning consent following which the land will then be sold to the most appropriate developer on the basis that it will be developed and built out. Selling agents are confident of a strong market for this site and the way it is being planned.

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)

Pre-application discussions have taken place with the Council comprising a meeting on 18 September 2024 and written advice received on 4 and 15 October 2024 which confirmed that the principle of development was acceptable on this site. Ongoing pre-application engagement is taking place with the County Highway Authority as the Lead Local Flood Authority as well as Aslacton Primary School and the Parish Council. In addition, work is currently underway to accompany a planning application submission including work around highways, drainage, ecology, landscape, trees and BNG.

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)

It is anticipated that an outline planning application will be submitted before the end of the year (2024), prior to the adoption of the emerging Plan. Following which the site will be sold and a reserved matters submission made in 2025. The developer is anticipated to be on site Spring 2026 with houses being marketed and built out through to completion by the end of 2027.

Matter C, 3b

Site Allocation: VC GRE1, North of High Green, west of Heather Way, Great Moulton

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

VC GRE1 is a new allocation for the VCHAP. However, it lies north of a carried forward allocation from the 2015 Local Plan.

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

There are currently no applications linked to 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 GRE1 is a greenfield site.

Ownership position: Land is under one ownership.

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	Church Road	Aslacton
Local shop	The Street	Long Stratton
Village hall	Carr Lane	Great Moulton
Recreation ground	Manor Road	Long Stratton
Other (bus stop)	Woodrow Lane	Great Moulton
Other (public house)	Frith Way	Great Moulton

There are existing footpaths out of the site, either side of Heather Way. Areas without footpaths include High Green, Hallowing Lane and Frith 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?

The site is contained on two sides by new residential development including the 2015 Local Plan site allocation. To the west there is established vegetation on the boundary with Greendale, which will need to be retained, protected and enhanced. The northern boundary is open to the remainder of the agricultural field and will require suitable treatment to minimise visual impact and integrate the site with the wider rural landscape, taking into account any views from footpath Great Moulton FP10, between Green Lane and Hallowing Lane.

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](#))

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

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

Yes. VC GRE1 can be accessed between plots 4 and 5 of VC GRE2 and will act as the sole vehicular access, with foot and cycle links also included to Heather Way.

g) Is the estimate of site capacity justified?

Yes. VC GRE1 is allocated for 12 dwellings on 0.62 hectares, resulting in a density of 19.35 dwellings per hectare which is appropriate for the location and considering the on-site requirements.

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 stated that the site is available and deliverable with access via VC GRE2. Topographical surveys have been carried out and architectural services have been engaged. The 2025 Supplementary Statement outlines that there are plans for pre-submission discussions with the Council and that stakeholders are still involved.

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. No timescales have been provided as part of the 2025 Supplementary Statement however pre-application discussions are being planned.

Delivery Statement: Supplementary/Amended Information

(October 2025)

SITE REFERENCE:

VC GRE1

SITE ADDRESS (as per the site allocation policy):

Land North of High Green Great Moulton

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

Martin Howe (Howe and Boosey Architectural Services Ltd) on behalf Mr Heather

DATE OF COMPLETION OF SUPPLEMENTARY/ AMENDED INFORMATION:

15th 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).

The situation remains as outlined in the delivery statement of 25th November 2024. However things have moved on slightly as Howe and Boosey Architects Ltd have now been instructed to start producing feasibility site layout designs and instructing specialist reports including ecology, drainage and topographical surveys. The plan is to open pre-application enquiries with South Norfolk Planning Officers to include discussions regarding layout and designs at this early stage. The developer involved in constructing the frontage houses to High Green is still involved in the site and will be the developer involved in taking the site forward to completion. There are still no third party land issues so the site is very deliverable within a short period of time. We can comply with and are aware of the obligations in terms of GIRAMS, CIL, BNG and Nutrient Neutrality.

or

The information submitted in 2024 remains valid and unchanged

Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

SITE REFERENCE:

VC GRE1

SITE ADDRESS (as per the site allocation policy):

North of High Green, west of Heather Way

PROPOSED DEVELOPMENT:

At least 12 dwellings on 0.62ha

DELIVERY STATEMENT COMPLETED BY (and on behalf of):

Martin Howe (Howe and Boosey Architectural Services Ltd)

DATE OF COMPLETION OF DELIVERY STATEMENT:

25th November 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)

The site including the access is available and deliverable now without the need for third party land or ownership. Existing access to the land is secured off High Green and all services are available on site. The electricity wire crossing the site has now been diverted.

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

All land and access in one ownership. Contractor that has built the other dwellings on High Green is secured to carry on with the development at the rear.

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)

No application submitted yet but topographical surveys already carried out in connection with the adjoining developments. Howe and Boosey Architectural Services have been engaged to prepare and submit the planning application at the appropriate time

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)

Detailed Planning application will be submitted hopefully early part of next year. Once approval is obtained the site will move forward to site construction.

Matter C, 3c

Site Allocation: VC GRE2, Land north of High Green opposite White House Bungalow, Great Moulton

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

VC GRE2 is a carried forward allocation from the 2015 Site specific Allocations and Policies Document (2015 Ref: GRE1).

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

The site has full planning permission granted under which 11 of the 14 units have been built.

Planning application reference number: [2015/2536](#), [2020/0130](#)

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 has begun 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	Church Road	Aslacton
Local shop	The Street	Long Stratton
Village hall	Carr Lane	Great Moulton
Recreation ground	Manor Road	Long Stratton

FACILITY	LOCATION	SETTLEMENT
Other (bus stop)	Woodrow Lane	Great Moulton
Other (public house)	Frith Way	Great Moulton

There are no continuous footpaths out of the site along High Green, Hallowing Lane and Frith 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?

Both the site boundaries and the scale of development allocated on the site have been updated to reflect changes to the site approved by planning consent 2020/0130. This planning permission granted consent for 14 dwellings, including 7 affordable housing units accessed off Heather Way on an area that extended outside of the GRE1 allocation. This aspect of the scheme was considered by the LPA to be acceptable as a Rural Exception Site. Accordingly, the 2015 site allocation has been updated to reflect both the boundaries of the consented scheme and the uplift in the site numbers that is achievable on the larger site, whilst also retaining the delivery of the additional affordable housing units.

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

Yes. VC GRE2 has permission and is being accessed off Heather Way.

g) Is the estimate of site capacity justified?

Yes. VC GRE2 has been approved for 14 dwellings on 1.16 hectares, resulting in a density of 12.07 dwellings per hectare.

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 policy requirements are justified by the evidence, are consistent with national policy and the Council considers that they will be effective. The site has permission and is currently under construction.

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 has permission and is currently under construction.

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 has permission and is currently under construction.

Matter C, 3d

Settlement Limit: Aslacton, Great Moulton and Tibenham

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

Yes, the settlement limits for Aslacton, Great Moulton and Tibenham are suitable and justified.

The settlement limit for Aslacton has been revised to include development at ASL 1 in the 2015 Local Plan, as well as new dwellings at Pottergate Street. In Great Moulton, the settlement limit has also been revised to include development at site GRE 1 also from the 2015 Local Plan. The settlement boundary to the south includes development within both the Aslacton and Great Moulton Parishes and has been revised to include new development at Sneath Road. The settlement limit at Tibenham is unchanged.

All of the settlement limits have been drawn around the main areas of built development for the villages. 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.

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 revisions to the settlement limits are justified under element (i) as they are incorporating new development that has occurred since the adoption of the 2015 Local Plan.

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.