

South Norfolk VCHAPs Examination

HEARING STATEMENT

**Matter C: Allocations & Settlement Limits – Cluster 33
Seething & Mundham**

32a Allocation SEE1: West of Mill Lane, Seething

**Prepared by: John Long Planning Ltd for
Otley Properties (Landowners)**

26 November 2025



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APPENDIX 1 – LOCATION PLAN

1 Introduction

- 1.1 This hearing Statement has been prepared by John Long Planning Ltd, on behalf of Otley Properties/estate of RW Key, the Landowners/promoters/developers of Allocation SEE1: West of Mill Lane, Seething. The Statement provides information and responses to the Inspector's Matters, Issues and Questions For examination published 10 October 2025. Generative Artificial Intelligence (AI) has not been used in the preparation of this Statement, although editing, grammar and spell-checking tools have been used.

2 Response to Inspector's Issues

Matter C: Allocations & Settlement Limits – Cluster 33 Seething & Mundham 32a Allocation SEE1: West of Mill Lane, Seething

Question:

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

- 2.1 The site has not previously been formally allocated in an adopted Local Plan. It is a new site allocation proposed in the VCHAPs.

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

- 2.2 The site does not have planning consent, and there are no current/pending planning applications for 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?

- 2.3 The land is currently used as farmland and has most recently been put to grass. There are no site occupiers, leaseholders, or tenants who would be affected by this proposal. There are no other encumbrances that would prevent the site's development for residential use.
- 2.4 The site is owned by a landowner with an agreement with a developer (Otley Properties) to develop the site. The intention is to progress a planning application following the site's formal allocation in the Local Plan.

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?

- 2.5 The site is on the northern edge of Seething, adjacent to existing housing and within walking distance of key village facilities. Seething has a primary school (Seething and Mundham Primary School), a village hall, and a convenience store, all within approximately 800-1000 metres / 10-12 minutes walk of the site. The recreation ground is around 1000 metres/12 minutes walk from the site. The nearest shop/post office is on Seething Street, approximately 1000 metres/12 minutes walk away. The nearest bus stops are on Mill Lane (86 service) and in front of St Margaret and St Remigius Church approximately 500 metres/6 minutes walk away (879 service). There are other services and facilities Loddon and Poringland, about 5 km away (in opposite directions), both of which are within reasonable cycling distance (5 km)

- 2.6 Pedestrian access is reasonable. Mill Lane does not have a footpath, but it is not a heavily trafficked road. There is a footpath from Mill Lane's junction with Brooke Road, to the village facilities, including the school.

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?

- 2.7 The site is well-contained by mature vegetation and adjacent housing, meaning its development would have limited wider visual impact. Retention and enhancement of boundary trees and hedges and additional planting on the northern boundary will help to strengthen screening. The site does not extend development into open countryside in a visually intrusive way. It is flat, with no significant topographical constraints

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

- 2.8 The site can be accessed safely. It benefits from a wide frontage with good visibility both ways. Mill Lane does not have a footway, but it is a lightly trafficked road and has wide verges. There is sufficient space for footpath and road widening across the site frontage.

g) Is the estimate of site capacity justified?

- 2.9 The policy requirement to deliver at least 12 dwellings on the site is considered justified. This figure represents a density of around 25 dwellings per hectare, which is reflective of the housing density along Mill Lane.

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

2.10 (A) Development is set out as frontage housing, in keeping with the form and character of Mill Lane.

- The landowners/developers consider that the requirement to set out the site with frontage housing to be a justified and effective approach. This is the current character of development on Mill Lane and it is appropriate for new development to have regard to it. At least 12 dwellings (likely to be small semi detached/terraced family housing) can be accommodated along the frontage.

2.11 (B) A footway, suitable for the rural location, and carriageway widening will be required across the front of the site.

- The landowners/developers consider that the requirement to provide a footway across the site frontage along with carriageway widening across the frontage can be delivered if it is necessary to ensure safe access and provided that the land necessary is in the landowners ownership (it is assumed that the widening will be on the western side of Mill Lane).

2.12 (C) Protection of mature trees adjoining the site and landscaping of the northern boundary to contain the site in the wider landscape.

- The landowners/developers consider that requirement to protect the mature trees adjoining the site and enhance the landscaping on the northern boundary is a justified and effective approach. Tree protection will be dealt with by an Arboricultural Impact Assessment, necessary to support a future planning application for the site, and the landscaping scheme will be included as part of the landscaping proposals to be submitted with a future planning application.

2.13 (D) Early engagement with Anglian Water regarding their infrastructure on and adjoining the site and capacity of the Water Recycling Centre.

- The landowners/developers consider that requirement engage early with Anglian Water is a justified and effective approach, particularly given the proximity of their assets. This engagement will take place alongside the preparation of the technical work required to support a future application for the site.

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

- 2.14 The landowners/developers confirm that based on the available information, the policy's requirements; and the aspiration for up to 33% affordable housing can be delivered.

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

- 2.15 The landowners have an agreement with a developer with a track record of delivering housing schemes in the local area. The expectation is that the technical work needed to support a planning application will be completed within 12 months of the site's formal allocation (subject to ecology survey periods/other technical work). Following consent, the Developers anticipating completing the discharge of pre-commencement conditions processes within 6 months following planning consent and with construction likely to commence with 3-6 months of the discharge of Condition applications. Construction timescales will depend on the Housing Market, however a 1-2 year build out of all units would be achievable.

3 Conclusion

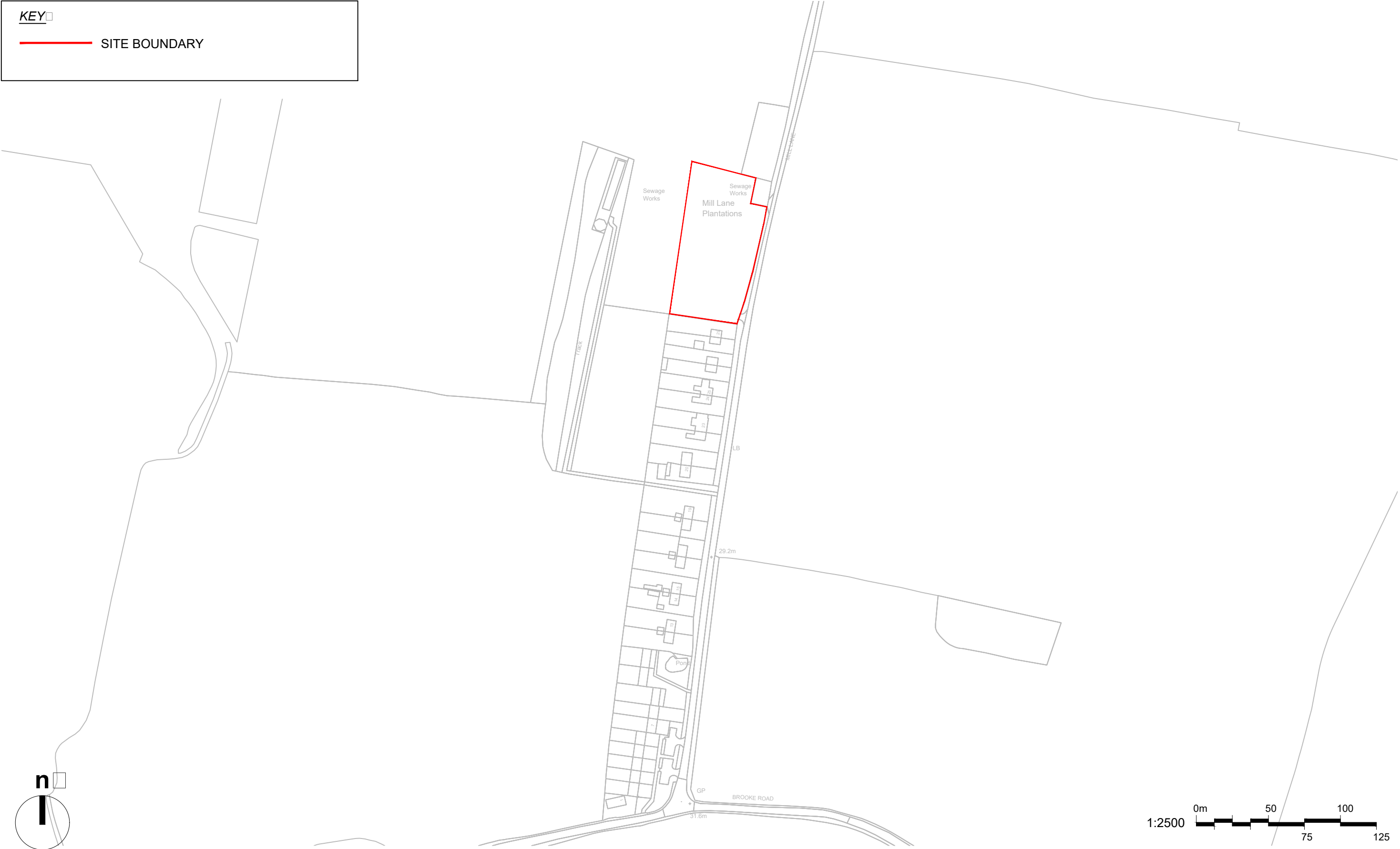
- 3.1 The land located to the west of Mill Lane, Seething (reference: SEE1) remains available, suitable for development, and deliverable. This allocation represents a sustainable opportunity for growth within the village. The site is well-integrated with the existing settlement, has good connectivity to local services, and can be developed without causing harm to the landscape character or residential amenity. The required number of units can be accommodated along the site frontage without adversely affecting the character of the surrounding area.
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- 3.2 Highway widening and the provision of a footway across the site frontage are achievable. Development can proceed without impacting on adjacent boundary trees. Additional planting along the northern boundary can be incorporated without compromising the ability to deliver the required number of units. Early engagement with Anglian Water will occur during the preparation of a planning application for the site.
- 3.3 The land is owned by one party and is being actively promoted by an experienced developer, which means work can start quickly once the site is approved. The required number of homes, including affordable homes can be delivered, and there is sufficient space for the necessary highway improvements to Mill Lane.
- 3.4 In summary, the allocation of Site SEE1 represents a sustainable and viable opportunity to deliver new homes, including affordable housing, in a location that supports the vitality of Seething and its surrounding village cluster. The landowner and developer therefore strongly support the continued allocation of SEE1 within the Local Plan.

Appendix 1 – Location Plan and Site Plan

KEY

SITE BOUNDARY



Green Hills

DRAUGHTING SERVICES

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CLIENT: Mr. R. W. Key, Norfolk and Norwich Residential Properties Ltd.
PROJECT: Land at Mill Lane, Seething, Norfolk
TITLE: Residential Development Planning Application Boundary Plan

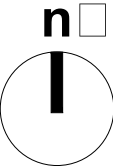
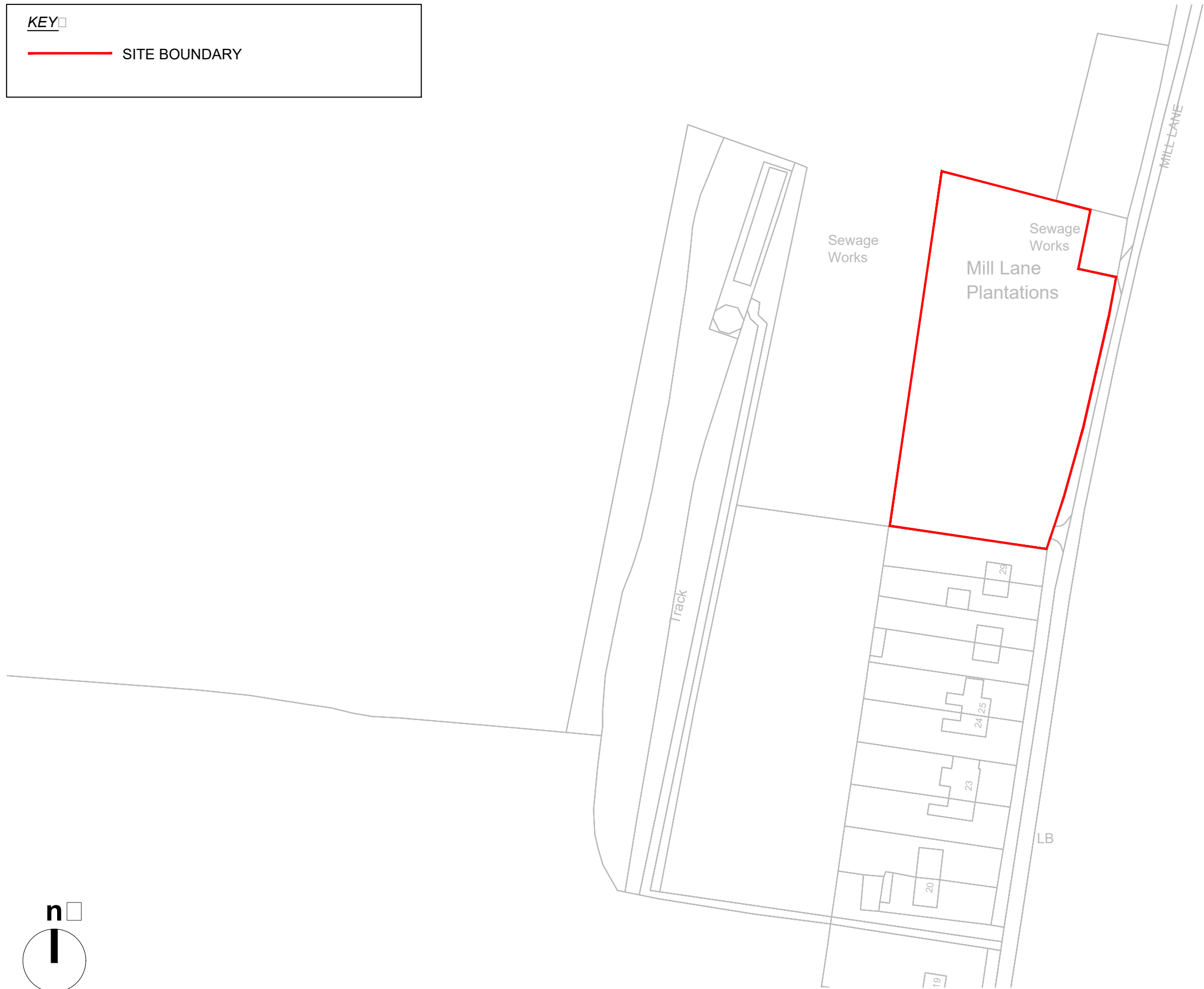
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DATE: 15/03/2018	SCALE @ A3: 1:2500	DRAWN: PW	APPROVED: JLP

NOTES
Do not scale from this drawing, use figured dimensions only.
All dimensions to be checked on site.
All drawings to be read in conjunction with other contract documentation.
Any discrepancies to be reported to the Contract Administrator before any work commences.

REV.	DATE	AMENDMENT	DRN	CHK'D
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TITLE: Residential Development Planning Application Boundary Plan

PROJECT No. JLP 001/2018/007	DWG No. JLP_002	REVISION: P1	STATUS: PRELIM.
DATE: 15/03/2018	SCALE @ A3: 1:1250	DRAWN: PW	APPROVED: JLP

NOTES

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