

Matter C, 33a

Site Allocation: VC SEE1: West of Mill Lane

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

VC SEE1 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 SEE1.

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 with agreement with developer.

Promotion by developer: Yes (Otley properties)

Impact on site occupiers/ leaseholders: No current occupiers or leaseholders

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

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

FACILITY	LOCATION	SETTLEMENT
Primary school	Brooke Road	Seething
Local shop (Post Office)	Seething Road	Seething
Village hall	Wheelers Lane	Seething
Recreation ground	Wheelers Lane	Seething
Other (Bus Stop)	Milla Lane	Seething

There are no footways in Seething, however roads are bounded by wide verges which help provide some pedestrian access to local services.

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?

Existing development in the area is limited to frontage development at similar densities, predominantly detached two-storey dwellings and the policy requires that development is in keeping with this form. VC SEE1 is well screened by existing vegetation to west and existing development to the south but exposed to the north. Policy requires retention of existing vegetation and landscaping along northern boundary.

The site is adjacent to a Water Recycling Centre and sewers do cross the site. These will need to be considered as part of the layout of any development. Development may also require upgrades to the Water Recycling Centre.

Assessments of the landscape and townscape impact of VC SEE1 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 SEE1 can be accessed by Mill Lane through frontage development in keeping with the existing development. Norfolk County Council as the Highways Authority have identified the need for a footway along the site frontage, however this could be less formal in nature to reflect the character of the area as well as carriageway widening.

g) Is the estimate of site capacity justified?

Yes. VC SEE1 is allocated for 12 dwellings on 0.53 hectares, resulting in a density of approximately 22.64 dwellings per hectare. This is reflective of the existing density of the area.

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

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

Yes. The site-specific policy requirements are supported by the evidence base for the Plan and have been informed by discussions with key technical consultees (including 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 Delivery Statement submitted in October 2024 states that the site is deliverable when considering other factors such as CIL, BNG and is outside the Nutrient Neutrality Surface Water Catchment of the River Yare. The Supplementary Statement highlights that an application is anticipated in 2026 or 2027, with a likely start date in 2027 or 2028.

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: application anticipated 2026/2027

Submission of reserved matters application expected: Not stated

Commencement of works on site expected: 2027/2028

Completion expected: Not stated

Delivery Statement: Supplementary/Amended Information

(October 2025)

SITE REFERENCE:

VC SEE1

SITE ADDRESS (as per the site allocation policy):

West of Mill Lane, Seething

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

John Long DipTP MRTPI on behalf of Jamie Key (Otley Properties)

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).

The majority of the information included in the VCSEE1 Landowner's original response (4 October 2025) remains valid. The Landowner's situation and position have not changed and the land remains available for development.

The only change required is to Section 4 of the original response which set out a likely timetable for a planning application submission. This is now more likely to be in 2026/27 following adoption of the VCHAPS anticipated to be in 2026, with a start date likely to be late 2027/2028.

or

The information submitted in 2024 remains valid and unchanged

John Long (signature) 9 October 2025 (date)

Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

SITE REFERENCE:

VC SEE1

SITE ADDRESS (as per the site allocation policy):

West of Mill Lane

PROPOSED DEVELOPMENT:

At least 12 dwellings on 0.53ha

DELIVERY STATEMENT COMPLETED BY (and on behalf of):

Jamie Key (Otley Properties)

DATE OF COMPLETION OF DELIVERY STATEMENT:

4 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 Landowner/developer considers that the site allocation/policy meets the three tests set out in the National Planning Policy Framework (NPPF). The Landowner/developer confirms that the site remains 'available' for development. The Landowner/developer confirms that on the basis of current available information, the site remains 'suitable' for development. Also, taking into account the site's requirements including the measures to ensure that the scheme will be set out as frontage housing, measures to ensure the protection of mature trees adjoining the site, CIL and BNG, the site remains 'deliverable'. The site is outside of the 'Nutrient Neutrality Surface Water Catchment (River Yare)'; and outside of the 'Waste Water Treatment Works within the Catchments' zone. Once allocated, the Landowner/developer will commission the necessary additional technical work to support a planning application and inform a development scheme, including landscaping; foul water, including engagement with Anglian water in terms of capacity; and arboricultural assessments etc. The highway works, to include a pedestrian footway across the site frontage and carriageway widening can be delivered, provided that the land needed is either in the Landowner's ownership or the adopted highway. The Landowners control additional land in the area, should any offsite BNG mitigation be necessary.

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

(Approx. 100 words)

Land ownership in R W Key. Agreement with Otley Properties to develop.

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 surveys undertaken. Ecology and Highways Assessments completed.

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)

Planning application proposed in 2025. Predicted start date early 2026.

Matter C, 33b, 33c and 33d

Settlement Limit: Seething and Mundham

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

Yes, the settlement limits for Seething are suitable and justified. Seething is split into three main built areas and the settlement limits have been drawn around these areas to exclude the ponds.

The southern-most settlement limit has been extended to the west of Seething Street to include completed development as part of application 2018/1033, as well as two further sites submitted through the VCHAP process. A new settlement limit has also been drawn around development along Mill Lane to the north to incorporate all of the main areas of built development.

The 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.

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

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 boundaries are justified under part (i) and have been drawn to incorporate new, completed development since the adoption of the 2015 allocations 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. Existing development in Mundham consists of sporadic and small hamlets and isolated dwellings that are not suitable for a settlement limit.