

Matter C, 34a

Site Allocation: VC SPO1REV, Land west of Bunwell Road, Spooner Row

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

VC SPO1REV is a new allocation in the VCHAP.

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

The site is subject to a current planning application which is under consideration, with discussions focussing on the proposed nutrient neutrality mitigation measures.

Planning application reference number: [2024/0879](#).

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 SPO1REV is a greenfield site

Ownership position: Unknown

Promotion by developer: The site owners have entered into land and promotion agreements with KCS Developments

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	Station Road	Spooner Row
Local shop	Bunwell Street	Bunwell
Village hall	Station Road	Spooner Row
Recreation ground	Station Road	Spooner Row
Other (bus stop)	Station Road	Spooner Row
Other (public house)	Bunwell Road	Spooner Row

With the exception of the local convenience store which is located in a neighbouring settlement (Bunwell), all of the above services and facilities are accessible by pedestrian footpaths. Reflecting the limited width of the existing footpath in places, the site-specific policy includes a requirement to improve the existing pedestrian footway between the site and Station Road, as appropriate.

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?

Spooner Row has traditionally developed as a linear settlement along key routes through the village however there is evidence of a more recent estate-form of development immediately opposite the site. The site is contained by existing development to the north, east and south and marks a transition between the village and the surrounding rural landscape. The site-specific policy requirements include retention of existing trees and hedgerows as far as possible (subject to highway improvement works) to integrate the site with the wider countryside.

Immediately to the south of the site is a listed building (The Orchards). The Heritage Impact Assessment for the site concludes that reinforcement of the existing vegetation along the boundary will provide appropriate protection for this heritage asset and its setting.

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](#))

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

Within the same agricultural parcel, but outside the boundaries of the site, are areas identified at being at risk of flooding in the Level 2 Strategic Flood Risk Assessment. The National Flood Risk Assessment 2 (NaFRA2) data updated the boundaries of these areas which remain outside the boundaries of the site. To reflect this change, a proposed modification has been submitted for the main site-specific policy wording.

The following submission documents are of relevance to this constraint:

Strategic Flood Risk Assessment documents ([B.9.1](#) and [B.9.25](#))

List of Additional Modifications and Potential Main Modifications Arising from the Statements of Common Ground (SoCG) and the Level 2 Strategic Flood Risk Assessment NaFRA2 Addendum (May 2025) ([A.6.2](#))

Anglian Water advised in their Regulation-19 Addendum comments that due to the distance of the site from the public sewer network, alternative on-site treatment options may be necessary. This can be most appropriately addressed at the site layout and design stage, as part of the planning application process however to reflect this additional information, a proposed modification to supporting text paragraph 34.10 has been submitted for consideration:

List of Additional Modifications and Potential Main Modifications Arising from the Statements of Common Ground (SoCG) and the Level 2 Strategic Flood Risk Assessment NaFRA2 Addendum (May 2025) ([A.6.2](#))

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

Yes. The highways authority identified a number of on- and off-site highway improvements (including improvements to the existing pedestrian footpath along Bunwell Road) and these are included in the site-specific policy requirements.

g) Is the estimate of site capacity justified?

Yes. VC SPO1REV proposes approximately 35 dwellings to reflect the landscape setting of the site. The planning application proposes up to 45 dwellings on the same site 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 (such as Historic England and the Highways Authority). 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 has confirmed in their Delivery Statements that the site can be delivered in accordance with 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 2025 Delivery Statement.

Anticipated planning permission date: Late 2025/ early 2026

Submission of reserved matters application expected: Mid-2026

Commencement of works on site expected: Early 2027

Completion expected: Early 2029

Delivery Statement: Supplementary/Amended Information (October 2025)

SITE REFERENCE:

VC SPO1REV

SITE ADDRESS (as per the site allocation policy):

Land west of Bunwell Road

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

Stantec on behalf of KCS Development

DATE OF COMPLETION OF SUPPLEMENTARY/ AMENDED INFORMATION:

01 / 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.

Questions 1 and 2 – suitable, available, and deliverable, and site ownership

The site remains suitable, available, and deliverable for the reasons set out in the Site Delivery Statement (2024). The necessary land agreements remain in place and the Outline planning application has progressed to the extent there are no 'in principle' objections. The site remains viable, accounting for s106 / CIL / affordable housing / nutrients / etc.

Question 3 – planning application progress

The planning application has been subject to ongoing consultation with all matters having been addressed. As of October 2025 the only remaining technical points relate to drainage design and wetland design. Both of these points can be addressed through on-site design and delivery, and there is in principle agreement with consultees that a viable and technically sound solution can be agreed.

With regards to nutrient neutrality, it is highly likely the development will deliver surplus nutrient credits which in turn can be used to offset the impacts of other developments thereby delivering a wider benefit in helping to unlock other nutrients constrained sites.

Question 4 – delivery timescales

Updated delivery timescales are now expected to be;

- Outline planning permission – late 2025 / early 2026
- Reserved Matters submission – mid 2026
- Reserved Matters consent – late 2026
- Discharge of conditions approvals – late 2026
- Start on site – early 2027
- Completion – early 2029 (based on completion of 30-40 dwellings per annum)

Nick Pleasant (Stantec on behalf of KCS) (signature)

01/10/25 (date)

Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

SITE REFERENCE:

VC SPO1REV

SITE ADDRESS (as per the site allocation policy):

Land west of Bunwell Road

PROPOSED DEVELOPMENT:

Approximately 35 dwellings on 2.31ha

DELIVERY STATEMENT COMPLETED BY (and on behalf of):

Stantec on behalf of KCS Development

DATE OF COMPLETION OF DELIVERY STATEMENT:

24th September 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 (being promoted on behalf of the landowners, with necessary agreements in place) suitable for residential development (as demonstrated in the Outline planning application and emerging plan allocation) and deliverable (land agreements are in place, and there is initial housebuilder interest). The site is viable.

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

(Approx. 100 words)

Site is being promoted by KCS Development on behalf of the landowners. The necessary land and promotion agreements are in place with KCS and there is initial interest from housebuilders to acquire the site subject to planning.

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)

Current Outline planning application (2024/0879) submitted following detailed pre-application engagement with the council and public consultation. The application being informed by a range of technical surveys. The planning application has been subject to ongoing consultation with many of the matters raised having been addressed in the planning application documents. The Outline application includes details of access, layout, and landscaping and is therefore a more detailed Outline application than would normally be the case. Only details of scale and appearance would be reserved.

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)

Anticipated timescales;

Outline planning permission – late 2024 / early 2025

Reserved Matters submission – mid 2025

Reserved Matters consent – late 2025

Discharge of conditions – late 2025

Start on site – early 2026

Completion – early 2028 (based on completion of 30-40 dwellings per annum)

Matter C, 34b

Site Allocation: VC SPO2, South of Station Road, Spooner Row

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

VC SPO2 is a new allocation in the VCHAP.

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

Although there is an undetermined planning application on part of the site, the Council is aware that neither the agent nor the applicant retain an interest in the site and the Council is commencing proceedings to withdraw the application from consideration.

Planning application reference number: [2018/2071](#).

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 SPO2 is a greenfield site

Ownership position: The site is in sole ownership

Promotion by developer: The site is being promoted by the landowner in conjunction with 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.

FACILITY	LOCATION	SETTLEMENT
Primary school	Station Road	Spooner Row
Local shop	Bunwell Street	Bunwell
Village hall	Station Road	Spooner Row
Recreation ground	Station Road	Spooner Row
Other (bus stop)	Station Road	Spooner Row
Other (public house)	Bunwell Road	Spooner Row

With the exception of the local convenience store which is located in a neighbouring settlement (Bunwell), all of the above services and facilities are accessible by pedestrian footpaths.

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 at the edge of the village, providing an opportunity to create a gateway entrance into Spooner Row. The site-specific policy requirements include linear development along the Station Road frontage, with opportunities to create a more comprehensive form of development to the rear. The policy also requires consideration to be given to landscaping of the site boundaries to integrate the site into the wider landscape.

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](#))

The Level 2 Strategic Flood Risk Assessment (SFRA) identified an area at risk of flooding within the site, as reflected in the policy requirement for a Flood Risk Assessment to be undertaken. The National Flood Risk Assessment 2 (NaFRA2) updated this position, and this is reflected in the proposed modification submitted for the site.

Level 2 Strategic Flood Risk Assessment ([B.9.2](#), [B.9.21](#), [B.9.25](#))

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

Yes. The site-specific requirement is for access via Station Road only, in accordance with the discussions with the highways authority.

g) Is the estimate of site capacity justified?

Yes. The site capacity reflects the village gateway position of the site.

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. 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 confirmed in their October 2024 Delivery Statement that the site is deliverable taking into account 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 2025 Delivery Statement.

Anticipated planning application submission date: Q4 of 2025

Commencement of works on site expected: Q1 of 2027

Completion expected: Unknown

Delivery Statement: Supplementary/Amended Information

(October 2025)

SITE REFERENCE:

VC SPO2

SITE ADDRESS (as per the site allocation policy):

South of Station Road

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

Alex Bloss for Roberts Molloy on behalf of Landowner

DATE OF COMPLETION OF SUPPLEMENTARY/ AMENDED INFORMATION:

14 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).

1. No Change
2. No Change
3. Planning Submission to Local Authority prior to end of Q4 2025.
4. Timescale should be amended accordingly – Mid-2026 for determination, followed by Discharge of Conditions Approval – Commencement likely end of Q1 2027. All subject to credits being available.

or

The information submitted in 2024 remains valid and unchanged

____Alex Bloss for RMA on behalf of Landowner (signature) __14.10.2025_ (date)

Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

SITE REFERENCE:

VC SPO2

SITE ADDRESS (as per the site allocation policy):

South of Station Road

PROPOSED DEVELOPMENT:

Approximately 25 dwellings on 1.67ha

DELIVERY STATEMENT COMPLETED BY (and on behalf of):

Alex Bloss for Roberts Molloy on behalf of Landowner

DATE OF COMPLETION OF DELIVERY STATEMENT:

30 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 for development, as previously stated in VCHAP submission documents (site also previously been approved for partial development); Suitability has been assessed by SNC as part of Local Plan allocations and independent assessment has shown the site is capable of being brought forward in compliance with all major planning policy (this has just been confirmed as part of pre-app engagement). Initial works have shown biodiversity can be achieved on site and on adjacent land within ownership. The Site is within the Nutrient Neutrality catchment area and therefore may be impacted by potential delays in securing credits but is otherwise deliverable in the short term, with no other identified viability issues.

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

(Approx. 100 words)

Landownership is with Trevor Cullum of The Lodge, 43 Rectory Lane, Mulbarton, Norwich NR14 8AG. A Housing Developer is currently onboard to bring development forward as part of a Joint Venture with the landowner.

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)

An initial layout for the site has just been submitted for pre-application discussions with the Local Planning Authority to confirm suitability to proceed at this time. In anticipation of a submission in early 2025 technical surveys are now underway to confirm parameters and provide detailed support to any Planning Submission, whilst Detailed House, Layout and Landscaping designs are developed and finalised.

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)

Submission of Planning Application is anticipated by March 2025; Allowing 6months to facilitate the Planning process and secure Legal Agreements etc. If grant of Permission is around September 2025. Commencement on site is likely in early 2026. This allows three months to secure any Discharge of Conditions whilst Building Regs are finalised. All timescale post submission is subject to availability of and securing Nutrient Neutrality approvals. Anticipated up to 24 months for build-out and completion.

Matter C, 34c

Site Allocation: VC SPO3, Land at School Lane, Spooner Row

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

VC SPO3 is a carried forward allocation from the 2015 Site Specific Allocations and Policies Document.

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

The site has planning permission for 7 dwellings.

Planning application reference number: [2016/0627](#).

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: The site is currently under development by Orchard Homes (East Anglia) Ltd

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	Station Road	Spooner Row
Local shop	Bunwell Street	Bunwell
Village hall	Station Road	Spooner Row
Recreation ground	Station Road	Spooner Row
Other (bus stop)	Station Road	Spooner Row
Other (public house)	Bunwell Road	Spooner Row

With the exception of the local convenience store which is located in a neighbouring settlement (Bunwell), all of the above services and facilities are accessible by pedestrian footpaths via the recreation ground. School Lane is a rural lane serving a small number of dwellings.

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?

Yes. The site is contained within the wider landscape with minimal visual impact.

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

The site has been subject to extensive discussions with the highways authority via the planning application process and the site is currently under construction in accordance with the planning consent.

g) Is the estimate of site capacity justified?

Yes. The site is being developed in accordance with the approved numbers.

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 have been informed by discussions with key technical consultees (such as highways authority). 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 site is being developed in accordance with the approved scheme, 2016/0627 and subsequent variations.

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. By October 2025, three of the seven dwellings on site had been completed.

Delivery Statement: Supplementary/Amended Information

(October 2025)

SITE REFERENCE:

VC SPO3.

SITE ADDRESS (as per the site allocation policy):

Lane at School Lane, Spooner Row

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

Jason Barber of Studio 35 Architecture Ltd (AGENT)

DATE OF COMPLETION OF SUPPLEMENTARY/ AMENDED INFORMATION:

02/10/25

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).

Question 3 – UPDATE - The development has been started and to date, 3 of the 7 plots are under construction.

Jason Barber

02/10/25

Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

SITE REFERENCE:

VC SPO3

SITE ADDRESS (as per the site allocation policy):

Lane at School Lane

PROPOSED DEVELOPMENT:

Up to 7 dwellings on 0.55ha

DELIVERY STATEMENT COMPLETED BY (and on behalf of):

Jason Barber of Studio 35 Architecture Ltd (AGENT)

DATE OF COMPLETION OF DELIVERY STATEMENT:

4/12/24

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 confirm, the site is available, suitable and deliverable. The site is an extant permission with a material start. The recently new owners, Orchard Homes are currently seeking a variation to the current permission via application 2022/0095. The site is pre BNG & NN as confirmed by SNDC but will contribute CIL payments

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

(Approx. 100 words)

The owners of this site are Orchard Homes (East Anglia) Ltd. Orchard Farm, Bush Green, Pulham Market, Diss, Norfolk, IP21 4YB

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 has an extant permission. The recently new owners, Orchard Homes are currently seeking a variation to the current permission via application 2022/0095. The principles of this proposal have been agreed by SNDC and we aim for permission to be granted in Jan 2025.

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)

As soon as permission 2022/0095 has been granted the owners intend to start building Plots 1 & 2 in the early spring 2025. Orchard Homes require this site to start immediately to avoid needing to reduce their staff while lesser sites are available due to NN & because of the damage to the viability of sites via BNG requirements.

Matter C, 34d

Site Allocation: VC SPO4, Land at Chapel Road, Spooner Row

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

VC SPO4 is a carried forward allocation from the 2015 Site Specific Allocations and Policies Document.

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

The site has an extant planning permission. The site is also subject to an undetermined Deed of Variation application which seeks to vary the S106 Agreement.

Planning application reference number: [2016/2424](#).

Deed of Variation reference: [2021/0187](#).

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 SPO4 is a greenfield site

Ownership position: The site is in sole ownership

Promotion by developer: Unknown

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	Station Road	Spooner Row
Local shop	Bunwell Street	Bunwell
Village hall	Station Road	Spooner Row
Recreation ground	Station Road	Spooner Row
Other (bus stop)	Station Road	Spooner Row
Other (public house)	Bunwell Road	Spooner Row

With the exception of the local convenience store which is located in a neighbouring settlement (Bunwell), all of the above services and facilities are accessible by pedestrian footpaths.

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 opposite- and adjacent to existing residential development at Chapel Lane and site-specific policy requirements require appropriate landscaping along the north boundary of the site should the development not be built out in accordance with the approved scheme.

The developer of the site has advised the Council, via the current Deed of Variation application, that a gas main has been identified at a shallow depth at the point of access into the site precluding the creation of a safe access into the site. The applicant has advised that they are responsible for the relocation of the gas pipeline (as opposed to Cadent Gas) and this is an economic constraint impacting upon the economic viability of the site.

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

Yes. The site has a frontage along Chapel Lane.

g) Is the estimate of site capacity justified?

Yes – the site numbers reflect the approved planning consent for the site.

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 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 delivery of affordable housing on this site is currently a matter of dispute between the developer and the Council and is the subject of a current Deed of Variation application ([2021/0187](#)).

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

Yes, the Council considers that the site is deliverable within the Plan period, with the linked site at Bunwell Road already being developed. The landowner has not submitted Delivery Statements for the site.

Matter C, 34e

Settlement Limit: Spooner Row and Sutton

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

Yes, the existing settlement limits for Spooner Row are suitable and justified. The settlement limits reflect the dispersed nature of Spooner Row and to protect key public areas such as the playing field. The settlement limits as drawn will allow some limited infill development to occur within the existing development 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.

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?

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. Due to its rural nature no settlement limit has been defined for Sutton.