

Matter C, 35a

Site Allocation: VC STO1, Land north of Long Lane, Stoke Holy Cross

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

VC STO1 is a new allocation in the VCHAP.

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

VC STO1 does not have planning permission and there are no current planning applications under consideration on 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?**

Current land use: VC STO1 is a greenfield site

Ownership position: The land is in sole ownership

Promotion by developer: Ingram Homes are the developer of the site

Impact on site occupiers/ leaseholders: The site is currently occupied by a tenant farmer

**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	Long Lane	Stoke Holy Cross
Local shop	Mill Road	Stoke Holy Cross
Village hall	Long Lane	Stoke Holy Cross
Recreation ground	Long Lane	Stoke Holy Cross
Other (bus stop)	Long Lane	Stoke Holy Cross
Other (public house)	Norwich Road	Stoke Holy Cross

**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 located to the north-east of the settlement, adjacent to recent development at Harrold Place and opposite development at Broomefield Road. The site lies to the south of the Tas Valley River Valley, with a small section extending into this landscape designation. The proposed allocation will be viewed within the context of the existing development. The site-specific policy requires appropriate landscaping of the boundaries of the site, as well as a limitation on the height of development within the site itself, reflecting the visual impact of the site in longer views across the valley.

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. The majority of sites will be accessed via the existing Harrold Place access with some frontage development along Long Lane. On- and off-site highway works have been included within the site-specific policy, reflecting the requirements of the highways authority.

**g) Is the estimate of site capacity justified?**

Yes. The site density reflects the identified landscape considerations, as well as the immediate context 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 (such as 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 confirmed that the site is available, suitable and deliverable taking into account all of the policy requirements in their October 2024 Delivery Statement. The site promoter also confirmed that detailed discussions have taken place with Norfolk County Council, as well as detailed site investigation, to identify and inform a proposed strategy for the site.

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: 2026

Commencement of works on site expected: Q1 of 2027

Completion expected: Q3 of 2028

**Delivery Statement: Supplementary/Amended Information  
(October 2025)**

**SITE REFERENCE:**

VC STO1

**SITE ADDRESS (as per the site allocation policy):**

Land north of Long Lane

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

A Squared Architects on behalf of BM Harrold (landowner)

**DATE OF COMPLETION OF SUPPLEMENTARY/ AMENDED INFORMATION:**

16/10/2025

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.

(Please continue on a separate sheet if necessary).

Question 4 timings amended as follows:

As outlined above, a significant amount of pre-application consultation, survey and design work has been undertaken. Moving forward it is now proposed to work with the project ecologist to assess the Biodiversity Net Gain requirements in detail and reflect the likely Biodiversity Plan in the scheme. It is anticipated that an application for full planning permission would be submitted in 2026, subject to securing the required Nutrient Neutrality credits / mitigation. Assuming planning permission is granted it is anticipated work would commence during Q1 2027, with the development completing in Q3 2028.

or

The information submitted in 2024 remains valid and unchanged

Rob McVicar, A Squared Architects (signature) 16/10/2025 (date)

## **Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan**

**SITE REFERENCE:**

VC STO1

**SITE ADDRESS (as per the site allocation policy):**

Land north of Long Lane

**PROPOSED DEVELOPMENT:**

Up to 25 dwellings on 1.42ha

**DELIVERY STATEMENT COMPLETED BY (and on behalf of):**

A Squared Architects on behalf of BM Harrold (landowner)

**DATE OF COMPLETION OF DELIVERY STATEMENT:**

04/10/2024

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)*

We can confirm that the site can be considered to be available, suitable and deliverable when taking into account local and national planning policy requirements. Furthermore, viability has been considered in the context of Biodiversity Net Gain and Nutrient Neutrality by the landowner's commercial agents Brown & Co. Detailed discussions with Norfolk County Council have identified highways infrastructure requirements and detailed site investigation has been undertaken to develop an effective, site specific, drainage strategy for the proposed development.

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

*(Approx. 100 words)*

The land is owned by the Harrold family and is currently part of the Salamanca Farm holding, managed by a long-standing tenant farmer. Local housebuilders, Ingram Homes, have been involved to date as a partner developer, having previously developed the adjacent land at Harrold Place in partnership with the Harrold family. Discussions with Ingram Homes are ongoing and as viable Nutrient Neutrality mitigation and credit schemes have materialised and are now operational, the development can proceed with much greater certainty.

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)*

Detailed pre-application discussions have been held with SNDC, NNDC Highways and the Parish Council.

The following site investigation, technical surveys and design work has been undertaken in preparation for a planning application submission:

- **Site investigation and percolation tests,**
- **Tree survey and AIA,**
- **Ecological survey and assessment,**
- **Contamination survey and risk assessment,**
- **Transport note,**
- **Topographic site survey,**
- **Floor risk assessment and surface water drainage design**
- **Architectural plans, elevations, site sections and site layouts,**
- **Design and access statement**

Further pre-application work will now be undertaken to consider Biodiversity Net Gain requirements.

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 outlined above, a significant amount of pre-application consultation, survey and design work has been undertaken. Moving forward it is now proposed to work with the project ecologist to assess the Biodiversity Net Gain requirements in detail and reflect the likely Biodiversity Plan in the scheme. It is anticipated that an application for full planning permission would be submitted in 2025, subject to securing the required Nutrient Neutrality credits / mitigation. Assuming planning permission is granted it is anticipated work would commence during Q2 2026, with the development completing in Q4 2027.

**Matter C, 35b**

**Settlement Limit: Stoke Holy Cross, Shotesham and Caistor St Edmund & Bixley**

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

Yes, the existing settlement limits for Stoke Holy Cross and Shotesham are suitable and justified.

The settlement limit for Stoke Holy Cross is drawn around the main built area of the village whilst excluding open public spaces such as the playing field and allotments for their protection. The boundary allows for additional infill development on Long Lane and elsewhere in the village but has been drawn to protect the more rural character of the village in the southern and northern extremities of development along Norwich Road.

The settlement limit for Shotesham reflects the dispersed and rural nature of the village, with five separate areas defined to prevent further ribbon development into the surrounding countryside and to protect the established Conservation Area.

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. Caistor St Edmund and Bixley is very rural and does not justify the inclusion of a 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?**

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. At Shotesham, the area from the walled frontage of Shotesham House and the Old Barn southwards along The Street has been excluded from the settlement limit because of the importance this area has in contributing towards the form of the village.