

Matter C, 37a

Site Allocation: VC TAC1REV, Land to the west of Norwich Road, Tacolneston

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

VC TAC1REV is a new allocation for the VCHAP.

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

The site obtained planning permission for 29 affordable homes in April 2025.

Planning application reference number: [2023/2234](#)

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 TAC1REV is a greenfield site.

Ownership position: Saffron Housing Trust are now the owners of the site.

Promotion by developer: Saffron Housing Trust are the developers.

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	Norwich Road / B1113	Tacolneston
Local shop	Bunwell Street	Bunwell
Village hall	West Way	Tacolneston
Recreation ground	West Way	Tacolneston
Other (bus stop)	Norwich Road / B1113	Tacolneston
Other (public house)	Norwich Road	Tacolneston

There are footpaths connecting the site to the services and facilities identified in the table above, but there is no continuous footpath connecting the site to the local store in the adjacent settlement of Bunwell.

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?

Whilst VC TAC1REV is acknowledged to represent a ‘breakout’ into the rural gap that characterises the settlement, it also has a strong relationship with the existing estate-form of development at Dovedale Road and the agricultural buildings to the west of the site. The site will be viewed within the context of the existing built form but will require appropriate landscaping and design to minimise the landscape impact of the development (as set out in the site-specific policy requirements). In addition to the assessments undertaken to support the VCHAP, the physical impacts of the site were also considered in detail through the planning application process and were considered to be acceptable.

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](#))

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

Yes. The site-specific policy set out the details agreed with the Highways Authority, and the final details were agreed through the planning application process.

g) Is the estimate of site capacity justified?

The site has obtained planning permission for 29 affordable housing units. The policy proposed allocation for approximately 25 dwellings however as set out in paragraph 37.13 of the VCHAP, this reflected the possibility that an alternative scheme with fewer affordable housing units may come forward 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 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 that the site is viable through the planning application process.

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.

Commencement of works on site expected: 2026.

Completion expected: 2028

Delivery Statement: Supplementary/Amended Information
(October 2025)

SITE REFERENCE:

VC TAC1REV

SITE ADDRESS (as per the site allocation policy):

Land to the West of Norwich Road, Tacolneston

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

Ollie Bumstead (Pre-Contract Manager) - Saffron Housing Trust (Landowner)

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.

(Please continue on a separate sheet if necessary).

Q1 – Full Planning permission has since been secured (Ref 2023/2234) and Saffron Housing Trust are the owner of the development site. A Nutrient Neutrality mitigation solution is secured as detailed in the completed Section 106 Agreement.

Q2 – Saffron Housing Trust are now the owner of the whole of the development site.

Q3 – Planning permission has now been secured (Ref 2023/2234).

Q4 – Numerous pre-commencement planning conditions must first be discharged, but we are targeting a start on site in 2026 with completions by the March 2028.

or

The information submitted in 2024 remains valid and unchanged

_____ (signature) _____ (date)

Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

SITE REFERENCE:

VC TAC1REV

SITE ADDRESS (as per the site allocation policy):

Land to the west of Norwich Road

PROPOSED DEVELOPMENT:

Approximately 25 dwellings on 1.08ha

DELIVERY STATEMENT COMPLETED BY (and on behalf of):

Click or tap here to enter text.

DATE OF COMPLETION OF DELIVERY STATEMENT:

Click or tap here to enter text.

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 vacant and therefore, available for housing development now. There is a current planning application (Ref. 2023/2234) on site for full planning permission for the development of 29 affordable homes. Once planning permission for application Ref. 2023/2234 is secured, the pre-commencement conditions are expected to be standard. Mitigation for nutrient neutrality issues will become available, the Developer is actively seeking to secure this. As the Applicant is the developer there are not anticipated to be no 3rd party delays in delivering the proposed development. As such, the Site is available, suitable and deliverable within 5 years.

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

(Approx. 100 words)

Saffron Housing Trust own a part of the site and have a contract with the owner to acquire the remainder once planning permission of application Ref. 2023/2234 is secured.

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)

Saffron Housing Trust, via its development company Crimson Development Homes, have a live planning application Ref 2023/2234 awaiting determination by SNDC. A small number of final matters are currently being worked through with SNDC and we anticipate permission being granted later this year.

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 envisaged planning application Ref 2023/2234 will be determined by end of 2024. Subject to discharging all pre-commencement matters and securing Grant Funding from Homes England, works could be started in 2025 with anticipated completion of the development in its entirety in 2027.

Matter C, 37b

Site Allocation: VC TAC2, Land adjacent The Fields, Tacolneston

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

VC TAC2 is a carried forward allocation from the 2015 Site Specific Allocations and Policies Document (2015 Ref: TAC1).

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

VC TAC2 originally obtained outline planning permission for 21 dwellings (2017/0225) in 2018. This application expired in 2021 but prior to that expiration, a reserved matters application for the site was lodged with the Council (2021/2572). The 2021 reserved matters application remains pending consideration at this time.

Alongside these applications, in 2023 a further planning application was submitted for the same site. This is a full planning application for 21 dwellings and is currently pending determination, subject to the applicant obtaining nutrient neutrality credits for the site.

Planning application reference numbers: [2017/0225](#), [2024/2357](#) & [2023/3857](#)

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 TAC2 is a greenfield site.

Ownership position: The site is under sole ownership, who is also the developer.

Promotion by developer: The developer is Heritage Developments 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	Norwich Road / B1113	Tacolneston
Local shop	Bunwell Street	Bunwell
Village hall	West Way	Tacolneston
Recreation ground	West Way	Tacolneston
Other (bus stop)	Norwich Road / B1113	Tacolneston
Other (public house)	Norwich Road	Tacolneston

There are footpaths connecting the site to the services and facilities identified in the table above, but there is no continuous footpath connecting the site to the local store in the adjacent settlement of Bunwell.

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?

VC TAC2 extends beyond the boundaries of The Fields to the north but is adjacent to the existing built form of the settlement to both the north and east and as such will be viewed in the context of this development. The site-specific policy has been updated to reflect discussions that have taken place through the detailed planning application process. The policy now includes additional requirements relating to on- and off-site highway works as well as consideration of matters such as the protection of existing trees and the design of boundary treatments.

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

Yes. The site-specific policy requirements reflect the detailed discussions that took place through the planning application process. These matters have been included in the policy to ensure that any updated planning application for the site includes the appropriate highways works.

g) Is the estimate of site capacity justified?

Yes. The site capacity in the allocation reflects the both the planning permission for the site, and the current planning application. This is considered to be an appropriate density for the site within its context.

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 those that took place through the planning application process). 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.

However, the matter of affordable housing is subject to review as part of the current planning application. The 2023 planning application does not include any affordable housing within the proposed development.

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.

Commencement of works on site expected: Subject to a successful nutrient neutrality strategy, commencement on site is anticipated in the second half of 2027.

Completion expected: Approximately 2 years from start date.

Cluster 37: Tacolneston & Forncett End

Delivery Statement: Supplementary/Amended Information

(October 2025)

SITE REFERENCE:

Click or tap here to enter text.

SITE ADDRESS (as per the site allocation policy):

Click or tap here to enter text.

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

Click or tap here to enter text.

DATE OF COMPLETION OF SUPPLEMENTARY/ AMENDED INFORMATION:

Click or tap here to enter text.

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).

Update to October 2024 Statement

Question 4

Final paragraph updated to read:

Subject to a successful nutrient neutrality mitigation strategy, the site would start in the second half of 2027, with a build programme of approximately 2 years

or

The information submitted in 2024 remains valid and unchanged apart from the amendment above.

_____ (signature) _____ (date)

Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

SITE REFERENCE:

VC TAC2

SITE ADDRESS (as per the site allocation policy):

Land adjacent The Fields

PROPOSED DEVELOPMENT:

Approximately 21 dwellings on 0.95ha

DELIVERY STATEMENT COMPLETED BY (and on behalf of):

Paul Feaveareyear on behalf of Heritage Developments Ltd

DATE OF COMPLETION OF DELIVERY STATEMENT:

30th 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: it's within the ownership and control of the developer/applicant with regards to the below-referenced applications.
The site is suitable: it's well-related to Tacolneston and the services/facilities located there. Safe vehicular and pedestrian access can be achieved. The site's within Flood Zone 1. The site's not within/adjacent to a conservation area, a National Landscape, SSSI, or any other area designated nationally for environmental quality. There are no listed buildings that would be impacted by the development. The site benefits from extant planning permission for residential development comprising 21 dwellings. The planning permission demonstrated the site's suitable for the quantum of development proposed.
The site is deliverable: via the below-referenced applications it's been subject to various technical reports/assessments which have demonstrated that residential development is deliverable. Nutrient neutrality is applicable and remains an ongoing consideration as mitigation within the catchment is progressed. Mandatory BNG is not applicable under the extant planning permission or current application for full planning permission.

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

(Approx. 100 words)

The site is owned by the developer and applicant in respect of the below-referenced planning applications.

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 benefits from extant outline planning permission for development comprising 21 no. dwellings (Ref. 2017/0225).

An application (Ref. 2021/2572) for the approval of reserved matters pursuant to the above outline planning permission is pending consideration.

An application (Ref. 2023/3857) for full planning permission for development comprising 21 no. dwellings is pending consideration.

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)

Outline planning permission for the proposed development has been granted and remains extant. An application for the approval of reserved matters pursuant to the aforementioned planning permission is pending consideration. A subsequent application for full planning permission for development comprising 21 no. dwellings is pending consideration.

Subject to a successful nutrient neutrality mitigation strategy, the site would start in the second half 2025, with a build programme of approximately 2 years.

Matter C, 37c

Settlement Limit: Tacolneston and Forncett End

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

The existing settlement limits for Tacolneston and Forncett End are suitable and justified. One has been drawn to include the main built form of the settlement whilst a smaller settlement limit has been drawn around the estate development at Dovedale Road to the north of the village.

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 settlement 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 existing areas of development that are of a significant enough scale to justify a settlement limit.