

Removal of previous allocation at Church Lane, Barford

Matter C, 4a

A site south of Church Lane, Barford was allocated for approximately 10 dwellings in the 2015 South Norfolk Site Specific Allocations and Policies Document (document ref. [F.1.4](#)). The approach in the 2015 Plan was to redraw settlement limits around new allocations.

The site was subject of an outline planning application for 10 dwellings in 2019; application reference [2019/0556](#). That application was refused for the following reasons:

1. The road network adjacent to the site is considered to be inadequate to serve the development proposed due to a lack of footway provision linking with local services in conjunction with restricted visibility at the nearest road junction. It has not been demonstrated that continuous footpath provision from the site to the main village could be achieved as required by policy BAR1 of the South Norfolk Local Plan 2015. Therefore, this proposal, if permitted, would have an unacceptable impact on highway safety, contrary to policy DM3.11 and policy BAR1 of the same document.
2. While the application site is considered adequate to accommodate the scale of development proposed, the layout as submitted, by virtue of the orientation of the dwellings and the car parking arrangement, would introduce a suburban form of development that would not reflect the established form or character of development within the area. It would therefore conflict with policy DM3.8 of the South Norfolk Local Plan 2015. at the time of preparing that plan there was engagement with Norfolk County Council as Highways authority.

The decision was not appealed, with verbal indications from the site promoter that it was not possible to resolve the first reason for refusal. Subsequently:

- there has been no correspondence from the site prompter/applicant in relation to Local Plan monitoring (including 5 Year Housing Land Supply updates);
- the site has not been positively promoted through the GNLP or South Norfolk VCHAP processes; and
- no representations were made concerning the removal of the site from the settlement limit in the 2023 VCHAP Regulation 19.

#### Cluster 4: Barford, Marlingford, Colton and Wramplingham

A subsequent application has been submitted in 2023 for a single dwelling as part of substantially larger site, this remains undetermined at 25 November 2025.

It is therefore considered that this site is no longer available or deliverable for the proposed 2015 allocation and should be removed from the Settlement Limit accordingly.

Matter C, 4b

Site Allocation: VC BAR1, Land at Cock Street & Watton Road, Barford

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

VC BAR1 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 applications linked to this 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: The eastern section of the site is a brownfield site (commercial garage, with office space above and dwelling), whilst the western section of the site is greenfield.

Ownership position: There is a sole freehold owner of the land.

Promotion by developer: The landowner has been approached by a number of developers, but no commitments have been made.

Impact on site occupiers/ leaseholders: The freehold landowner is also the current occupier of the house. The longest lease of the three current commercial occupiers is understood to expire in 2027.

**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.

## Cluster 4: Barford, Marlingford, Colton and Wramplingham

FACILITY	LOCATION	SETTLEMENT
Primary school	Chapel Street	Barford
Local shop	Great Melton Road	Hethersett
Village hall	Chapel Street	Barford
Recreation ground	Chapel Street	Barford
Other (bus stop)	Watton Road / B1108	Barford
Other (public house)	Watton Road / B1108	Barford
Other (employment)	Watton Road / B1108	Barford

There are footways on the same side of the Watton Road / B1108 as the site, connecting to the local employment and bus stops, whilst the pub is on the other side of Watton Road, immediately opposite to the site. There is a continuous footpath along the opposite side of Cock Street connecting to a footway on Chapel Street to the Primary School, whilst the village hall and playing field are on the opposite side of Chapel Street to the school. Policy VC BAR1 also proposes frontage footway on Cock Street and improvements to the Cock Street/B1108 junction.

**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?**

Currently the visually dominant use of the brownfield (eastern) part of the allocation is as a second-hand car dealership on a prominent site in the village, which the Heritage Impact Assessment (HIA) has identified as offering an opportunity to enhance the setting of the non-designated heritage asset opposite (the pub) through redevelopment. The greenfield (western) element of the site is currently enclosed by hedging and trees, which Policy VC BAR1 requires the retention and enhancement of, in order to both protect the setting of the nearby Sayers Farmhouse, and also maintain the rural approach on the B1108.

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?**

Policy VC BAR1 requires the closure of the existing access onto the B1108, and vehicular access only from Cock Street, with an improved Cock Street/B1108 junction. As such Norfolk County Council as Highways Authority has no objection to the allocation.

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

Approximately 20 dwellings is considered to be reasonable given constraints and infrastructure requirements noted in Policy VC BAR1 (including retention/enhancement of existing vegetation and footway/junction enhancements), whilst also reflecting the context of the site (such as nearby heritage assets).

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 those relating to highways, heritage and flood risk). 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.

Whilst the site is part brownfield, with associated remediation costs, the freeholder of the site has held a long-term interest in both the brownfield and greenfield elements and the two are due to be brought forward as a single unit.

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?**

#### Cluster 4: Barford, Marlingford, Colton and Wramplingham

Yes, the site is deliverable within the Plan period. The site promoter updated the anticipated timescales for delivery of the site in their October 2024 Delivery Statement.

Anticipated planning application date: As soon as possible after adoption of the VCHAP, with the intention that the site is developed within 5 years of the adoption.

**Delivery Statement: Supplementary/Amended Information**

*(October 2025)*

**SITE REFERENCE:**

VCBAR1

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

Land at Cock Street and Watton Road, Barford

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

Completed by James Berry on behalf of Bernard Willamott

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

02/10/2025

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).



**or**

The information submitted in 2024 remains valid and unchanged

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

### **SITE REFERENCE:**

VC BAR1

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

Land at Cock Street and Watton Road

### **PROPOSED DEVELOPMENT:**

Approximately 20 dwellings on 0.76ha

### **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)*

Biodiversity Net Gain and Nutrient Neutrality will be achieved through a combination of on-site initiatives and landscaping as well as purchase of off-sets, if required.

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

*(Approx. 100 words)*

The freeholder owner of all the land and buildings is Bernard Willamott. Please note we have previously provided documented evidence. We have been approached by a number of developers, but no commitments have been made.

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)*

Advice has been received from SNDC around the number of houses, site access and landscaping. No application has been made for planning permission

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)*

We expect to submit a planning application as soon as practically possible after completion of the VCAP process to ensure the site is deliverable within 5 years of its adoption and certainly developable before the end of the plan period.

Matter C, 4c

Site Allocation: VC BAR2, Land at Chapel Street, Barford

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

VC BAR2 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 applications linked to this 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: The site is part brownfield (village hall, play area), however the area to be developed for housing is greenfield.

Ownership position: FW Properties has entered into an exclusive position with the freeholders of the site.

Promotion by developer: FW Properties is the developer.

Impact on site occupiers/ leaseholders: The Village Hall Committee currently holds a lease with 36 years remaining on the southern playing field and the existing village hall. It has been mutually agreed that, in consideration of the developer providing a new adopted road through the southern playing field to the northern field, the developer will construct a new village hall together with associated parking. Upon completion of these works, the freehold of the southern playing field and the village hall will be transferred to the Village Hall Committee.

Policy VC BAR2 requires that all of the community facilities on site remain available throughout construction, so that the existing village hall is not removed until the replacement facility is available.

**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	Chapel Street	Barford
Local shop	Great Melton Road	Hethersett
Village hall	Chapel Street	Barford
Recreation ground	Chapel Street	Barford
Other (bus stop)	Chapel Street & B1108	Barford
Other (public house)	Watton Road / B1108	Barford
Other (employment)	Watton Road / B1108	Barford

There is a footway on the opposite side of Chapel Street, connecting to the primary school and bus stops. The Chapel Street footway connects to a footway along Cock Street and the northern side of the B1108 Watton Road, accessing the employment area and further bus stops and the pub is on the opposite side of the B1108. The village hall, playing field and play area form part of the allocation site.

**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 the site extends development northwards, beyond the envelope of the existing built-up area, the site is enclosed by vegetation, which Policy VC BAR2 requires the protection and enhancement of. As such, the site is not considered to be intrusive in the wider landscape.

In heritage terms, the retention of the playing field on the southern part of the allocation allows for the setting of the farmhouse, and the barns to the rear, to retain a more open, agricultural feel.

Whilst the site is not identified as being at flood risk, previous flooding is an issue in Barford, and the location of the site at the head of a surface water flow path gives the opportunity

Assessments of the landscape and townscape impact, as well as the potential heritage impact of development, are included within the following evidence base documents:

## Cluster 4: Barford, Marlingford, Colton and Wramplingham

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?**

Policy VC BAR2 requires the development of the site to utilise the existing village hall access, subject to securing appropriate visibility splays. The Policy also requires the provision of a footway along the site frontage, with appropriate crossing points to the footway on the southern side of the road. As such, Norfolk County Council, as highways authority, has no objection to the allocation.

Policy VC BAR2 also requires the developers to work with Norfolk County Council to promote an appropriate 20mph zone in the locality.

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

The density of the housing element of the site is considered appropriate to balance the need for sufficient dwellings to ensure a viable scheme, with the need to respond to the edge of village location.

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 those concerned with highways, heritage and flood risk). 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.

## Cluster 4: Barford, Marlingford, Colton and Wramplingham

The Council recognises that there are additional costs associated with the delivery of Policy VC BAR2, and has increased the dwelling numbers from the 25 units originally submitted by the site promoter to circa 40 dwellings in the submission VCHAP. In evolving the early scheme layout plan for the site, FW Properties and their design team have carried out some initial assessments of the key delivery issues effecting the development of the Site and they remain confident that the development of this site can be delivered.

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 date: 2026.

Commencement of works on site expected: As soon as possible on receipt of planning permission.

Completion expected: All new homes expected to be completed in one principal phase of development.

Cluster 4: Barford, Marlingford, Colton and Wramplingham

Delivery Statement: Supplementary/Amended Information

9 October 2025

**SITE REFERENCE:**

VC BAR2

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

Land at Chapel Street, Barford

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

Julian Wells of FW Properties (The Developer of the Site)

**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.

**Update to Original Response to Question 4** – FW Properties are intending to submit the detailed planning application for the development of this site in 2026 so that it can be determined immediately after the adoption of the VCHAPS. FW Properties will commence the on-site construction works as soon as possible following the receipt of planning consent and will deliver all the new homes in one principal phase of development.

(Please continue on a separate sheet if necessary).

Cluster 4: Barford, Marlingford, Colton and Wramplingham

or

The information submitted in 2024 remains valid and unchanged

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

### **SITE REFERENCE:**

VC BAR2

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

Land at Chapel Street, Barford

### **PROPOSED DEVELOPMENT:**

Approximately 40 dwellings north of the bisecting tree line alongside a replacement village hall with car parking, retention of the existing playground and an improved playing pitch south of the tree line (on an area of 4.94ha)

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

Julian Wells of FW Properties (The Developer of the Site)

### **DATE OF COMPLETION OF DELIVERY STATEMENT:**

16 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)*

**FW Properties confirm that the Site is available, suitable and deliverable for the development of circa 40 new dwellings taking into account the policy requirements of the GNLP and the VCHAP, as well as CIL payments, Biodiversity Net Gain and Nutrients Neutrality. We also confirm that we can meet the Site Specific Requirements attached to the draft allocation for this Site.**

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

*(Approx. 100 words)*

**FW Properties have entered into an exclusive position with the freeholders of the Site (ie for the Northern and Southern fields). The Village Hall Committee have 36 years remaining of their lease of the Southern playing field and the existing village hall. It has been agreed between the parties that in exchange for providing a new adopted road through the Southern playing field to the Northern field, the developer will construct a new village hall and associated parking and a freehold will be granted to the Village Hall Committee of the Southern playing field and village hall after completion.**

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)*

**In evolving the early scheme layout plan for the Site, FW Properties and their design team have carried out some initial assessments of the key delivery issues effecting the development of the Site. In conclusion, FW Properties are confident that the development of this site can be delivered.**

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)*

**FW Properties are intending to submit the detailed planning application for the Site in 2025 so that it can be determined immediately after the adoption of the VCHAPS. FW Properties will commence the development works as soon as possible following receipt of planning consent and will deliver all of the new homes in one principle phase of development.**

Matter C, 4d

**Settlement Limit: Barford, Marlingford, Colton and Wramplingham**

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

Yes, the settlement limits for Barford, Marlingford and Colton are suitable and justified.

The settlement limits for Barford are focused around the main built area around the primary school and along Chapel Street, as well as smaller settlement limit on Church Lane. Much of Barford is limited by the Barford Flood Alleviation Scheme and some areas have been excluded from the settlement limit due to this.

The settlement limit for Marlingford includes the main built areas along Mill Road and Barford Road. The settlement limit for Colton is drawn around the main built development along The Street and south of Norwich Road. Both of these areas are very rural in nature and therefore the settlement limits have been drawn tight to existing development to only allow very limited infill.

**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 is no settlement limit for Wramplingham due to the area being very rural and dispersed in nature, meaning the area is not suitable for a settlement limit as this could result in less sustainable development that is not sympathetic to the existing character of the area.

#### Cluster 4: Barford, Marlingford, Colton and Wramplingham

There are no other hamlets or existing areas of development that are of a significant enough scale to justify a settlement limit.