

Matter C, 40a

Site Allocation: VC THU1, Land north of Blacksmiths Gardens, Thurlton

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

VC THU1 is a new allocation in the VCHAP.

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

The site does not have planning permission and there are no current planning applications under consideration for 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 THU1 is a greenfield site

Ownership position: The site is in sole ownership

Promotion by developer: Developers and promoters have expressed an interest in the site, including the developer of the adjacent site, but the owners are intending to market the site following adoption of the VCHAP

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	Church Road	Thurlton
Local shop	Beccles Road	Thurlton
Village hall	Beccles Road	Thurlton
Recreation ground	Beccles Road	Thurlton
Other (bus stop)	Beccles Road	Thurlton
Other (public house)	Beccles Road	Thurlton

The site is connected to all of the above facilities and services by a continuous pedestrian footpath.

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 contained within the wider landscape and is enclosed to the east, west and south by existing residential development. The site has a strong relationship with the existing settlement. Landscaping of the site boundaries adjacent to the Public Right of Way (Thurlton FP3) will reduce the visual impact of the development on users of this footpath.

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 site is accessed via Blacksmiths Gardens. Due to the type of road serving the current development, the highways authority advised that the site can currently accommodate 12 dwellings and this is reflected in the site numbers. However, the policy has been drafted to enable a greater number of dwellings to come forward should an acceptable solution be agreed with the highways authority at the time of the planning application.

g) Is the estimate of site capacity justified?

Yes. The capacity of the site at this time reflects the identified highways constraints.

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 the deliverability of the site, taking into consideration the site-specific policy requirements, in their Delivery Statements in October 2024 and October 2025.

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: Winter 2026

Commencement of works on site expected: Summer 2027

Completion expected: Spring 2028

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

SITE REFERENCE:

VC THU

SITE ADDRESS (as per the site allocation policy):

Land north of Blacksmiths Gardens, Thurlton

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

Jasmine Philpott (Durrants) on behalf of landowner, Steven Collen

DATE OF COMPLETION OF SUPPLEMENTARY/ AMENDED INFORMATION:

16th 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. All of the previous comments still apply. Durrants have regular meetings with the landowners, who have received numerous approaches from developers regarding the site and remain keen to develop the site. The decision has been made to await formal adoption of the Plan before progressing further, but the landowners are in a position to either prepare an outline application themselves or sell directly to a developer.
2. The site was jointly owned by father and son Geoffrey and Stephen. Unfortunately Geoffrey passed away in December 2024 and ownership has passed to his son. As mentioned, approaches have been received from developers but none have been acted upon.
3. There have been no further actions taken to progress the site since the last update, which referenced the hiring of a transport consultant and discussions with the Council planners regarding numbers.
4. The previous timescales were based on the VCHAP progressing slightly quicker. The updated timeline is adoption Summer 2026; Submission of planning application Winter 2026; Grant of planning permission and completion of sale Spring 2027; start on site Summer 2027; Site completion Spring 2028 (build out rate of 2 per month).

or

The information submitted in 2024 remains valid and unchanged

J Philpott (Durrants) 16th October 2025

Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

SITE REFERENCE:

VC THU1

SITE ADDRESS (as per the site allocation policy):

Land north of Blacksmiths Gardens, Thurlton

PROPOSED DEVELOPMENT:

At least 12 dwellings on 0.78ha

DELIVERY STATEMENT COMPLETED BY (and on behalf of):

Jasmine Philpott (Durrants) on behalf of Geoffrey Collen (landowner)

DATE OF COMPLETION OF DELIVERY STATEMENT:

4th 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 remains available for development, and the landowner is committed to bringing the site forward. Further to a review of Policy VCTHU1, we can confirm that the site can be delivered in accordance with the wording of the policy. The landowner owns the surrounding land, which can be used for BNG offset if required. The site is outside of any nutrient neutrality catchment, making it immediately deliverable. The landowner sold the previous phase for development, which has now been completed. Initial high-level viability work indicates that the site remains available, suitable and deliverable.

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 Stephen and Geoffrey Collen. Numerous approaches have been made by developers and promoters, including the developer of the previous phase. At this stage, the decision has been taken to await adoption of the Plan before marketing the site and choosing a delivery partner.

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 access has been explored in significant detail, including conversations with the Council (and Highways), as well as a private highways consultant. All parties are now agreed that 12 units can be access through the adjacent scheme.

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)

Assuming the site is sold to a developer, the likely timescales are: VCHAP adopted Winter 2025 / Site marketed for sale Winter 2025 / Submission of planning application Spring 2026 / Grant of planning permission and completion of sale Summer 2026. Start on site Autumn 2026. Site completion Spring 2027 (assuming a build rate of 2 per month).

Matter C, 40b

Site Allocation: VC THU2, Land adjacent to Holly Cottage, west of Beccles Road, Thurlton

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

VC THU2 is a new allocation in the VCHAP.

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

Part of the site has an extant planning permission for 5 dwellings ([2016/2904](#)). The site boundaries of VC THU2 have been drawn to incorporate the area with extant planning permission, within which one dwelling has been constructed.

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 THU2 is a greenfield site with an extant planning permission for residential development

Ownership position: The site is in sole ownership

Promotion by developer: The site is being promoted by Pola Developments Limited

Impact on site occupiers/ leaseholders: The site owner has confirmed that they retain ownership of the dwelling that was constructed in accordance with 2016/2904. The property is currently occupied under an Assured Shorthold Tenancy (AST).

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	Church Road	Thurlton
Local shop	Beccles Road	Thurlton
Village hall	Beccles Road	Thurlton
Recreation ground	Beccles Road	Thurlton
Other (bus stop)	Beccles Road	Thurlton
Other (public house)	Beccles Road	Thurlton

The site is connected to all of the above facilities and services by a continuous pedestrian footpath.

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 THU2 is at the edge of the settlement and is reasonably well contained within the landscape. Existing mature trees and vegetation along the boundaries will provide some mitigation for the visual impact of the site. The topography of the site is recognised in the evidence base and is reflected in the site-specific policy requirements.

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 identified surface water ponding in the southern section of the site but noted that it was limited. The updated National Flood Risk Assessment 2 data reduced the level of risk both within- and adjacent to the site boundaries.

Level 2 Strategic Flood Risk Assessment ([B.9.1](#) and [B.9.25](#))

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

Yes. Vehicular access to the site may only be achieved via Beccles Road, as set out in the site-specific policy requirements. The site promoter has confirmed that the dwelling constructed in accordance with the extant planning consent will require either full or partial demolition to enable a satisfactory access to be achieved. The extent of demolition will depend upon the final site layout and design.

g) Is the estimate of site capacity justified?

Yes. The site capacity reflects the constraints identified on the site, including its irregular boundaries and the topography of the land. The net increase of dwellings on the site has been used to inform the contribution of the site towards the overall delivery of housing through the Plan.

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 and the Lead Local Flood 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 the extent of work undertaken to assure them of the viability of the site in compliance with the site-specific policy requirements in their October 2024 Delivery Statement.

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

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

SITE REFERENCE:

VC THU2

SITE ADDRESS (as per the site allocation policy):

Land adjacent to Holly Cottage, west of Beccles Road

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

James Garnham (Director) on behalf of K Garnham Design (Agent) on behalf of Pola Developments Limited (Promoter).

DATE OF COMPLETION OF SUPPLEMENTARY/ AMENDED INFORMATION:

16th 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).

Update to Original Response to Question 4 – Pola Developments Limited are intending to submit the detailed planning application for the development on this site in 2026 so that it can be determined immediately after the adoption of the VCHAPS. Marketing of the site will commence as soon as possible following the receipt of planning consent and the new homes will be delivered via a single-phase development.

or

The information submitted in 2024 remains valid and unchanged

James Garnham (signature) 17/10/2025 (date)

Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

SITE REFERENCE:

VC THU2

SITE ADDRESS (as per the site allocation policy):

Land adjacent to Holly Cottage, west of Beccles Road

PROPOSED DEVELOPMENT:

Up to 15 dwellings on 0.77ha

DELIVERY STATEMENT COMPLETED BY (and on behalf of):

James Garnham (Director) on behalf of K Garnham Design (Agent) on behalf of Pola Developments Limited (Promoter).

DATE OF COMPLETION OF DELIVERY STATEMENT:

30/09/2024

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 have completed a viability appraisal based on the criteria of table 4 of the "Viability Appraisal for the South Norfolk Village Clusters Housing Allocations Plan (VCHAP), including Nutrient Neutrality commentary" with core building costs of £1482 per sqm and developer's profit at 17.5%. The calculation provides a surplus to enable additional costs to be applied such as a Nutrient Neutrality Tariff or other on-site mitigations works. The profit of 17.5% falls within the accepted developers range of 15% to 20%, whilst providing the required infrastructure, and affordable housing (33%), with the land value as per the criteria. We consider Site VC THU2 to be a suitable and deliverable location for new homes within the village. The adjoining site has a partly implemented planning permission within the current settlement limit. This proposed site (SN0149) is an extension of 2016/2904 using the same access point onto the highway. It is in a sustainable location with services and facilities available in the local area, the land is immediately available, and the owner is committed to the development of the site.

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

(Approx. 100 words)

Land owned by Paul Stevenson, who is the client preparing the planning submission.

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)

We are liaising with various consultants in connection with developing a master plan that will enable the site to become deliverable taking into consideration the existing site constraints. We have obtained the following reports to support the pre-application submission that is being prepared for the site, Topographical Survey (Parish Land Surveys), Soakage Testing (Create Consulting), Anglian Water Pre Planning Report, (Anglian Water), Service Maps, Tree Survey and Constraints Plan (Haydens), Flood Risk and Drainage Appraisal (Create Consulting), Preliminary Ecological Appraisal (Greenlight), Bio-Diversity Net gain report (Greenlight), and proposed planning drawings.

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)

Pre-Application Submission - Quarter 4 2024 Planning Submission - Quarter 1 2025
Disposal of site / Construction of Dwellings - Quarter 3 2025

Matter C, 40c

Settlement Limit: Thurlton and Norton Subcourse

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

Yes, the existing settlement limit for Thurlton and Norton Subcourse is suitable and justified. The settlement limit surrounds the main built-up area of both villages whilst excluding public spaces including the playing field, bowls club and allotments. The settlement limit will allow some limited future infill development to occur in the cluster 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 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 existing areas of development that are of a significant enough scale to justify a settlement limit.