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Shared electronically

28th November 2025

Our ref: Tripp, Staithe Road, Burgh St Peter

Dear Annette

Ref: Response to Matters, Issues and Questions for VCHAP Examination

Site: Land north of Staithe Road, Burgh St Peter (12)

Cluster reference: Cluster 43: Toft Monks, Aldeby, Wheatacre and Burgh St Peter (47)

Allocation reference: BUR1

Ahead of the Examination of the South Norfolk Village Clusters Housing Allocations Plan (VCHAP), I have provided responses to the Standard Questions for Each Allocation set out within the Matters, Issues and Questions in relation to the land north of Staithe Road, Burgh St Peter, on behalf of my client, Richard Tripp.

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

The site is a new allocation.

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

There are no planning permissions or applications 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?

The site is owned by a trust, of which Richard Tripp is Senior Trustee and is being contract farmed for arable crop. There are no occupiers or leaseholders affected.

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?

The site is in a very sustainable village location on the north side of Burgh St Peter, which is unusual in benefitting from a business park, providing local employment. There are numerous facilities within walking distance of the site as follows:

a) Glebeland Community Primary School, Toft Monks – 4.5 miles/7km - 7 minute drive

b) Morrisons, Lidl and Tesco in Beccles – 5.2 miles/8.3km – 10 minute drive

c) Burgh St Peter Village Hall – 0.1 mile – 3 minute walk

d) Recreation Ground and Play Area opposite Village Hall - 0.1 mile – 3 minute walk

e) The village also benefits from an excellent local pub, the White Lion, which is a 6 minute walk from the site. The Farmhouse Kitchen (a farm café) is a 3 minute drive from the site, and there is an excellent network of public rights of way in the immediate vicinity, linking the nearby villages and providing walks along the nearby marshes to the north.

The village only benefits from footpaths in some places, but the allocation wording proposes a footpath along the site frontage, which we support.

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 proposed policy wording requires appropriate landscaping along the northern boundary of the site to minimise the visual impact from the Broads Area. The pre-ambles considers that the linear development along Staithe Road will be acceptable as it complements the existing ribbon development in the immediate area. These considerations can easily be incorporated into a scheme.

The site is in a logical location for development, with residential dwellings on three sides. There are no heritage assets close to the site.

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

Access is proposed from Staithe Road. There is a disused agricultural access into the site from Staithe Road. The allocation requires on- and off-site highway works to the site frontage and consideration of potential improvement to the Beccles Road/Pit Road/Staithe Road/Mill Road

junction, as well as provision of a footpath along the site frontage. These requirements are considered reasonable and can be incorporated into a scheme. The proposal is therefore acceptable in access and highway terms.

g) Is the estimate of site capacity justified?

12 units is approximately 21dph, which is considered reasonable when considering the requirement to set development back from Staithe Road. The site is very unconstrained, so the full acreage can be developed. The landowner owns further land to the north of the allocated site, which could provide Biodiversity Net Gain land if required, without reducing the developable area of the allocated site.

h) Are the site-specific requirements for development of the site justified, consistent with national policy and would they be effective?

We consider the proposed allocation wording to meet these tests.

i) Would development of the site be viable, including the delivery of policy compliant affordable housing?

The site is considered to be viable including 33% affordable housing. Durrants has an in-house Land & New Homes team and are confident that there will be demand for the site and plots.

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

Assuming the VCHAP is adopted in April/May 2026, the site will be marketed for sale to a developer immediately thereafter, with a sale agreed July/August 2026, planning application submitted Winter 2026, permission granted Spring/Summer 2027 and start on site later in 2027. The landowner has confirmed these dates are achievable as the site can be sold at the earliest opportunity.

Yours sincerely,

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