

Matter C, 45a

Site Allocation: VC WIC1REV, Land to the south of Wicklewood Primary School, Wicklewood

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

VC WIC1REV 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 currently no 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 WIC1REV is a greenfield site

Ownership position: The site is in sole ownership

Promotion by developer: The site is not currently being promoted by a developer

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	Hackford Road	Wicklewood
Local shop	Various	Wymondham
Village hall	High Street	Wicklewood
Recreation ground	High Street	Wicklewood
Other (bus stop)	Wymondham Road / Hackford Road	Wicklewood
Other (public house)	High Street	Wicklewood

A pedestrian footpath connects the site to most of the Wicklewood services and facilities set out in the table above. The notable exception is the driveway to the village hall and the recreation ground which does not have a dedicated pedestrian access and is constrained due to its location between two residential properties. It does however have a grass verge alongside the vehicular access.

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 marks a transition between the village and the surrounding countryside, lying adjacent to the existing settlement boundaries for Wicklewood. The policy and supporting text reflect the landscape and visual impacts associated with the development of the site. The site-specific policy places a strong emphasis on the layout and landscaping of the site in order to help integrate it into the wider setting. The site provides an opportunity to create a gateway entrance into the village and includes a requirement to create a visual focal point around the existing village sign at the junction of Hackford Road, Wymondham Road and The Green.

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 (SFRA) identified an area at risk of surface water flooding within the southern section of the site. This was reflected in the supporting text and the policy requirements. The revised National Flood Risk Assessment data (NaFRA2) published in 2025 updated the flood risk for the site with both increased and decreased risk shown in different flood events. This is reflected in the submitted Proposed Modifications schedule.

Strategic Flood Risk Assessment ([B.9.1](#), [B.9.2](#), [B.9.22](#), [B.9.25](#))

List of Additional Modifications and Potential Main Modifications Arising from the Statements of Common Ground (SoCG) and the Level 2 Strategic Flood Risk Assessment NaFRA2 Addendum (May 2025) ([A.6.2](#))

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

Yes. Vehicular access is via The Green only and the off-site highway works identified as being necessary by the highways authority have been included in the site-specific policy.

g) Is the estimate of site capacity justified?

Yes. The site comprises part of a wider agricultural parcel with the boundaries of the site drawn to reflect the objectives of the Plan. The proposed site numbers reflect the edge of settlement location and the associated landscaping and layout requirements.

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 available, suitable and deliverable in accordance with all of the 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 confirmed the anticipated timescales for delivery of the site in their October 2024 Delivery Statement. These remained the same in the October 2025 Delivery Statement.

Anticipated planning application date: Within 12-18 months

Commencement of works on site expected: Within 18 months of planning permission being granted

Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

SITE REFERENCE:

VC WIC1REV

SITE ADDRESS (as per the site allocation policy):

Land to the south of Wicklewood Primary School

PROPOSED DEVELOPMENT:

Up to 40 dwellings on 2.97ha

DELIVERY STATEMENT COMPLETED BY (and on behalf of):

Amber Slater (Brown and Co) on behalf of Anthony Cook

DATE OF COMPLETION OF DELIVERY STATEMENT:

02.10.24

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 considered to be available now, suitable for development of the type and scale proposed, and deliverable in accordance with local and national planning policy requirements. It is considered that any scheme could be suitably designed so as to appropriately conserve and enhance the landscape on site and to the south of the site, as well as providing a safe and suitable access, and accommodate at least a 10% uplift in biodiversity value.

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 in the control of a single owner, Anthony Cook, who is keen to progress the site. We understand the owner has had discussions with housebuilders, and the agents are aware of housebuilders who have shown genuine interest in the site.

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 owner is in early stages of discussions with housebuilders which would enable the selected housebuilder to progress with a planning application. Should permission be forthcoming then the housebuilder would purchase the site and deliver the approved 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)

If the Local Authority is prepared to accommodate submission, we envisage a planning application within 12 to 18 months and, depending on outcome, reserved matters and start on site within 18 months thereafter.

Matter C, 45b

Site Allocation: VC WIC2, Land off Hackford Road, Wicklewood

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

VC WIC2 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 currently no 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 WIC2 is a greenfield site

Ownership position: The site is in joint ownership

Promotion by developer: A promoter's agreement has been reached with Orchard Homes (East Anglia) Ltd who intend to develop the site

Impact on site occupiers/ leaseholders: The site is currently used for grazing

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	Hackford Road	Wicklewood
Local shop	Various	Wymondham
Village hall	High Street	Wicklewood
Recreation ground	High Street	Wicklewood
Other (bus stop)	Hackford Road/ Wymondham Road	Wicklewood
Other (public house)	High Street	Wicklewood

A pedestrian footpath connects the site to most of the Wicklewood services and facilities set out in the table above. The notable exception is the driveway to the village hall and the recreation ground which does not have a dedicated pedestrian access and is constrained due to its location between two residential properties. It does however have a grass verge alongside the vehicular access.

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 well contained within the landscape and has residential development to the east and west and mature trees to the north. St Andrew's and All Saints Church and its setting lies to the north of the site, beyond the trees and Hackford Road and the supporting text notes the need to maintain wider views of the Church whilst conserving its immediate setting. This is reflected in the site-specific policy requirements and in the submitted schedule of proposed modifications for the Plan.

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](#))

List of Additional Modifications and Potential Main Modifications Arising from the Statements of Common Ground (SoCG) and the Level 2 Strategic Flood Risk Assessment NaFRA2 Addendum (May 2025) ([A.6.2](#))

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

Yes. On- and off-site highway works were identified in discussions with the highways authority and these have been set out in the site-specific policy requirements.

g) Is the estimate of site capacity justified?

Yes. The site density/ capacity reflects the surrounding context of development and also allows for an appropriate layout and design that will conserve views towards the church.

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 Historic England). 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 site is available, suitable and deliverable in accordance with the policy requirements for the site in their October 2024 Delivery Statement. Technical data for the site has already been prepared by Orchard Homes Ltd.

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 confirmed the anticipated timescales for delivery of the site in their October 2024 Delivery Statement. The position remained the same in October 2025.

Anticipated planning application submission date: Within 2-months of site allocation

Cluster 45: Wicklewood

Commencement of works on site expected: Within 3-6 months of planning permission being granted

Completion expected: (No information supplied)

Delivery Statement: Supplementary/Amended Information
(October 2025)

SITE REFERENCE:

VC WIC2

SITE ADDRESS (as per the site allocation policy):

Land off Hackford Road

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

Jason Barber on behalf of Orchard Homes (East Anglia) Ltd

DATE OF COMPLETION OF SUPPLEMENTARY/ AMENDED INFORMATION:

02/10/25.

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

Jason Barber

02/10/25

Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

SITE REFERENCE:

VC WIC2

SITE ADDRESS (as per the site allocation policy):

Land off Hackford Road

PROPOSED DEVELOPMENT:

Minimum of 12 dwellings on 0.89ha

DELIVERY STATEMENT COMPLETED BY (and on behalf of):

Jason Barber on behalf of Orchard Homes (East Anglia) Ltd

DATE OF COMPLETION OF DELIVERY STATEMENT:

18/09/24

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)

I can confirm the site is available, suitable and deliverable. Orchard Homes (East Anglia) Ltd have an option on this land subject to allocation. There has already been a site layout and technical data prepared for this proposal. This to ensure when the site is formally adopted a planning submission can be submitted reasonably quickly. The Developer is aware of CIL Payments, Biodiversity Net Gain & Nutrient Neutrality requirements to which relevant Consultants have already been engaged to prepare the required information as part of the statutory process. Concluding a clear indication that the Applicant is committed to delivering this development as soon as reasonably possible.

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 jointly owned by Steve & Louisa Sadler. Orchard Homes (East Anglia) Ltd have a promoter's agreement with the landowners to promote the site through allocation and then submit a planning application to achieve planning permission thereafter. The landowners are obligated to sell the site to Orchard Homes (East Anglia) Ltd on approval of a planning permission

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)

To date the following works have been completed. 1) Detailed site layout which has been agreed with Applicant 2) Dwelling Design 3) Drainage enquiries to ensure a suitable drainage system can be implemented 4) Civil Engineer has been appointed who has provided draft designs of a suitable drainage proposal 5) Ecology survey completed and BNG metric being assessed 6) Nutrients Neutrality calculator being assessed 7) Arboricultural report completed

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-onsite date and the likely completion date of the development.

(Approx 100 words)

The intentions are that once formal adoption of the site has been confirmed by the LPA. A planning application will be made within 6-8 weeks. Subject to the date of approval (season dependant). The Applicant would intend to start works within 3-6 months of the granting of the permission (this also subject to any pre commencement planning conditions)

Matter C, 45c

Site Allocation: VC WIC3, Land off Hackford Road, Wicklewood

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

The site was an allocation in the 2015 Site Specific Allocations and Policies Document (2015 ref: WIC1).

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

The site was granted planning permission for 9 dwellings in May 2025.

Planning application reference number: [2021/1076](#)

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 WIC3 is a greenfield site

Ownership position: The site is in sole ownership

Promotion by developer: The site has not been promoted by a developer through the VCHAP process

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	Hackford Road	Wicklewood
Local shop	Various	Wymondham
Village hall	High Street	Wicklewood
Recreation ground	High Street	Wicklewood
Other (bus stop)	Hackford Road/ Wymondham Road	Wicklewood
Other (public house)	High Street	Wicklewood

A pedestrian footpath connects the site to most of the Wicklewood services and facilities set out in the table above. The notable exception is the driveway to the village hall and the recreation ground which does not have a dedicated pedestrian access and is constrained due to its location between two residential properties. It does however have a grass verge alongside the vehicular access.

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 WIC3 is adjacent to Hackford Road, to the north of the settlement. The visual impact of the site has been assessed in more detail through the planning application process.

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

The applicant has demonstrated to the satisfaction of the highways authority through the planning application process that the site is acceptable in highway terms.

g) Is the estimate of site capacity justified?

The site now has planning permission for 9 dwellings, an increase to the numbers proposed through the site allocation.

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 where appropriate. 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 owner has not submitted Delivery Statements for this site but a planning application was submitted in 2021. Determination was delayed due to the wider nutrient neutrality issue however the applicant remained engaged with the Development Management process throughout this time period.

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 owner has not submitted Delivery Statements for this site – information has therefore been based upon the planning application.

Planning permission date: May 2025

Commencement of works on site expected: Before May 2028 (in accordance with the planning permission for the site)

Matter C, 45d

Settlement Limit: Wicklewood

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

Yes, the settlement limits for Wicklewood are suitable and justified. The existing settlement limits have been drawn around the main built form of the village. Gaps have been left in the settlement limits to protect the access to the agricultural land at Church Lane and to exclude All Saints Church. These settlement limits may enable some limited future infill development to occur in the most sustainable locations in the village 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 settlement boundaries.

There are no significant areas of existing development that 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.