

Matter C, 47a

Site Allocation: VC WOO1, Land south of Church Road, Woodton

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

VC WOO1 is a new allocation for the VCHAP.

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

VC WOO1 has planning permission which was granted in November 2024.

Planning reference number: [2023/1386](#), [2025/1699](#)

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 WOO1 is a greenfield site

Ownership position: Single ownership

Promotion by developer: Yes (Crocus Homes)

Impact on site occupiers/ leaseholders: The site is under development in accordance with the planning permission

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	Woodton
Local shop	The Street	Hempnall
Village hall	Hempnall Road	Woodton
Recreation ground	Church Road	Woodton
Other (Bus Stop)	Hempnall Road	Woodton
Other (Pub)	Hempnall Road	Woodton

Footways along Hempnall Road and small footway along Church Road. Some footways are located along the Street and Norwich Road which provide access to facilities within

the village from VC WOO1, however these are limited and certain sections of the roads have no footways. Existing pedestrian links to the primary school are noted as being substandard and VC WOO1 is noted as having the opportunity to improve this. Final details of footways are subject to conditions and currently being considered by the Council (2025/1699).

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 gently undulating with open long views across the site to the north, west and south. There is an existing hedgerow along the eastern boundary. The policy requires the protection of existing vegetation, appropriate boundary treatments and consideration of existing views to ensure the site is sensitively developed and reflects the transition from the village into the countryside.

VC WOO1 requires the provision of safeguarded land for either recreation or education use following identification of a need for additional land for education purposes through the VCHAP process.

The Council is currently considering an application regarding Details of Conditions relating to highways, footways, drainage and landscaping, amongst other conditions (2025/1699).

Assessments of the landscape and townscape impact of VC WOO1 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. VC WOO1 is accessible via Church Road (B1527) and Norfolk County Council as the Highways Authority have identified that some junction improvements from Church Road onto Norwich Road (B1332) may be required, as well as carriageway widening along the site frontage. As noted above, the site also provides an opportunity for pedestrian access to the school to be improved.

The Council is currently considering an application regarding Details of Conditions relating to highways and footways, amongst other conditions (2025/1699).

g) Is the estimate of site capacity justified?

Yes. VC WOO1 is allocated for approximately 50 dwellings on 3.3 hectares of land, resulting in a density of approximately 15.15 dwellings per hectare. The policy does require the delivery of additional community benefits, namely the land for education or recreational improvements, and other infrastructure requirements. Planning permission has been approved for 50 dwellings on this 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 Norfolk County Council for highways and education). 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.

VC WOO1 has been granted planning permission and this was noted in the Delivery Statement submitted in 2024. The Supplementary Delivery Statement submitted in October 2025 states that the site is still being planned for late 2025 with a completion date anticipated for December 2027. The Council is currently considering an application regarding Details of Conditions (2025/1699).

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 permission date: Granted November 2024

Submission of reserved matters application expected: Submitted June 2025

Commencement of works on site expected: Late 2025

Completion expected: December 2027

Delivery Statement: Supplementary/Amended Information

(October 2025)

SITE REFERENCE:

VC WOO1

SITE ADDRESS (as per the site allocation policy):

Land south of Church Road (Woodton).

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

Matt Davidson on behalf of Crocus Homes Limited

DATE OF COMPLETION OF SUPPLEMENTARY/ AMENDED INFORMATION:

1st 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.

Question 2

Crocus Homes now own the site in its entirety, having purchased this in March 2025.

Question 3

Full Planning Permission was released on 21st November 2024 for 50 homes and associated works.

Question 4

Start on site continues to be planned by end of 2025 and build programme is showing 24 months to complete the development (i.e. by December 2027)

(Please continue on a separate sheet if necessary).

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 WOO1

SITE ADDRESS (as per the site allocation policy):

Land south of Church Road

PROPOSED DEVELOPMENT:

Up to 50 dwellings on 3.3ha

DELIVERY STATEMENT COMPLETED BY (and on behalf of):

Matt Davidson on behalf of Crocus Homes Limited

DATE OF COMPLETION OF DELIVERY STATEMENT:

27th September 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 has recently been (planning) approved by South Norfolk Council, who have themselves assessed this.

2. Please confirm the land ownership details of the site, including any discussions and/or agreements with developers if appropriate.
(Approx. 100 words)

Crocus Homes will acquire the site to develop the 50 homes, as soon as the Planning Permission and S106 Agreement is executed/completed – there is a live Contract to purchase the site between Crocus Homes, ESCO and the landowners.

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)

See above. Planning approval granted at Planning Committee on 28.08.2024. Planning Permission and S106 release expected by end 2025. Crocus Homes are now working up technical information to be able to commence construction work.

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)

See above, plus likely start on site date expected to be June 2025.

Settlement Limits: Woodton and Bedingham

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

Yes, the settlement limit for Woodton is suitable and justified. The settlement limit is drawn around the main built area of Woodton, including the development along The Street as part of the 2015 WOO1 allocation.

The settlement limit will allow some limited future infill development to occur in the most sustainable location 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 residential 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 limit 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 hamlets or existing areas of development that are of a significant enough scale to justify a settlement limit.

No settlement limit has been drawn for Bedingham as the existing development is of a low density and sporadic. The most densely built area along School Road is very small and rural in nature and therefore does not justify the need for a settlement limit.