

Matter C, 48a

Site Allocation: VC ASH1, Land west of New Road, Ashwellthorpe

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

VC ASH1 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: VC ASH1 is a greenfield site.

Ownership position: The allocation covers two landownerships. The landowners are working together to see the allocation brought forward.

Promotion by developer: The landowners are keen to engage with a developer to progress the site. Awaiting progression on the VCHAP to begin this.

Impact on site occupiers/ leaseholders: The site is 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.

Cluster 48: Wreningham, Ashwellthorpe & Fundenhall

FACILITY	LOCATION	SETTLEMENT
Primary school	Ashwellthorpe Road	Wreningham
Local shop	various	Wymondham
Village hall	Muskett Road	Ashwellthorpe
Recreation ground	Muskett Road	Ashwellthorpe
Other (bus stop)	Wymondham Road / The Street	Ashwellthorpe
Other (public house)	Norwich Road / B1113	Fundenhall

There is no pedestrian footpath along New Road from the site towards the centre of the village, although the road is characterised by wide verges. Along The Street and Muskett Way, there are continuous footpaths connecting to those facilities in Ashwellthorpe. There are also no footpath connections to either Wreningham, Fundenhall or Wymondham from Ashwellthorpe.

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 adjacent to the edge of the settlement but will be read in the context of the existing residential development along New Road. The site-specific policy includes requirements relating to the layout and design of the site, including the retention of existing vegetation and trees, to minimise the visual impact of the development.

Assessments of the landscape and townscape impact, included within the following evidence base documents:

Site assessment ([B.1A](#))

Landscape Visual Appraisal ([B.5.1](#))

The limited pedestrian connectivity of the site was considered through the process, alongside the junction at New Road and The Street. These discussions recognised the function that the wide verges alongside New Road have in enabling pedestrians to step out of the carriageway to avoid oncoming traffic. It was understood through these discussions that the rural nature of the local highway network resulted in a lack of formal footpaths but that the width of the carriageway, combined with the wide verges, was a reasonable option for pedestrians in this location.

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

Yes. Further to discussions with the highways authority the identified on- and off-site highway works have been set out in the site-specific policy requirements, including junction improvements at the junction of New Road and The Street.

g) Is the estimate of site capacity justified?

The site density has been informed by the edge of settlement location and the identified site-specific 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 supporting 2024 Delivery Statement is appended to this statement. Following a change in land ownership, the site promoter has not submitted an updated Delivery Statement in 2025.

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

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Yes, the site is deliverable within the Plan period. The site promoter submitted a timeframe in their 2024 Delivery Statement however this timescale has now expired.

Anticipated planning application date: Unknown

Commencement of works on site expected: Unknown

Completion expected: Unknown

Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

SITE REFERENCE:

VC ASH1

SITE ADDRESS (as per the site allocation policy):

Land west of New Road

PROPOSED DEVELOPMENT:

Up to 15 dwellings on 1.09ha

DELIVERY STATEMENT COMPLETED BY (and on behalf of):

Richard Shuldham MRICS obo The Landowners

DATE OF COMPLETION OF DELIVERY STATEMENT:

07/10/2024

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)

To the best of our knowledge the site is available, suitable and deliverable. We are aware of the Nutrient Neutrality constraints to the site and are working with the landowners on identifying solutions, this is currently commercially sensitive information.

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

(Approx. 100 words)

The allocation covers two landownerships. The landowners are working collaboratively to see the allocation brought forward.

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 landowners are keen to engage a developer to progress the site, we are awaiting certainty around the local plan to invest in proceeding.

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)

Planning could be submitted in early 2025 with a start on site as soon as possible thereafter subject to planning conditions.

Matter C, 48b

Settlement Limits: Wreningham, Ashwellthorpe and Fundenhall

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

Yes, the settlement limits for Wreningham and Ashwellthorpe are suitable and justified.

At Wreningham, the settlement limit covers most development along Wymondham Road, Ashwellthorpe Road and Church Road, up to the junction at Hethel Road. Within the VCHAP, the settlement limit has been extended to the west, along Wymondham Road, to include three new dwellings. An existing separate settlement limit at Mill Lane/ Toprow includes most of the cluster of dwellings in that location.

The settlement limit for Ashwellthorpe has been drawn to include the main built form of the settlement, with two breaks at Wood Farm and Church Farm and has been extended to include the development at Muskett Road, Browne Close, Goodrum Close and Warman Way.

Overall, these settlement limits will allow some limited future infill development to occur in the most sustainable locations in the cluster whilst preventing encroachment into the countryside. 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?

The changes to the settlement limits are justified under element (i). The amendments have been made to accommodate new development along Wymondham Road, Muskett Road, Browne Close, Goodrum Close and Warman Way.

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.

Development in Fundenhall is mostly small and isolated and does not justify the need for a settlement limit.