

Matter C, 5a

Site Allocation: VC BB1, Corner of Norwich Road & Bell Road, Barnham Broom

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

VC BB1 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 BB1 is a greenfield site.

Ownership position: The site is in sole ownership.

Promotion by developer: Strutt & Parker have signed Terms of Business with the landowner to advertise and identify a development partner, either in the form of an Option Agreement or Promotion Agreement.

Impact on site occupiers/ leaseholders: None known.

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	Barnham Broom
Local shop	Various	Wymondham
Village hall	Norwich Road	Barnham Broom
Recreation ground	Norwich Road	Barnham Broom
Other (bus stop)	Bell Road & Norwich Road	Barnham Broom

FACILITY	LOCATION	SETTLEMENT
Other (public house)	Bell Road	Barnham Broom
Other (employment)	Mill Road	Barnham Broom

There are footways on the opposite site of both Bell Road and Norwich Road, connecting the site to the local pub, the primary school and the village hall with recreation ground (the shop on the Bell Road/Mill Road junction has now closed and has Prior Approval for conversion to C3 residential use). There is also a footway on Mill Road to a nearby small group of businesses.

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?

Barnham Broom is a relatively elongated village, along Norwich Road, Mill Road, and Bell Road, with a noticeable area of nucleated development on the opposite side of Bell Road from the allocation site. Whilst the site currently forms a pleasant green space within the village, it has no specific status in terms of environmental, heritage or landscape designations, and it offers the opportunity for localised highways improvements which do not exist elsewhere. The site itself is enclosed within the wider landscape and Policy VC BB1 requires trees and hedgerows around the site to be retained as far as possible. This includes the vegetation on the eastern boundary, which protects the setting of the adjacent non-designated heritage asset.

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?

Norfolk County Council as highways authority raised concerns from the early stages of VCHAP preparation regarding the capacity for further development in the vicinity of Bell Road without improvements to the Bell Road/Mill Road/Norwich Road/Honingham Road junction, particularly related to the visibility when exiting Bell Road. As such, this site is required to realign Bell Road to create a suitable staggered junction with Norwich Road, Honingham Road and Mill Road, to be agreed with the Highway Authority.

g) Is the estimate of site capacity justified?

The site is required to balance several elements, including the realignment of Bell Road, a focal point space adjacent to the pub and (former) shop, protection of the existing trees and hedgerows as far as is practicable, and protection of the setting of the adjacent non-designated heritage asset. As such, approximately 40 dwellings is considered an appropriate level of development in a central village location, to both accommodate the above requirements and fund the highways improvements.

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 highways). 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 already undertaken a number of baseline surveys, including arboriculture, flood risk, topographic and rights of way, none of which have returned negative results, and draft layouts have also been developed accordingly.

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/ planning application date: it is anticipated that the site will be sold within approximately six months of allocation in the VCHAP, subject to securing a suitable planning permission, there having been interest already expressed by developers. Future timescales would then be in the hands of that developer.

Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

(Update October 2025)

SITE REFERENCE:

VC BB1

SITE ADDRESS (as per the site allocation policy):

PROPOSED DEVELOPMENT:

Approximately 40 dwellings on around 1.4ha (3.46 acres)

DELIVERY STATEMENT COMPLETED BY (and on behalf of):

Russell de Beer – agent on behalf of Andrew Allen.

DATE OF COMPLETION OF DELIVERY STATEMENT:

Andrew Allen is actively seeking to obtain an allocation for this site before agreeing a sale to a residential developer. Strutt & Parker have signed Terms of Business with Mr Allen engaged to advertise and identify a development partner, either in the form of an Option Agreement or Promotion Agreement.

Mr Allan has previously been approached by housing developers who have shown an active interest in this site.

It is difficult to provide any detailed completion dates as this will be outside of Mr Allen control. However, it is anticipated that with an allocation granted, the developer partner will actively progress a sustainable planning application with South Norfolk Council. The Promotion/Option Agreement will place obligations on the developer partner to satisfy set time frames.

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)

Test 1: Economic. There is a housing demand in Norfolk and this site is located in an attractive area where there is local demand. It is anticipated the local demand for new housing will ensure the site is economically sustainable.

Test 2: An element of social housing will be provided as part of a successful

Planning Permission. Barnham Broom offers a range of facilities within the village for local residents. There are also public transport links.

Test 3: Environmental. An area will be allocated to green open space and there will be a hedge and tree planting scheme introduced. A CIL contribution is expected, and it is envisaged BNG and Nutrient Neutrality requirements can be met by the site.

In response to **Test 1** we believe there is a housing demand in Norfolk and more specifically South Norfolk (SN), who have a five-year housing supply from 1st April 2025 to 31st March 2030 of 4.85, below the five-year requirement. This site could contribute to meeting this shortfall.

In response to **Test 2**, whilst SN has exceeded their social housing quota for 2024/2025 of 333, against a target of 169, it is anticipated this site will include an element of social housing.

In response to **Test 3** an area of green open spaces has been designed into a preliminary design, attached to this document. This design includes a landscaping scheme which incorporates hedge planting.

A CIL contribution is expected, and we envisage BNG and Nutrient Neutrality requirements can be met by the site.

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

(Approx. 100 words)

The land is owned by Andrew Allen personally and the land has vacant possession. There is no third-party ownership involved, or any tenancies in place.

Preliminary discussions have been held with some housing developers who have shown a keen interest in the site, but no agreement for sale has been reached as all parties are waiting for the site to be allocated.

Mr Allen has employed Strutt & Parker to identify a suitable development partner with the intention of entering into a Promotion or Option Agreement.

3. Please provide any details relating to progress made towards the submission of a planning application on the site is 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 submitted a pre-application in 2018 (your reference: ENQMEM/2018/1461) and following this feedback we have continued to engaged with South Norfolk Council to this day.

We have been in communication with Kate Fisher and Simon Marjoram since 2022.

We have taken part in the Regulation 18 version of the VCHAP, and Regulation 19 version of the VCHAP, and have received feedback on preliminary designs, which have been amended accordingly to address these points.

The following surveys have been carried out:

- Topographical survey;
- Highway access arrangement survey in relation to a junction realignment;
- Phase 1 Environmental survey;
- Arboriculture Assessment;
- Flood risk assessment;
- Desktop Mineral survey; and
- Rights of Way

None of these surveys provided a negative response. All future surveys are to be carried out by the future developer once a suitable scheme has been granted Planning Permission.

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 of the development.

(Approx. 100 words)

Following the allocation of this site, we anticipate a sale to a developer partner being agreed, subject to obtaining a suitable and sustainable Planning Permission. The specific timing is difficult to confirm, but we anticipate a strong level of interest for this site, as Barnham Broom is viewed as an attractive rural village with good road access links to the A11 and A47. Barnham Broom is classified as a Service Village, offering a range of local service, facilities and amenities, all of which promote and support housing development.

The start date of the development will be ultimately determined by the developer and South Norfolk Council's planning department.

Delivery Statement for South Norfolk Council Village Clusters Housing Allocations Plan

SITE REFERENCE:

VC BB1

SITE ADDRESS (as per the site allocation policy):

Corner of Norwich Road and Bell Road

PROPOSED DEVELOPMENT:

Approximately 40 dwellings on 1.4ha

DELIVERY STATEMENT COMPLETED BY (and on behalf of):

Russell de Beer – agent on behalf of Andrew Allen.

DATE OF COMPLETION OF DELIVERY STATEMENT:

My client is seeking to obtain an allocation for this site before agreeing a sale to a residential developer. My client has been approached by a handful of interested housing developers who are eager to consider this site. It is therefore difficult to provide any detailed completion dates as this will be outside of our control. However, my client hopes to have agreed a sale, subject to obtaining a suitable Planning Permission, with a housing developer within six months of the allocation being granted, and the timeframe will then be determined by the housing developer and South Norfolk Council Planning Department.

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)

Test 1: Economic. There is a housing demand in Norfolk and this site is located in an attractive area where there is local demand. It is anticipated the local demand for new housing will ensure the site is economically sustainable. **Test 2: An element of social housing will be provided as part of a successful Planning Permission.** Barnham Broom offers a range of facilities within the village for local residents. There are also public transport links. **Test 3: Environmental.** An area will be allocated to green open space and there will be a hedge and tree planting scheme introduced. A CIL contribution is expected, and it is envisaged BNG and Nutrient Neutrality requirements can be met by 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)

The land is owned by Andrew Allen personally. There is no third-party ownership involved. Discussions have been had with some housing developers who have shown a keen interest in the site, but no agreement for sale has been reached as all parties are waiting for the site to be allocated.

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 following surveys have been carried out: Environmental; Tree Preservation Orders; Flood risk assessment; Minerals; Rights of Way; and Topography Survey. None of these surveys provided a negative response. All future surveys are to be carried out by the future developer once a suitable scheme has been granted Planning Permission.

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)

Following the allocation of this site, we anticipate a sale to a developer being agreed, subject to obtaining a suitable Planning Permission, with a period of six months. The start date of the development will be determined by the developer and South Norfolk Council's planning department.

Matter C, 5c and 5d

Settlement Limit: Barnham Broom, Kimberley, Carleton Forehoe, Runhall and Brandon Parva

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

Yes, the settlement limits for Barnham Broom are suitable and justified.

The settlement limit is comprised of two parts and is drawn around the two main built-up areas around Mill Road and Bell Road, and Norwich Road. The break between the two areas is made up of agricultural land and woodland which contribute to the local character. Two additional areas have been incorporated into the settlement limit which allow for some limited development whilst maintaining the existing character and existing gap.

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 Barnham Broom settlement limit are considered to be suitable under part (ii). Both of the extensions are identified as being close to local services and, provided the sites are sensitively designed, would not negatively impact the local character and would maintain the existing gaps between the two main built up areas.

Allocations and Settlement Limit Extensions Site Assessments ([B.1A](#))

c) Should any other settlement limits be included in the plan to reflect other hamlets or existing areas of development in the cluster?

No. No settlement limits have been drawn for Kimberley, Carleton Forehoe, Runhall and Brandon Parva due to the areas being much more rural in nature, mostly made up of agricultural dwellings, small hamlets and isolated dwellings with very limited/no facilities. These areas are not considered appropriate for settlement limits and would likely result in inappropriate development.

Cluster 5: Barnham Broom, Kimberley, Carleton Forehoe, Runhall and Brandon Parva

There are no other hamlets or existing areas of development that are of a significant enough scale to justify a settlement limit.