

Statement to: Mr David Reed, Examining Inspector  
Copy to: Annette Feeney, Programme Officer  
From: Mrs Silvi Berger, Mr Iv Bacic, Mr Ian Bailey, Mrs Lynn Dorsett  
Supported by Barnham Broom Parish Council, Barnham Broom villagers, Cllr Richard Elliott - South Norfolk Council, and George Freeman, MP for Mid Norfolk  
Plan: South Norfolk Village Clusters Housing Allocations Plan (VCHAP)  
Site Allocation: VC BB1 – Corner of Norwich Road and Bell Road, Barnham Broom  
Subject: Objection to Site Allocation VC BB1  
Date: 19 November 2025

## 1. Introduction

We acknowledge the extensive work carried out by the Place Shaping Team at South Norfolk Council in preparing the VCHAP. We also recognise the clear and pressing need for additional housing across South Norfolk's villages, including Barnham Broom. Our Neighbourhood Plan is being developed to address this need.

Our objection concerns the selection of this particular site - a meadow at the heart of the village - for development.

There has been a long-standing vision for the meadow to become a village green – a central gathering place and focal point for people of all ages to enjoy. A traditional green for recreation, sports and community events, it would help bring both ends of the village together. It would also create a quintessential village scene opposite the pub, enhancing the pub's appeal. This space would not only enrich village life but also make the area more attractive for future investment. Building here would not only undermine the character of the village centre but also permanently eliminate the opportunity to create a village green on this important open space.

Policy VC BB1 would introduce a large, high-density estate-style development that is entirely out of keeping with the established settlement pattern. The proposal would negatively affect the non-designated heritage assets and significantly undermine the rural character and setting of the village centre.

## 2. Key Objection: Housing Density per Hectare

Policy VC BB1 allocates an area of 1.40ha for approximately 40 dwellings at the corner of Norwich Road and Bell Road in Barnham Broom and mandates a realignment of Bell Road to create a staggered junction with Norwich Road / Honingham Road / Mill Road.

The principal objection concerns the proposed dwellings per hectare for VC BB1, which is inconsistent with the National Planning Policy Framework and conflicts with South Norfolk Council's objectives as set out in the Norfolk Housing and Economic Land Availability Assessment (HELAA). This raises concerns about the soundness of the site allocation.

Page 7 of the Greater Norwich Local Plan (March 2024) states that "homes will be built at appropriate density to respect and enhance local character." <https://www.southnorfolkandbroadland.gov.uk/asset-library/imported-assets/cd-7.1-gnlp.pdf>.

The density policy for South Norfolk, according to Page 10 of the HELAA, is 25 dwellings per hectare (dph). <https://www.north-norfolk.gov.uk/media/3408/helaa-methodology-final-master-130716.pdf>

Our objection is that the proposed density of 28.5 dph for site VC BB1 represents overdevelopment. This level of density would result in a cramped form of development, a large-scale housing estate that is disproportionate and would fundamentally undermine the rural character of the village.

### **3. The land available for dwellings at VC BB1, excluding infrastructure, open space and area of ponding**

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States that the developer of site VC BB1 will be required to ensure:

- Realignment of Bell Road to create a suitable staggered junction with Norwich Road, Honingham Road and Mill Road
- Creation of a new area of focal open space in the north-west corner of the site on the area of land between the realigned Bell Road and the existing road alignment

Bell Road is regularly used by large agricultural vehicles, HGVs and buses. As a result, realigning the crossroads would require a not insubstantial portion of the meadow for the new road layout, in order to avoid encroaching on the woodland opposite. The delivery of the proposed staggered multi-arm junction is essential to the site's viability. If it cannot be delivered within the site boundary, or is not completed and functioning before any dwellings are occupied, the site should be considered ineffective and undeliverable.

The introduction of a realigned road and the provision of open space therefore reduces the available land from 1.4ha for dwellings to a maximum of 1ha and possibly less, resulting in an untenable density for site VC BB1 of 40 dph.

A section of the meadow on the eastern side has evidence of ponding, shown on the Agricultural Land Environmental Risk and Opportunity Tool (Appendix 1a) and a high chance of surface water flooding as indicated by Environment Agency maps (Appendices 1b and 1c). While this area may be suitable for open space or gardens, it would limit the potential for housing construction on this part of the meadow.

### **4. Comparison with other VCHAP sites in South Norfolk**

Appendix 2 lists the 48 villages included in the VCHAP document, sorted by the highest number of proposed dwellings. The site areas of the top ten villages range from 4.9ha to 1.4ha at Barnham Broom.

Excluding Barford (whose site includes provision for a new village hall) and Barnham Broom, the average site area for villages allocated 40 dwellings is 2.66ha. In contrast, Barnham Broom's allocation of 40 dwellings on less than 1.4ha is a clear outlier and represents a significantly higher and inappropriate density.

Appendix 3 lists the 48 villages ranked by highest housing density first. Only one village – Hempnall - has higher dph than Barnham Broom, with 15 dwellings allocated on 0.35ha. However, site HEM1 is designated specifically for one- and two-bedroom properties for older people, making it not directly comparable to the allocation at Barnham Broom.

Given that the actual land for dwellings at site VC BB1 is likely to be a maximum of 1ha – once allowances are made for road realignment, open space and ponding – it is appropriate to compare it with VCHAP sites between 0.9 and 1ha range – Appendix 4. Among those seven sites the number of allocated dwellings ranges from 12 to 20, with an average of 18.2 dwellings per site, significantly lower than the 40 dwellings allocated to VC BB1.

### **5. Strong community opposition to proposed 40-dwelling development on the meadow**

Much of the consultation for the VCHAP took place during the global pandemic, when there were no public meetings, and information from SNC was largely limited to its magazine and a link to an online portal described as a 'virtual village hall'. Unfortunately, this approach excluded a significant portion of the population for whom internet access or usage was not commonplace.

The Parish Council limited its meetings and communication was focused on staying safe and preventing social mixing.

Early in 2025 villagers stated they had not been properly informed about the proposals to build 40 houses on the meadow and to alter the crossroads. At this time, the Parish Council held a majority with family and business ties to a councillor who had a financial interest in the site; a perceived conflict of interest.

In less than a week of the village becoming aware of the proposed development, in early 2025, over 270 adults – out of a village population of 670 – signed a door-to-door petition opposing the development on that site. The number grew to over 600 as the petition went online using Change.org, which targeted the algorithm to the NR9 district.

The Villagers want the new houses but not on the meadow. *Links to articles in the Eastern Daily Press and Norwich Evening News.* [EDP article May 2025](#) [Article June 2025](#).

## 6. Post-Regulation 19 Changes to Services and Community Facilities

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The Services and Community Facilities section states that Barnham Broom has a good range of facilities including a primary school, village hall, pub, shop, and post office. The situation has changed since Reg. 19 was submitted and the village has now lost its shop. Located near the crossroads of Norwich Road, Bell Road, Mill Road and Honingham Road, the shop sadly closed in Autumn 2024. The post office is set to close at the end of the year and the owners had submitted a request to SNC for a change of use from commercial to residential. In September 2025, despite the premises having recently been designated an Asset of Community Value, the owners were granted approval by SNC for this change of use.

## 7. Environmental and landscape impact



Site VC BB1 (photo above) features a grove of ancient lime trees, with the surrounding meadow bordered by native hedgerows, contributing to a valuable micro-ecosystem. A few hundred metres away lies Barnham Broom [Fen](#), designated as a County Wildlife Site, which supports five bat species, including the rare barbastelle. The meadow's proximity to the Fen highlights its importance as an ecologically significant habitat for a variety of protected wildlife species.

[VCHAP Site Assessment](#) Page 54 states the development of VC BB1 - "Would have some impact on setting of non-designated heritage assets to east and west, particularly by detracting from rural setting of Manor Farm to east and also from erosion of gap between different parts of settlement." There is no doubt that a development of 40 houses with a density exceeding 28.5 dwellings per hectare would have a significant adverse impact on the heritage assets in the centre of the village, in particular the setting of Manor Farm and nearby residential barns. Maintaining the authenticity of the setting is very important to us.

The Landscape Visual Appraisals, <https://www.southnorfolkandbroadland.gov.uk/asset-library/vchap-landscape-visual-appraisals.pdf> Page 61 states that the initial landscape site assessment shows a "Poor site

in landscape terms as the site has significant landscape character issues. There would also be a loss of significant hedgerows. The site is bounded by important native hedges which will need to be assessed as they are important to this landscape character area. The site will impact on the wider landscape and will encroach into an undeveloped area of the village to the east of Bell Road. It is likely to result in the loss of important hedgerows, particularly along the frontage."

In the summer of 2025, the Tree Preservation Officer successfully secured a Tree Preservation Order for all the trees within and surrounding the meadow.

While the VCHAP and LVA acknowledge the importance of assessing trees and hedgerows, there is concern that requiring their retention only 'as far as possible' may not provide sufficient protection.

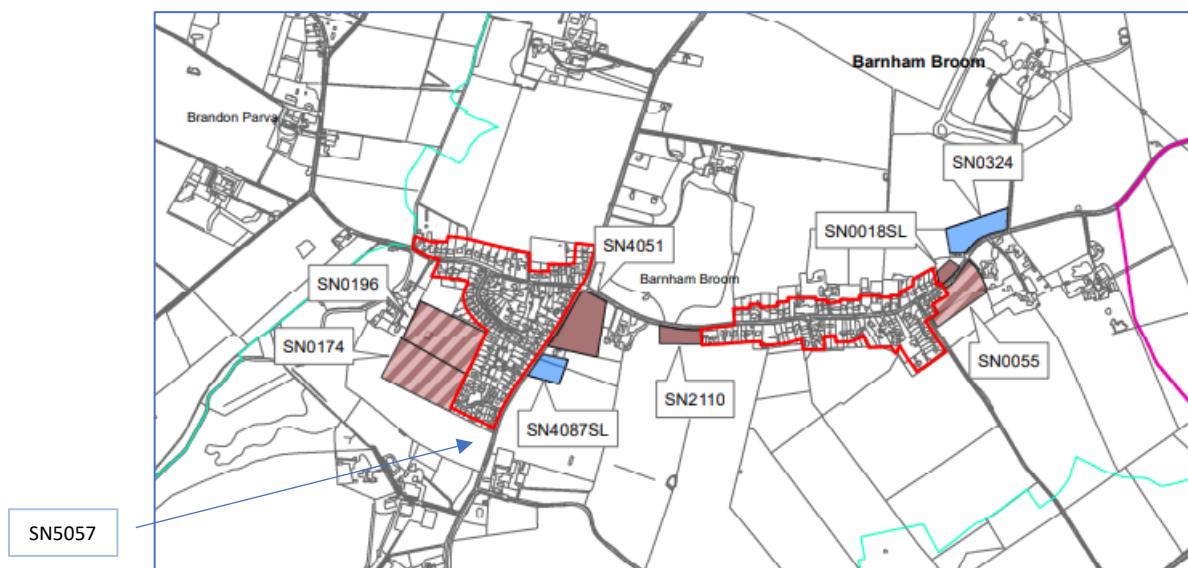
## 8. Infrastructure impacts, including Flood Risk and Sewerage

The Water Cycle Study <https://www.southnorfolkandbroadland.gov.uk/asset-library/south-norfolk-vchap-wcs-report-wcag.pdf>, states on Page 17, that "significant water recycling centre constraints have been identified with respect to wastewater treatment capacity or local infrastructure and flood risk constraints for the proposed site. VC BB1 (formerly SN4051) may require sewerage infrastructure upgrades to be implemented prior to occupation; this may affect early phasing or increase developer requisition costs. The WRC which serves Barnham Broom will require a new permit early in the VCHAP plan period."

Given the ponding observed on the meadow (see section 3 above) and the associated risk of surface water and drainage issues, a site-specific SuDS strategy would be necessary. This should include detailed drainage criteria to be incorporated as a Main Modification if site VC BB1 proceeds.

There is increasing concern about the limitations of existing infrastructure. A [BBC report](#) from September 2025 highlighted that Anglian Water is now set to object to new housing proposals due to capacity issues. The utility company recently stated it will oppose developments where local sewer networks are already operating at or near full capacity. The proposed development at VC BB1, for 40 dwellings, is likely to place significant additional pressure on the sewerage system and could severely impact the operation of the nearby Water Recycling Centre (WRC).

## 9. Alternative sites for development



There is a widespread view within the village that no single site could reasonably accommodate 40 dwellings. A phased approach involving smaller developments distributed throughout the village would promote better integration between current and incoming villagers. This would also enable the necessary WRC upgrades to be implemented in a timely manner, ensuring the sewerage infrastructure can effectively handle the increased demand.

[VCHAP Reg 18](#) published in 2021, identified nine sites in Barnham Broom promoted for consideration, three of which were identified as preferred allocations and three were shortlisted.

The preferred sites were:

- SN0018SL, land north of Norwich Road, 0.18ha
- SN2110, land south of Norwich Road, 0.4ha
- SN4051 (now VC BB1), land on corner of Bell Road and Norwich Road, 1.4ha

The initial site visit conclusion of VC BB1, page 55 of the [VCHAP Site Assessment](#) stated “An allocation of 25 dwellings could be considered on the northern portion of the site as it is a location which could strengthen the nucleated core of the village, albeit by extending estate development east of Bell Road with erosion of gap between different parts of settlement. This is subject to an access being achievable with no loss of important trees and minimising any loss of hedgerow and surface water flood risk issues being addressed.”

The increase from 25 to 40 dwellings may have been intended to ensure that the cost of realigned crossroads – identified as a requirement by National Highways – is borne by the developer.

*Sites SN0018SL and SN2110 were noted in Mr Reed's Matters, Issues and Questions document of 10/10/25 as Additions to the existing Settlement Limits.*

The three shortlisted sites were:

- SN0174, land off Bell Road, 25 dwellings on 1ha.  
Reasons for rejection - “The western part of the site would be more intrusive in the Yare Valley, be more problematic in terms of built form/townscape and encroach more on the nearby listed property. The most significant constraint is the need to improve the junction of Bell Road with Mill Road and Norwich Road, which requires third party land.”
- SN0196, land west of Mill View, 25 dwellings on 1ha.  
Reasons for rejection - “The western part of the site would be more intrusive in the Yare Valley, be more problematic in terms of built form/townscape and encroach more on the nearby listed property. Development of this site would also require breaching the hedge between this site and SN0174. The most significant constraint is the need to improve the junction of Bell Road with Mill Road and Norwich Road, which requires third party land.”
- SN0055, land East of Spur Road/south of Norwich Road, 25 dwellings on 1ha.  
Reasons for rejection - “improvements to footways may be necessary” and later “the frontage of the site had been sold to third party landowner.”

SN0174 and SN0196 are adjacent sites located to the rear of the existing Bankside development. While it is acknowledged that development on either site may have an intrusive impact on the Yare Valley, VCHAP site assessment in 2022 [VCHAP Site Assessment](#) page 31 suggested a reasonable alternative would be development of the eastern part of the sites only. The primary constraint appears to be the perceived need to upgrade the junction of Bell Road with Mill Road and Norwich Road.

With regard to SN5057, land south of Bankside, 12 dwellings on a site of 0.58ha, visited as part of [VCHAP Site Assessment](#) in 2022, the overall conclusion, on page 74 was “The site has few constraints, and with a good landscaping scheme, could enhance the approach to the village along Bell Road. The principal concerns with the site relate to highways, in terms of achieving a suitable access off Bell Road (given the steep bank, required visibility splays and need for an extension of the foot way from the north) and also in terms of the need to improve the Bell Road/Norwich Road/Mill Road/Honingham Road crossroads, which requires land in third party ownership.”

Although SN5057 was identified as a 'reasonable alternative site' there is no explanation for its omission from subsequent documentation. Access to Bell Road, via the existing Bankside Way, would negate concerns about a steep bank.

The three potential sites off Bell Road – SN0174, SN0196 and SN5057 – are identified in the Selection of Sites (pages 11-12) as being dependent on the delivery of junction improvements at Bell Road/Norwich Road through development of site VC BB1. This cumulative reliance on a single site to deliver critical infrastructure creates a significant dependency and a single point of failure, directly affecting deliverability of potential future developments.

Additional development sites - beyond those previously 'preferred' or 'shortlisted' - are expected to emerge in the coming months, and these will also be fully assessed as part of the Neighbourhood Plan process.

## 10. Summary

- **Key Objection: Housing Density per Hectare**

The proposed density of 28.5 dph for site VC BB1 constitutes overdevelopment inconsistent with National Planning Policy Framework design and character principles. This suburban form of development would erode the village's rural setting, have a negative impact on the non-designated heritage assets and detract from the character of the village centre.

- **The land available for dwellings at VC BB1, excluding infrastructure, open space and ponding**

Once land requirements for the realigned crossroads, open space and ponding are accounted for, the net developable area at VC BB1 falls to circa 1ha. This reduction significantly constrains the site's capacity for housing, and raises serious concerns regarding the deliverability and overall viability of the proposed scheme.

- **Highway safety and realigned junction deliverability**

The crossroads re-alignment is critical to viability, but reduced housing capacity may make delivery financially and practically challenging. To ensure highway safety and effective site functioning, the junction must, in any event be fully completed and operational before any dwellings are occupied.

- **Comparison with other VCHAP sites in South Norfolk**

Sites of comparable size (0.9–1 ha) have generally been allocated 12 to 20 dwellings, averaging around 18.2 dwellings per hectare. The proposed allocation of 40 dwellings to VC BB1 represents a substantially higher density, which is disproportionate to comparable sites and raises concerns regarding the equity, consistency and proportionality of the housing distribution.

- **Strong community opposition to proposed 40-dwelling development on the meadow**

Limited engagement and communication by both SNC and the Parish Council meant that local residents were largely unaware of the proposal until early 2025. Once the community became informed, opposition was robust and widespread, with a petition gaining over 600 signatures, demonstrating a clear and significant local objection to the scale and location of the development.

- **Post-Regulation 19 Changes to Services and Community Facilities**

The village has lost the local shop, and the Post Office is due to close imminently. Planning permission has also been granted by SNC to convert the Shop/Post Office building from commercial to residential use, further reducing the availability of local community facilities and services.

- **Environmental and landscape impact**

The proposed development poses a risk to a grove of ancient lime trees and to important native hedgerows, which contribute significantly to the village's rural character and biodiversity. The site is also in close proximity to a designated County Wildlife Site, raising concerns about potential ecological impacts and the loss of valuable habitats.

- **Infrastructure impacts, including Flood Risk and Sewerage**

The site faces significant wastewater and sewerage constraints, with evidence that upgrades to existing infrastructure may be required to accommodate the proposed development. Last year the sewer storm overflow on Mill Road spilled on 33 occasions for over 600 hours in total. Anglian Water

may object due to current capacity limitations, raising concerns over the site's viability and deliverability and potential impacts on local water and sewerage networks.

- **Alternative sites in village for development**

Several sites for housing (from 0.18ha to 1ha) are being considered by the villagers as part of the Neighbourhood Plan, and additional development sites – beyond those previously 'preferred' or 'shortlisted' – are expected to emerge in the coming months, and these will be fully assessed as part of that process. There is a widespread view within the village that no single site could reasonably accommodate 40 dwellings. Smaller phased developments across multiple sites would better facilitate community cohesion and preserve the village's rural character.

SNC's justification for rejecting certain sites appears insufficiently robust, primarily citing the need to deliver the crossroads realignment via VC BB1. The sites SN0174 and SN0196 are explicitly identified as being dependent on junction improvements. Site SN5057, previously identified as a "reasonable alternative" was inexplicably omitted from later documentation. Alleged access constraints are misleading, as safe and practical access appears readily achievable via Bankside Way.

We appreciate your consideration of our objections to the allocation of 40 dwellings on the meadow at the heart of the village. We respectfully urge that site VC BB1 be removed from the VCHAP and that more appropriate sites be identified through the development of a Neighbourhood Plan.

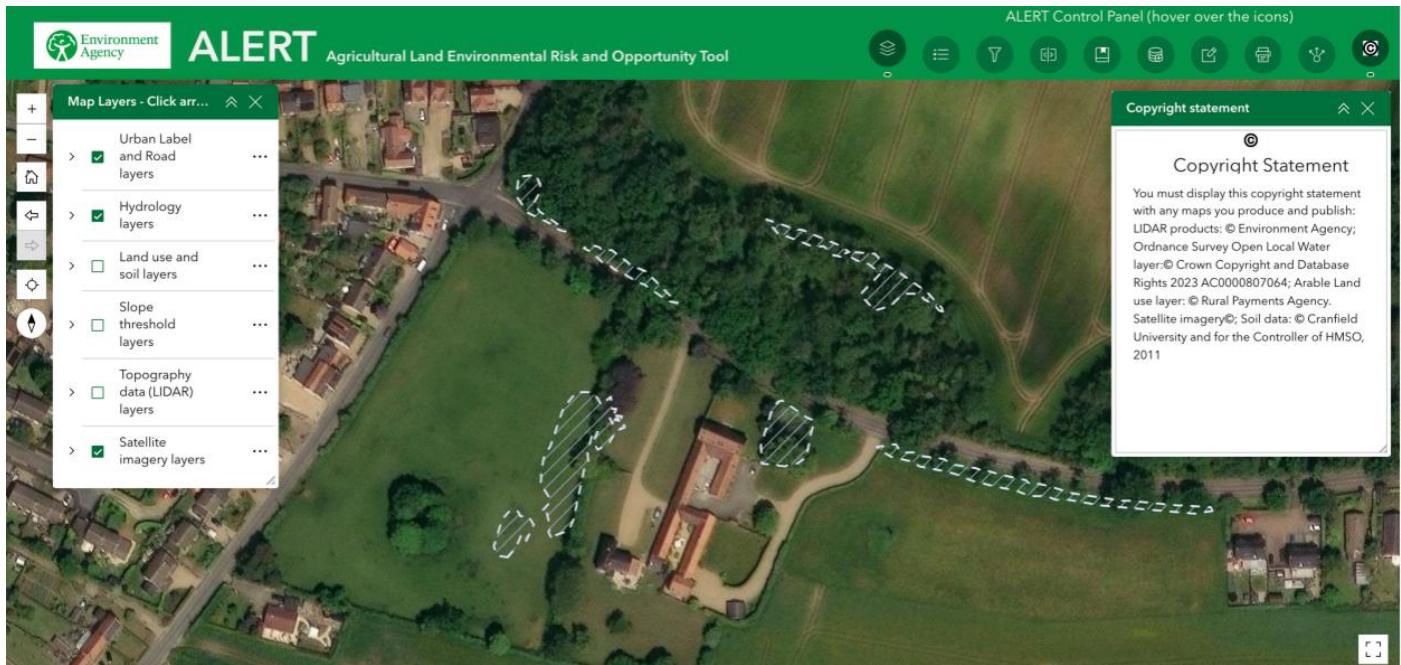
If the realignment of the crossroads is deemed essential to facilitate future development on other sites along Bell Road, and development of the meadow is considered the only feasible means of achieving this we request that the village's rural character and the meadow's central location, remains a primary consideration. Any housing on the site should be limited in scale, designed to respect and enhance the village setting and avoid harm to its heritage and landscape character.

Sent by: Mrs Lynn Dorsett, Mrs Silvi Berger Mr Iv Bacic, Mr Ian Bailey, (Reg. 19 objectors)

Supported by: Barnham Broom Parish Council, Barnham Broom Villagers, Cllr Richard Elliott (SN Council)  
George Freeman, MP for Mid Norfolk

## Appendix 1

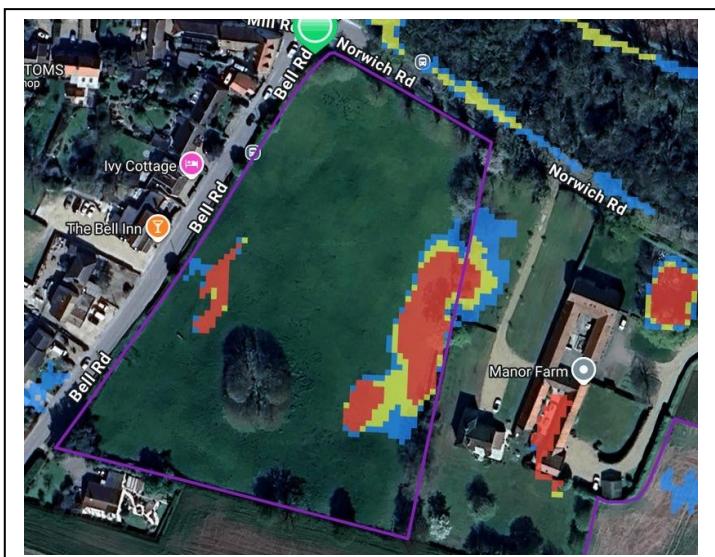
- a) Agricultural Land Environmental Risk and Opportunity Tool (ALERT) showing Ponding on VCBB1



- b) Risk of flooding from surface water - Environment Agency [Map](#)



- c) Environment Agency surface water data identified on meadow.



## Appendix 2

### VCHAP showing number of dwellings per village, highest first

| Village              | Reference VC... | Site area (hectares) | No. of dwellings | Density (dph) |
|----------------------|-----------------|----------------------|------------------|---------------|
| Brooke               | BRO1            | 2.47                 | 50               | 20.2          |
| Pulham St Mary       | PSM1            | 2.83                 | 50               | 17.6          |
| Woodton              | WOO1            | 3.3                  | 50               | 15.5          |
| Ditchingham          | DIT1REV         | 2.53                 | 45               | 17.7          |
| Gillingham           | GIL1REV         | 2.92                 | 40               | 13.6          |
| Swardeston           | SWA2REV         | 2.7                  | 40               | 14.8          |
| <b>Barnham Broom</b> | <b>BB1</b>      | <b>1.4</b>           | <b>40</b>        | <b>28.5</b>   |
| Barford              | BAR2            | 4.94                 | 40               | 8             |
| Bressingham          | BRE1            | 2.06                 | 40               | 19.4          |
| Wicklewood           | WICIREV         | 2.97                 | 40               | 13.4          |
| Hales                | HAL1            | 2.48                 | 35               | 14.1          |
| Little Melton        | LM1             | 3.8                  | 35               | 9.2           |
| Mulbarton            | MUL1            | 1.5                  | 35               | 23.3          |
| Aslacton             | ASL1            | 2.3                  | 35               | 15.2          |
| Bawburgh             | BAW1REV         | 1.97                 | 35               | 17.7          |
| Spooner Row          | SPO1REV         | 2.31                 | 35               | 15.5          |
| Haddiscoe            | HAD1            | 3.13                 | 35               | 11.1          |
| Newton Flotman       | NEW2            | 1.3                  | 30               | 23            |
| Earsham              | EAR1            | 1.3                  | 25               | 19.2          |
| Earsham              | EAR2            | 1.4                  | 25               | 17.8          |
| Ellingham            | ELL1            | 1.63                 | 25               | 15.3          |
| Alpington            | APL1            | 1.87                 | 25               | 13.3          |
| Bergh Apton          | BAP1            | 1.65                 | 25               | 15.1          |
| Newton Flotman       | NEW1            | 1.05                 | 25               | 23.8          |
| Rockland             | ROC1            | 1.47                 | 25               | 17            |
| Spooner Row          | SPO2            | 1.67                 | 25               | 14.9          |
| Stoke Holy Cross     | STO1            | 1.42                 | 25               | 17.6          |
| Tacolneston          | TAC1REV         | 1.08                 | 25               | 23.1          |
| Hales                | HAL2            | 1.8                  | 23               | 12.7          |
| Tacolneston          | TAC2            | 0.95                 | 21               | 22.1          |
| Geldeston            | GEL1            | 0.76                 | 20               | 26.3          |
| Swardeston           | SWA1            | 1                    | 20               | 20            |
| Bracon Ash           | BRA1            | 0.9                  | 20               | 22.2          |
| Barford              | BAR1            | 0.76                 | 20               | 26.3          |
| Bunwell              | BUN2            | 0.85                 | 20               | 23.5          |
| Tasburgh             | TAS1REV         | 1.2                  | 20               | 16.6          |
| Tivetshall           | TIV1            | 1.12                 | 20               | 17.8          |
| Winfarthing          | WIN1            | 1                    | 20               | 20            |
| Winfarthing          | WIN2            | 0.98                 | 20               | 20.4          |
| Hempnall             | HEM1            | 0.35                 | 15               | 42.8          |
| Needham              | NEE1            | 0.9                  | 15               | 16.6          |
| Bunwell              | BUN1            | 1.04                 | 15               | 14.4          |

|                     |      |      |    |      |
|---------------------|------|------|----|------|
| Thurlton            | THU2 | 0.77 | 15 | 19.4 |
| Ashwellthorpe       | ASH1 | 1.09 | 15 | 13.7 |
| Spooner Row         | SPO4 | 0.6  | 14 | 23.3 |
| Ellingham           | ELL2 | 0.51 | 12 | 23.5 |
| Wortwell            | WOR1 | 0.95 | 12 | 12.6 |
| Aslacton High Green | GRE1 | 0.6  | 12 | 20   |
| Broome              | BRM1 | 0.62 | 12 | 19.3 |
| Seething            | SEE1 | 0.53 | 12 | 22.6 |
| Thurlton            | THU1 | 0.78 | 12 | 15.3 |
| Burgh St Peter      | BUR1 | 0.56 | 12 | 21.4 |
| Wicklewood          | WIC2 | 0.89 | 12 | 13.4 |
| Spooner Row         | SPO3 | 0.55 | 7  | 12.7 |
| Wicklewood          | WIC3 | 0.7  | 6  | 8.5  |
| Wortwell            | WOR2 | 0.52 | 5  | 9.6  |
| Carlton Rode        | CAR1 | 0.19 | 3  | 15.7 |

### Appendix 3

#### VCHAP showing density per hectare of sites, highest first

| Village   | Reference VC... | Site area (hectares) | No. of dwellings | Density (dph) |
|---|-----------------|----------------------|------------------|---------------|
| Hempnall<br><i>(for one- or two-bedroomed properties)</i> | HEM1            | 0.35                 | 15               | 42.8          |
| <b>Barnham Broom</b>                                      | <b>BB1</b>      | <b>1.4</b>           | <b>40</b>        | <b>28.5</b>   |
| Geldeston   | GEL1            | 0.76                 | 20               | 26.3          |
| Barford   | BAR1            | 0.76                 | 20               | 26.3          |
| Newton Flotman  | NEW1            | 1.05                 | 25               | 23.8          |
| Ellingham   | ELL2            | 0.51                 | 12               | 23.5          |
| Bunwell   | BUN2            | 0.85                 | 20               | 23.5          |
| Mulbarton   | MUL1            | 1.5                  | 35               | 23.3          |
| Spooner Row   | SPO4            | 0.6                  | 14               | 23.3          |
| Tacolneston   | TAC1REV         | 1.08                 | 25               | 23.1          |
| Newton Flotman  | NEW2            | 1.3                  | 30               | 23            |
| Seething  | SEE1            | 0.53                 | 12               | 22.6          |
| Bracon Ash  | BRA1            | 0.9                  | 20               | 22.2          |
| Tacolneston   | TAC2            | 0.95                 | 21               | 22.1          |
| Burgh St Peter  | BUR1            | 0.56                 | 12               | 21.4          |
| Winfarthing   | WIN2            | 0.98                 | 20               | 20.4          |
| Brooke  | BRO1            | 2.47                 | 50               | 20.2          |
| Swardston   | SWA1            | 1                    | 20               | 20            |
| Aslacton High Green                                       | GRE1            | 0.6                  | 12               | 20            |
| Winfarthing   | WIN1            | 1                    | 20               | 20            |
| Bressingham   | BRE1            | 2.06                 | 40               | 19.4          |
| Thurlton  | THU2            | 0.77                 | 15               | 19.4          |
| Broome  | BRM1            | 0.62                 | 12               | 19.3          |
| Earsham   | EAR1            | 1.3                  | 25               | 19.2          |
| Earsham   | EAR2            | 1.4                  | 25               | 17.8          |
| Tivetshall  | TIV1            | 1.12                 | 20               | 17.8          |
| Bawburgh  | BAW1REV         | 1.97                 | 35               | 17.7          |
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| Stoke Holy Cross  | STO1            | 1.42                 | 25               | 17.6          |
| Rockland  | ROC1            | 1.47                 | 25               | 17            |
| Needham   | NEE1            | 0.9                  | 15               | 16.6          |
| Tasburgh  | TAS1REV         | 1.2                  | 20               | 16.6          |
| Carlton Rode  | CAR1            | 0.19                 | 3                | 15.7          |
| Spooner Row   | SPO1REV         | 2.31                 | 35               | 15.5          |
| Woodton   | WOO1            | 3.3                  | 50               | 15.5          |
| Ellingham   | ELL1            | 1.63                 | 25               | 15.3          |
| Thurlton  | THU1            | 0.78                 | 12               | 15.3          |
| Aslacton  | ASL1            | 2.3                  | 35               | 15.2          |
| Bergh Apton   | BAP1            | 1.65                 | 25               | 15.1          |

|   |         |      |    |      |
|---|---------|------|----|------|
| Spooner Row                                       | SPO2    | 1.67 | 25 | 14.9 |
| Swardeston  | SWA2REV | 2.7  | 40 | 14.8 |
| Bunwell   | BUN1    | 1.04 | 15 | 14.4 |
| Hales   | HAL1    | 2.48 | 35 | 14.1 |
| Ashwellthorpe                                     | ASH1    | 1.09 | 15 | 13.7 |
| Gillingham  | GIL1REV | 2.92 | 40 | 13.6 |
| Wicklewood  | WICIREV | 2.97 | 40 | 13.4 |
| Wicklewood  | WIC2    | 0.89 | 12 | 13.4 |
| Alpington   | APL1    | 1.87 | 25 | 13.3 |
| Hales   | HAL2    | 1.8  | 23 | 12.7 |
| Spooner Row                                       | SPO3    | 0.55 | 7  | 12.7 |
| Wortwell  | WOR1    | 0.95 | 12 | 12.6 |
| Haddiscoe   | HAD1    | 3.13 | 35 | 11.1 |
| Wortwell  | WOR2    | 0.52 | 5  | 9.6  |
| Little Melton                                     | LM1     | 3.8  | 35 | 9.2  |
| Wicklewood  | WIC3    | 0.7  | 6  | 8.5  |
| Barford<br><i>(To include a new village hall)</i> | BAR2    | 4.94 | 40 | 8    |

#### Appendix 4

**Sites between 0.9ha and 1ha**, to compare with developable land at VC BB1

| Village     | Reference VC... | Site area (hectares) | No. of dwellings | Density (dph) |
|-------------|-----------------|----------------------|------------------|---------------|
| Swardeston  | SWA1            | 1                    | 20               | 20            |
| Winfarthing | WIN1            | 1                    | 20               | 20            |
| Winfarthing | WIN2            | 0.98                 | 20               | 20.4          |
| Tacolneston | TAC2            | 0.95                 | 21               | 22.1          |
| Wortwell    | WOR1            | 0.95                 | 12               | 12.6          |
| Bracon Ash  | BRA1            | 0.9                  | 20               | 22.2          |
| Needham     | NEE1            | 0.9                  | 15               | 16.6          |