

South Norfolk Village Clusters Housing Allocations Plan

Statement of Common Ground with Historic England Addendum

Comments made under Duty to Cooperate

Date: 21 November 2025

Purpose and background

1. This document is an addendum to the Statement of Common Ground (SoCG) that South Norfolk Council ('the Council') and Historic England agreed in June 2025. This addendum has been prepared for Inspector David Reed to consider, and its purpose is to resolve outstanding matters between the Council and Historic England about the Village Clusters Housing Allocations Plan (VCHAP).
2. In the SoCG of June 2025 a series of potential changes to the VCHAP were identified but at a meeting on 10th November 2025 officers from the Council and Historic England agreed these matters as resolved. It is now the agreed position that no more substantive matters of discussion exist over the VCHAP with Historic England, and there is less necessity for Historic England officers to attend the forthcoming examination hearing sessions.
3. The remainder of this document lists the potential changes from the June 2025 SoCG that have now been agreed, which the Council requests Inspector David Reed to treat as main modifications to the VCHAP. Each of the proposed modifications is listed below, either by issue or site reference, and usual practice of strikethrough and underlined text is used illustrate to deletions and additions of text.

Outstanding matter 1: Archaeology criterion in site-specific policies VC BAR2, VC BAW1REV, VC BRA1, VC BRE1, VC BRM1, VC BRO1, VC DIT1REV, VC EAR1, VC EAR2, VC GEL1, VC GIL1, VC HAD1, VC HAL1, VC HEM1, VC LM1, VC NEE1, VC ROC1, VC SPO1REV, VC SWA1, VC SWA2REV, VC TAC2, VC THU1, VC WOR2

The suggested amendment to the relevant policy criterion within the site-specific policy for each of the sites noted above is based upon wording proposed by Historic England: "*Norfolk's Historic Environment Record Service is ~~to be consulted prior to application~~ to determine both the need for, and the extent of, any archaeological ~~assessments~~. ~~surveys prior to development~~*".

Outstanding matter 2: Extensions to settlement limits within the VCHAP SN0020SL (Brooke) SN5045SL (Seething), SN0587SL (Seething), SN0588SL (Seething), and (Wortwell), SN0406SL

A minor change to the chapter wording to reference the preparation of a Heritage Impact Assessment as part of the evidence base for the update to the settlement limit boundaries. The change in wording will require regard to be given to the Heritage Impact Assessment when determining a planning application for development that affects the extended settlement boundary.

The wording will be incorporated on a case-by-case basis, but will follow a similar approach to: "Regard should be given to the Heritage Impact Assessment when determining a planning application for development that affects the extended settlement boundary."

Barford – VC BAR 1

Amend bullet point 5 to read: "*.....given to the setting of Sayers Farmhouse and The Cock Inn*".

Bressingham – VC BRE1

Addition to bullet point 2 to include: *"Consideration should be given to the design of the car park to ensure that the grade II listed Pine Tree Cottage including its setting is conserved and enhanced"*.

Bunwell – VC BUN2

Potential update to the first bullet point of VC BUN2 to read: *"Site layout and design includes an area of open space to the south-east of the site to protect the residential amenities of existing and future occupiers, and to retain some long views across the site to the east to preserve a connection between Lilac Farmhouse and the countryside;..."*

Carleton Rode – VC CAR1

Amendment to bullet point 2 to read: *"A layout and design that has regard to the setting of Flaxlands Farmhouse to the north-east and the Plough Inn to the south-east of the site"*.

Hales – VC HAL1

Potential additional policy criterion to read: *"Protection and enhancement of views of the grade II listed Hales Hospital from Briar Lane through careful layout, design and landscaping, especially in the northeast of the site"*.

Little Melton – VC LM1

If the Inspector is minded to agree with the Historic England, the Council would support amended wording to criterion 5 to read: *~~"Access The access road across the southeast section of the site, between the two elements to be developed two areas for development, to be sympathetic to the setting of the listed barn. The access road must be situated as far as practicable from the barn to ensure a suitable setting for the listed building is maintained."~~*

Wortwell – VC WOR 2

Amended policy wording for an additional criteria: *"Enhance landscaping along the west boundary, particularly behind the village green"*

Wicklewood – VC WIC2

Amended policy wording for bullet point 1 to read: *"Site layout and design to maximise wider views of St Andrews and All Saints Church, whilst also seeking to conserve and enhance the immediate setting of the heritage asset"*.

Wicklewood – VC WIC3

Amended policy wording for bullet point 2 to read: *"Appropriate boundary treatments along the north and east boundaries of the site to reflect the rural context and edge of settlement location. Appropriate landscaping to the south of the site to minimise its visual impact and to conserve and enhance St Andrew and All Saints Church and its setting".*

Winfarthing – VC WIN 2

Additional bullet point to read: *"Site design to have consideration to the local vernacular and distinctiveness especially materials, with reference to the Conservation Area Appraisal".*

Spooner Row VC SPO1 REV

Amend bullet point 3 of the policy to read: *"...wider landscape and to protect the significance ~~of the setting of~~ The Orchards to the south of the site"*

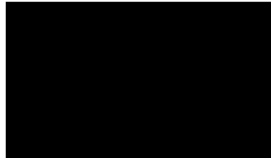
Tasburgh – VC TAS1 REV

Amendment to policy 4 criterion to read: *"~~The Norfolk Historic Environment Service Record~~ to be engaged at an early stage and planning applications supported by archaeological assessment, including the results of field evaluation where appropriate".*

On behalf of South Norfolk Council:
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On behalf of Historic England:



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