

Examination of the South Norfolk Village Clusters Housing Allocations Plan
Table of Proposed Settlement Limit Extensions, with Estimated Capacity (January 2026)

Cluster	Settlement	Change	Number of new dwellings to be delivered	Planning Application
Alpington, Yelverton & Bergh Apton	Alpington	Addition of SN0529SL to the existing Settlement Limit on land east of Nichols Rd.	Approximately 6 on 0.37ha (16 per ha)	Application for 7 dwellings (2025/1929) Pending Consideration
Aslacton, Great Moulton & Tibenham	Aslacton	Update to the existing Settlement Limit to include development on Pottergate St.	N/A	N/A
Aslacton, Great Moulton & Tibenham	Great Moulton	Update to the existing SL to include development at Sneath Road/ Woodrow Lane.	N/A	N/A
Barford, Marlingford, Colton and Wrampingham	Barford	Removal of unimplemented 2015 Local Plan allocation (BAR1), land at Church Lane.	N/A	N/A
Barnham Broom, Kimberley, Carleton Forehoe, Runhall & Brandon Parva	Barnham Broom	Addition of SN0018SL to the existing Settlement Limit on land north of Norwich Road.	Approximately 2 on 0.18ha (11 per ha), reflecting previously refused planning application.	None
Barnham Broom, Kimberley, Carleton Forehoe, Runhall & Brandon Parva	Barnham Broom	Addition of SN2110SL to the existing Settlement Limit on land south of Norwich Road.	Approximately 5 on 0.4ha (12 per ha), frontage only.	None
Bawburgh	Bawburgh	Addition of SN0002SL to the existing Settlement Limit on land east of Stocks Hill, north of the preferred allocation site VC BAW1.	1 on 0.2ha (5 per ha) as promoted, layout is constrained by access and form of development.	None. Previous application for demolition and reconstruction of conservatory (2022/1233)

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Bawburgh	Bawburgh	Extension to the existing settlement limit to incorporate existing development along both sides of Stocks Hill, including the village hall (excluding the playing field) and new development at Saint Walstan Meadow & development to the south.	N/A	N/A
Brooke	Brooke	Addition of SN0020SL to the existing Settlement Limit on land east of High Green and north of The Mallows Walk.	Approximately 1 (9 per ha) Due to heritage and townscape constraints (established trees) on the site.	None.
Bunwell	Bunwell	Extension to the existing Settlement Limit to include new development north of Bunwell Street at Smockmill Close.	N/A	N/A
Ditchingham	Ditchingham	Minor addition to the existing Settlement Limit to include SN2011SL, land north-west of Lambert's Way.	Approximately 1 self-build on 0.4ha (2 per ha)	Hybrid application – full application for 1 dwelling, outline for 3 dwellings (2022/1814) on extended site area. Approved
Little Melton & Great Melton	Little Melton	Minor extension to include new dwelling north of School Lane (2017/0251).	N/A	N/A

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Little Melton & Great Melton	Little Melton	Moderate extension to include new development at All Saints Close (2015/1697).	N/A	N/A
Little Melton & Great Melton	Little Melton	Addition of SN1046REV (part) to the existing Settlement Limit on land north of Great Melton Road.	0.69 ha. Net gain of approximately 3 due to demolition of existing frontage bungalow for access. Site is also backland development	None.
Little Melton & Great Melton	Little Melton	Moderate extension to include land south of School Lane and east of Burnthouse Lane (2017/2843), as well as a small area immediately to the north of this planning permission site to 'regularise' the boundary.	N/A	N/A
Mulbarton, Bracon Ash, Swardeston & East Carleton	Mulbarton	Update to include the self-build/ custom build site at Long Four Acre Avenue (2017/2131).	N/A	N/A
Mulbarton, Bracon Ash, Swardeston & East Carleton	Bracon Ash	Moderate addition to include 5 dwellings (2017/1521) at Nursery Close.	N/A	N/A
Mulbarton, Bracon Ash, Swardeston & East Carleton	Swardeston	Extension to the existing Settlement Limit to incorporate development off Bobbins Way (2017/2247).	N/A	N/A

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Needham, Brockdish, Starston & Wortwell	Brockdish	Minor extension to include new dwelling at The Street (2018/1190).	N/A	N/A
Needham, Brockdish, Starston & Wortwell	Wortwell	Inclusion of 3 dwellings on land south of High Road (2018/2019).	N/A	N/A
Needham, Brockdish, Starston & Wortwell	Wortwell	Addition of SN5045SL to the existing SL on land north of Wortwell United Reform Church and west of High Road.	Circa 4 dwellings, 0.3ha (13 per hectare)	Outline application for 4 dwellings (2025/3609) Pending consideration Heritage issues may reduce to 3 through Development Management process
Scole	Scole	Moderate extension to the Settlement Limit to include recent development west of Norwich Road at Kings Close (2016/0165).	N/A	N/A
Seething & Mundham	Seething	Creation of a new Settlement Limit around existing development west of Mill Lane.	N/A	N/A

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Seething & Mundham	Seething	Extension of existing Settlement Limit west of Seething Road to include existing development as well as SN0406SL, SN0587SL and SN0588SL.	<p>SN0406SL 1–2 dwellings on 0.46ha</p> <p>SN0587SL Approximately 5 dwellings on 0.36ha</p> <p>SN0588SL 2 dwellings on 0.31ha</p> <p>1.169ha total</p>	<p>SN0406SL Application for 2 dwellings (2023/0041) Pending Consideration</p> <p>SN0587SL Application for 4 detached dwellings (2025/1967) Pending Consideration</p> <p>SN0588SL Application for house and bungalow (2019/2352 – revised from 2018/1033) Approved and complete</p>
Spooner Row & Sutton	Spooner Row	Inclusion of completed development at The Ridings (2014/1851).	N/A	N/A
Tasburgh	Tasburgh	Moderate extension to the existing Settlement Limit at Lower Tasburgh to include both new and existing development at Low Road (2018/0290).	N/A	N/A

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Tivetshall St Mary & Tivetshall St Margaret	Tivetshall St Mary	Minor addition to the existing Settlement Limit to include SN3002SL on land west of The Street.	Up to 4 on 0.18ha (22 per ha)	Outline application for 2 detached dwellings (2024/0006) Approved with conditions: 2025/0208 2025/1138 Erection of one self-build dwelling (2024/0005) 3 dwellings in total.
Toft Monks, Aldeby, Haddiscoe, Wheatacre & Burgh St Peter	Burgh St Peter	Addition of SN4015SL to the existing Settlement Limit, land west of Mill Road.	0.92ha as submitted, 0.11ha proposed for extension Fontage development of 2 dwellings (20 per ha)	None.
Wreningham, Ashwellthorpe & Fundenhall	Wreningham	Minor addition to incorporate 3 new dwellings north of Wymondham Road (2018/2301).	N/A	N/A
Wreningham, Ashwellthorpe & Fundenhall	Ashwellthorpe	Addition of new development on land south of The Street at Muskett Road, Browne Close, Goodrum Close and Warman Way.	N/A	N/A

Indicative Total – 39

South Norfolk Council, 26 January 2026