

South Norfolk Village Clusters Housing Allocations Plan Examination

Agenda Wednesday 14 January 2026 10am

Matter C: Allocations & Settlement Limits

Issue: Whether the housing allocations, their associated policies and the settlement limits proposed in the plan are justified, consistent with national policy and effective.

Standard Agenda for each allocation:

- a) Has the site been allocated previously or is it a new allocation?
- b) If a previous allocation, why has the site not been fully developed to date?
- c) Planning history and any current applications.
- d) What form would development take?
- e) Current use of land, ownership & site promotion.
- f) Location of nearest services and facilities & their accessibility.
- g) Landscape and other physical impacts of development. Any other constraints.
- h) Highway access? Accessibility by public transport, cycling & walking?
- i) Site capacity
- j) Site-specific requirements for development
- k) Viability, including the delivery of affordable housing.
- l) Availability of alternative or better sites in the cluster?
- m) Overall deliverability & timescale of development

Standard Questions for Settlement Limits

- a) Are the settlement limits proposed suitable and justified?
- 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?
- c) Should any other settlement limits be included in the plan to reflect other hamlets or existing areas of development in the cluster?

Cluster 45: Wicklewood

Characteristics of cluster & scope for housing development generally

Allocation WIC3: Land off Hackford Road (existing allocation 6)

Planning permission in May 2025 for 9.

Affordable housing issue?

Allocation WIC2: Land off Hackford Road (12)

Contained in landscape & closely related to village?

Allocation WIC1REV: Land to the south of Wicklewood Primary School (40)

Part of large field – extent of development?

Increased from 30 dwellings at January 2023 Reg 19 stage.

Relationship to village?

Visual impact?

Sites better related to form of village? eg Nurseries & site south of Church Lane (SN0535)?

Settlement Limits

Cluster 40: Thurlton and Norton Subcourse

Characteristics of cluster & scope for housing development generally

Allocation THU1: Land north of Blacksmiths Gardens (12)

Visually well-contained site?

Access from Blacksmiths Gardens?

Highway constraints limit site to 12?

Allocation THU2: Land adjacent to Holly Cottage, west of Beccles Road (15)

Previous consent for 5 dwellings, does allocation deliver a net 10 increase?

Extension of earlier scheme?

Settlement Limits

Should Lower Thurlton have settlement limits?

Cluster 33: Seething and Mundham

Characteristics of cluster & scope for housing development generally

Allocation SEE1: West of Mill Lane (12)

Extension of ribbon development? Visual impact?

Will there be individual accesses direct onto Mill Lane?

Use of rear part of field?

Footway link to village?

Sites better related to village centre?

Settlement Limits

Change west of Seething Road - opposite development. Scope for infill?

New settlement limit west of Mill Lane, Seething - Why the only addition?

Should Seething Old Hall Park be included?

Cluster 43: Toft Monks, Aldeby, Haddiscoe, Wheatacre and Burgh St Peter

Characteristics of cluster & scope for housing development generally. Location of School.

Allocation HAD1: Land south of Haddiscoe Manor Farm (35)

Part of field. Extent of development. Use of remainder?

Allocation BUR1: Land north of Staithe Road (12)

Ribbon development but central to village?

Settlement Limits

Change west of Mill Road, Burgh St Peter
Should Wheatacre have settlement limits?

Cluster 13: Ditchingham, Broome, Hedenham & Thwaite

Characteristics of cluster & scope for housing development generally

Allocation DIT1REV: Land at Thwaite's and Tunneys Lane (45)

Part of field. Well screened. Extent of development. Use of remainder?
What would the capacity of the whole site be?

Allocation BRM1: Land west of Old Yarmouth Road, Broome (12)

Adjacent to 2015 allocation.

Further extension of ribbon development? Visual impact?

Will there be individual accesses direct onto Old Yarmouth Road?

Alternative site - road frontage adjacent to Broome Heath more centrally located?

Settlement Limits

Change northwest of Lambert's Way. Planning permission now for 4 dwellings.
Should Waterside Drive and Falcon Lane be included in the settlement limits?

Not Before 2pm:

Cluster 14: Earsham

Characteristics of cluster & scope for housing development generally

Allocation EAR1: Land east of School Road (25)

Impact on Waveney Valley landscape?

Replacement vicarage?

Alternative site between Old Railway & The Street (SN5026)?

Allocation EAR2: Land north of The Street, Earsham (25)

Part of a larger field. Could allocation be larger?

Settlement Limits

Cluster 23: Little Melton & Great Melton

Characteristics of cluster & scope for housing development generally

Allocation LM1: South of School Lane and East of Burnthouse Lane (35)

Well related to village?

Impact on listed barn within site?

Settlement Limits

Changes reflect existing development?

Cluster 26: Needham, Brockdish, Starston & Wortwell

Characteristics of cluster & scope for housing development generally

Allocation NEE1: Land north of High Road and east of Harman's Lane (15)

Extension of ribbon development? Visual impact? Use of rest of field?

Allocation WOR1: North and south of High Road (12)

Extension of ribbon development? Northern site part of large field. Visual impact?

Allocation WOR2: Land at the Junction of High Road/Low Road (existing allocation 5)

Progress with allocation? Part of larger site - could allocation be larger?

Merits of adjacent site to west.

Settlement Limits

Change north of UR Church and west of High Road, Wortwell – consolidation of ribbon development?

Small change at south end of High Road

Small change at Brockdish

Should Thorpe Abbots have settlement limits?

Cluster 28: Pulham Market & Pulham St Mary

Characteristics of cluster & scope for housing development generally

Allocation PSM1: Land north of Norwich Road and west of Poppy's Lane (50)

Part of large field but closely related to settlement?

Settlement Limits