

South Norfolk Village Clusters Housing Allocations Plan Examination

Agenda Thursday 15 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 29: Rockland St Mary, Hellington & Holverston

Characteristics of cluster & scope for housing development generally

Allocation ROC1: Land south of New Inn Hill (25)

To the south of Eel Catcher Close as well as to the east of it? Development in depth?

Further elongation of village?

Impact on Yare Valley landscape and/or ecology?

Impact on Listed Buildings?

Alternative site (SN2064REVA) more centrally located?

Settlement Limits

Should detached area to east be included?

Cluster 3: Aslacton, Great Moulton & Tibenham

Characteristics of cluster & scope for housing development generally

Allocation ASL1: Land off Church Road (35)

Part of large field but well related to village? Current application for 36.
Implications for settlement boundary south of Church Road

Allocation GRE1: North of High Green, west of Heather Way (12) and Allocation GRE2: Land north of High Green opposite White House Bungalow (existing allocation 14)

Effectively a single allocation, GRE1 a continuation of GRE2?
Well related to village?

Settlement Limits

Small change on Pottergate Street
Small change at Sneath Common

Cluster 2: Alpington, Yelverton & Bergh Apton

Characteristics of cluster & scope for housing development generally

Allocation ALP1: West of Church Meadow (25)

Single field. Access off Church Meadow.

Allocation BAP1: Former Concrete Batching Plant, south of Church Road (25)

Previous & current use of site. Detached from village? Accessibility?

Settlement Limits

Change east of Nichols Road, Alpington – part of field, housing opposite.

Cluster 7: Bressingham

Characteristics of cluster & scope for housing development generally

Allocation BRE1: Land east of School Road (40)

Single field opposite school. Planning application for up to 39.

Settlement Limits

Should Fersfield have settlement limits?

Cluster 42: Tivetshall St Mary and Tivetshall St Margaret

Characteristics of cluster & scope for housing development generally

Allocation TIV1: Pear Tree Farm, west of The Street (20)

Single field. Use of remainder of field? Access from The Street?

Settlement Limits

Should Tivetshall St Mary have settlement limits?
Change west of The Street – large garden?

Not Before 2pm:

Cluster 22: Kirby Cane & Ellingham

Characteristics of cluster & scope for housing development generally

Allocation ELL1: South of Mill Road (25)

Impact on Waveney Valley landscape.

Part of large field. Could site be larger, extending up to the play park?

Allocation ELL2: Land at Florence Way (12)

Well contained site? Access from Florence Way?

Settlement Limits

Should area of housing to west on Yarmouth Road be included?

Should area of housing to north on School Road be included?

Cluster 8: Brooke, Kirstead & Howe

Characteristics of cluster & scope for housing development generally

Allocation BRO1: East and West of the B1332 Norwich Road (50)

Form of development in relation to settlement & frontage development on Norwich Road.

Are there draft layout plans? Previous scheme.

Design & cost of roundabout. Viability.

Alternative sites - eg west of Burgess Way.

Settlement Limits

Change east of High Green and north of The Mallows Walk

Cluster 17: Hales & Heckingham, Langley with Hardley, Carleton St Peter, Claxton, Raveningham & Sisland

Characteristics of cluster & scope for housing development generally

Allocation HAL1: Land off Briar Lane (35) and Allocation HAL2: Land at Yarmouth Road west of Hales Hospital (existing allocation 20)

HAL2 – 23 now built. HAL1 effectively a continuation with planning permission for 39 permitted in April 2025.

Settlement Limits

Cluster 25: Mulbarton, Bracon Ash, Swardeseton & East Carleton

Characteristics of cluster & scope for housing development generally

Allocation MUL1: Land east of Bluebell Road and north of The Rosary (35)

Part of large field – extent of development. Access from Bluebell Road?

Allocation SWA1: Land off Bobbins Way (20) and Allocation SWA2REV Land on Main Road (existing allocation 40)

Contiguous sites. Well related to settlement?

SWA1 - application for 30 on larger site.

SWA2 - application for 43. Use of land to east?

Allocation BRA1: Land at Norwich Road (existing allocation 20)

Part of field. Application for 23. Affordable housing issue?

Settlement Limits

Should East Carleton have settlement limits?

Cluster 27: Newton Flotman & Swainsthorpe

Characteristics of cluster & scope for housing development generally

Allocation NEW1: Land off Alan Avenue (25) and Allocation NEW2: Land adjacent Alan Avenue (existing allocation 30)

Contiguous sites. Well related to settlement?

NEW2 - permission March 2025 for 31. Access from Alan Avenue.

NEW1 - housing on three sides. Access from NEW2 and Alan Avenue?

Settlement Limits