

South Norfolk Village Clusters Housing Allocations Plan Examination

Agenda Tuesday 27 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?

Clusters with Allocations:

Cluster 8: Brooke, Kirstead & Howe

Allocation BRO1: East and West of the B1332 Norwich Road (50)
Any further discussion of allocation

Cluster 6: Bawburgh

Characteristics of cluster & scope for housing development generally

Allocation BAW1REV: Land East of Stocks Hill (35)

Recent planning application

Settlement Limits

Change east of Stocks Hill, north of allocation BAW1REV

Cluster 9: Bunwell

Characteristics of cluster & scope for housing development generally

Allocation BUN1: Land to the north of Bunwell Street (15)

Adjacent to recent development. Form of scheme?

Allocation BUN2: Land opposite Lilac Farm, Bunwell Street (20)

Undeveloped gap in village. Form of development?

Settlement Limits

Bunwell Hill?

Cluster 11: Carleton Rode

Characteristics of cluster & scope for housing development generally

Allocation CAR1: Land west of Rode Lane (existing allocation 5)

Planning permission for 3, loss of 2

Settlement Limits

Cluster 16: Gillingham, Geldeston & Stockton

Characteristics of cluster & scope for housing development generally

Allocation GIL1REV: South of Geldeston Road & Daisy Way (40)

Recent planning application. Number of dwellings? Use of site to East towards The Street.

Allocation GEL1: North of Kell's Way (20)

Rough field. Access from Kell's Way?

Settlement Limits

Area W of Gillingham on King's Dam

West End, Geldeston

Cluster 18: Hempnall, Topcroft Street, Morningthorpe, Fritton, Shelton & Hardwick

Characteristics of cluster & scope for housing development generally

Allocation HEM1: Land at Millfields (15)

Part of larger field. Scope for larger site?

Settlement Limits

Fritton?

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?

Small area on School Lane?

Cluster 35: Stoke Holy Cross, Shotesham and Caistor St Edmund & Bixley

Characteristics of cluster & scope for housing development generally

Allocation STO1: Land north of Long Lane (25)

Part of larger field. Access off Harrold Place with some frontage development on Long Lane.

Settlement Limits

Arminghall?

Shotesham?

Cluster 37: Tacolneston and Fornsett End

Characteristics of cluster & scope for housing development generally

Allocation TAC1REV: Land to the west of Norwich Road (25)

Planning permission for 29 April 2025.

Allocation TAC2: Land adjacent The Fields (existing allocation 20)

Current planning application for 21. Increase of 1? Use of site to northwest.

Settlement Limits

Cluster 38: Tasburgh

Characteristics of cluster & scope for housing development generally

Allocation TAS1REV: North of Church Road (existing allocation 20)

Why the delay? Evidence site will be developed.

Settlement Limits

Tharston?

Cluster 46: Winfarthing and Shelfanger

Characteristics of cluster & scope for housing development generally

Allocation WIN1: Land west of Hall Road (20)

Planning permission for 21. Extension into countryside?

Allocation WIN2: Land off Mill Road (20)

Planning application for 20.

Settlement Limits

Cluster 47: Woodton and Bedingham

Characteristics of cluster & scope for housing development generally

Allocation WOO1: Land south of Church Road (50)

Planning permission for 50. Adjacent to recreation ground & School

Settlement Limits

Cluster 48: Wreningham, Ashwellthorpe and Fundenhall

Characteristics of cluster & scope for housing development generally

Allocation ASH1: Land west of New Road (15)

Extension of village into countryside?

Settlement Limits

Fundenhall?

Clusters without Allocations:

Cluster 1: Alburgh & Denton

Characteristics of cluster & scope for housing development generally

Settlement Limits

Cluster 10: Burston, Shimpling & Gissing

Characteristics of cluster & scope for housing development generally

Allocation DDNP8 in Burston made in Diss & District Neighbourhood Plan

Settlement Limits

Gissing?

Cluster 12: Dickleburgh

Characteristics of cluster & scope for housing development generally

Allocation proposed in Dickleburgh & Rusthall Neighbourhood Plan – current position

Settlement Limits

Cluster 15: Forncett St Mary & Forncett St Peter

Characteristics of cluster & scope for housing development generally

Settlement Limits

Area on Mill Road? Hunts Mead?

Cluster 19: Heywood

Characteristics of cluster & scope for housing development generally

Settlement Limits

Cluster 20: Keswick & Intwood

Characteristics of cluster & scope for housing development generally

Settlement Limits

Keswick?

Cluster 21: Ketteringham

Characteristics of cluster & scope for housing development generally

Settlement Limits

Ketteringham?

Cluster 24: Morley & Deopham

Characteristics of cluster & scope for housing development generally

Settlement Limits

Should Deopham have settlement limits?

Cluster 30: Roydon

Characteristics of cluster & scope for housing development generally

Allocation DDNP7 made in Diss & District Neighbourhood Plan

Settlement Limits

Cluster 31: Saxlingham Nethergate

Characteristics of cluster & scope for housing development generally

Settlement Limits

Cluster 32: Scole

Characteristics of cluster & scope for housing development generally

Allocations DDNP9, 10 & 11 made in Diss & District Neighbourhood Plan

Settlement Limits

Cluster 36: Surlingham, Bramerton and Kirby Bedon

Characteristics of cluster & scope for housing development generally

Settlement Limits

Cluster 39: Tharston, Hapton and Flordon

Characteristics of cluster & scope for housing development generally

Settlement Limits

Hapton? Tharston?

Cluster 41: Thurton and Ashby St Mary

Characteristics of cluster & scope for housing development generally

Settlement Limits

White Heath Road?

Cluster 44: Wacton

Characteristics of cluster & scope for housing development generally

Settlement Limits

Wacton?

Missed earlier:

Langley Street – area East of Hardley Road (Cluster 17)

Wrapping up session including any final questions from the Inspector and next steps