

South Norfolk Village Clusters Housing Allocations Plan Examination

List of Matters, Issues and Questions to be addressed during the Examination

Issued on 10 October 2025

Introduction

The role of the subsidiary South Norfolk Village Clusters Housing Allocations Plan (SNVCP or VCHAP) is to fulfil the task set by Policy 7.4 of the overarching and strategic Greater Norwich Local Plan (GNLP) adopted in March 2024, namely to allocate sites for a minimum of 1,200 homes in the village clusters of the District. Policy 1 of the GNLP makes clear that the village clusters exclude the Norwich urban area, insofar as this extends into the district, the main towns of Wymondham, Diss (with part of Roydon), Harleston and Long Stratton, and the key service centres of Hethersett, Hingham, Loddon/Chedgrave and Poringland/Framlingham Earl. The village clusters within the scope of the SNVCP encompass the remainder of the district outside these larger settlements.

The examination of the SNVCP is not an opportunity to revisit the matters which have been determined by the GNLP nor to pre-empt any GNLP review. As a non-strategic, subsidiary plan, the role of the SNVCP is to implement the strategy set by the GNLP. It follows that the SNVLP must be consistent with the GNLP as well as meeting the four tests of soundness.

Matter A: Duty to co-operate & other legal requirements

Issue: Whether the Council has complied with the duty to co-operate and other legal requirements.

Questions:

1. Duty to Co-operate:

- (i) What are the strategic matters dealt with by the plan to which the duty applies and which other authorities and organisations are affected by them?
- (ii) Has the Council engaged constructively, actively and on an on-going basis with the relevant bodies in maximising the effectiveness of the SNVCP in relation to the strategic matters? Has the duty to co-operate thus been met?

(These questions solely refer to the SNVCP, the overall strategic matters have already been dealt with through the GNLP)

2. Has the preparation of the plan complied with the 2004 Planning and Compulsory Purchase Act and the relevant regulations?
3. Has the preparation of the plan complied with the Council's Statement of Community Involvement?
4. Is the plan compliant with the Council's Local Development Scheme?
5. Have the likely environmental, social and economic effects of the plan been adequately addressed in the Sustainability Appraisal? Does the appraisal test the plan against reasonable alternatives for the distribution of housing allocations amongst the clusters? How have the reasonable alternatives been identified and their merits assessed?
6. Does the Habitats Regulations Assessment identify the likely significant effects of the plan on the various European nature conservation sites and carry out the necessary appropriate assessment? In relation to the appropriate assessment of the water impacts and recreation impacts of the SNVCP, are suitable and effective mitigation measures in place? Does Natural England agree with the HRA findings?
7. Does the plan play its part in ensuring that the development and use of land in South Norfolk contributes to the mitigation of, and adaptation to, climate change in accordance with Section 19(1A) of the 2004 Act?
8. Has the preparation of the plan complied with the Public Sector Equalities Duty? Does the Equality Impact Assessment demonstrate this?

Matter B: Consistency with the requirements of the GNLP, the process for allocating sites between and within clusters, and the criteria for defining settlement limits

Issue: Whether the plan is consistent with the requirements of the GNLP, whether the process for allocating sites between and within clusters is justified in relation to the evidence, whether the plan would deliver the necessary 1,200 dwellings on allocated sites, and whether the criteria for defining settlement limits are justified and have been consistently applied.

(General discussion only, site specific matters are dealt with under Matter C)

1. In general terms, does the submitted SNVCP fulfil the task envisaged by the provisions of GNLP Policy 7.4?
2. Given the amalgamation of the previous 2014 Joint Core Strategy hierarchy for rural settlements of Service Villages, Other Villages and Smaller Rural Communities and the Countryside into a single category, Village Clusters, is the plan's approach to the distribution of development justified? How does the approach ensure the most suitable sites are selected?
3. How does the classification of the rural parts of the district into 48 clusters based on primary school catchments affect the proposed distribution of development and is this justified? Has the capacity of the primary school been taken into account? If so, how?

4. Allocating a minimum of 1,200 dwellings over 48 clusters would suggest an average of at least 25 each. There are no allocations proposed in 11 clusters. Is this justified? Are some clusters more sustainable locations for development than others, and if so which ones, and why? Document B.11.2 states that during the GNLP process clusters were classified into red, amber and green capable of accommodating 12-20, 20-50 and 50-60 dwellings respectively. Has this classification been published and how does it compare with the allocations proposed in each cluster?
5. How have sites *within* each cluster been selected in general terms? Are the selections justified by the evidence? Have the largest settlements in the cluster been prioritised? How has proximity to services and facilities eg primary schools, convenience shops and other facilities been taken into account?
6. The Diss & District Neighbourhood Plan 2023 allocates two sites in Scole (Land east of Norwich Road for 50 dwellings and Flowerdew Meadow, Norwich Road for a net increase of 10 dwellings), Roydon (Land south of Primary School for 25 dwellings) and Burston (Land west of Gissing Road for 25 dwellings). Should these numbers be taken into account to contribute towards the 1,200?
7. The Dickleburgh and Rushall Neighbourhood Plan, still under preparation, proposes an allocation of 25 dwellings. Should this be taken into account to contribute towards the 1,200?
8. Does the Viability Appraisal (Document B.6.1) properly assess the economic viability of the types of development proposed in the plan to demonstrate that the plan is deliverable over the plan period?
9. Overall, subject to the outcome of the site-by-site discussion, does the plan satisfy the GNLP Policy 7.4 requirement to allocate sites for a minimum of 1,200 dwellings? Should further sites be allocated to allow for non-delivery, or does the GNLP already include sufficient flexibility in this respect?
10. Should it be concluded, following the site-by-site discussion, that the plan fails to allocate suitable sites for 1,200 dwellings, how should the shortfall be addressed?

Settlement Limits

Given their policy function:

11. What criteria have been used to define the settlement limits in the plan? If unclear, should these be drawn up and published to ensure consistency across the district?
12. What criteria have been used to determine the size or type of settlements which have settlement limits? Is there a guideline figure for the minimum number of dwellings in a contiguous group to qualify for a settlement limit, and if not, should there be?
13. As a matter of principle, are there any additional settlements significant enough to justify settlement limits? (General discussion only, individual cases will be dealt with under Matter C)

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 Questions for each allocation:

- a) Has the site been allocated previously or is it a new allocation?
- b) Does the site have planning permission and/or are there current applications under consideration?
- c) What is the land currently used for, what is the ownership position and is the site currently being promoted by a developer? Are there any site occupiers/leaseholders who would be affected, if so how?
- d) Is the site sustainably located in relation to village services and facilities? Where is the nearest (a) primary school (b) convenience shop (c) village hall (d) recreation ground (e) other key facilities? How accessible are these for walkers and cyclists, in the case of walkers for example by continuous footways?
- e) Would the landscape and other physical impacts of the housing allocation be acceptable? Would it be acceptable in relation to the character and appearance of the area? How does it relate to the existing built-up area of the settlement? Are there any other significant constraints?
- f) Is the access and site acceptable in highway terms?
- g) Is the estimate of site capacity justified?
- h) Are the site-specific requirements for development of the site justified, consistent with national policy and would they be effective?
- i) Would development of the site be viable, including the delivery of policy compliant affordable housing?
- j) Overall, is the site deliverable within the plan period? When is development likely to commence? Has the landowner/developer confirmed this?

Standard Questions for Settlement Limits

- a) Are the settlement limits proposed suitable and justified given their policy function?
- 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 1: Alburgh & Denton (0 dwellings)

1a Settlement Limits

Cluster 2: Alpington, Yelverton & Bergh Apton (50 dwellings)

2a Allocation ALP1: West of Church Meadow (25 dwellings)

2b Allocation BAP1: Former Concrete Batching Plant, south of Church Road (25)

2c Settlement Limit change east of Nichols Road, Alpington

2d Settlement Limits elsewhere

Cluster 3: Aslacton, Great Moulton & Tibenham (47)

3a Allocation ASL1: Land off Church Road (35)

3b Allocation GRE1: North of High Green, west of Heather Way (12)

3c Allocation GRE2: Land north of High Green opposite White House Bungalow (existing allocation 0)

3d Settlement Limits

Cluster 4: Barford, Marlingford, Colton & Wramplingham (60)

4a Removal of previous allocation at Church Lane Barford

4b Allocation BAR1: Land at Cock Street & Watton Road (20)

4c Allocation BAR2: Land at Chapel Street (40)

4d Settlement Limits

Cluster 5: Barnham Broom, Kimberley, Carleton Forehoe, Runhall & Brandon Parva (40)

5a Allocation BB1: Corner of Norwich Road & Bell Road (40)

5b Settlement Limit change south of Norwich Road, Barnham Broom

5c Settlement Limit change north of Norwich Road, Barnham Broom

5d Settlement Limits elsewhere

Cluster 6: Bawburgh (35)

6a Allocation BAW1REV: Land East of Stocks Hill (35)

6b Settlement Limit change east of Stocks Hill, north of allocation BAW1REV

6b Settlement Limits elsewhere

Cluster 7: Bressingham (40)

7a Allocation BRE1: Land east of School Road (40)

7b Settlement Limits

Cluster 8: Brooke, Kirstead & Howe (50)

8a Allocation BRO1: East and West of the B1332 Norwich Road (50)

8b Settlement Limit change east of High Green and north of The Mallows Walk

8c Settlement Limits elsewhere

Cluster 9: Bunwell (35)

- 9a Allocation BUN1: Land to the north of Bunwell Street (15)
- 9b Allocation BUN2: Land opposite Lilac Farm, Bunwell Street (20)
- 9c Settlement Limits

Cluster 10: Burston, Shimpling & Gissing (0)

(Allocation made in Diss & District Neighbourhood Plan)

- 10a Settlement Limits

Cluster 11: Carleton Rode (-2)

- 11a Allocation CAR1: Land west of Rode Lane (existing allocation -2)
- 11b Settlement Limits

Cluster 12: Dickleburgh (0)

(Allocation proposed in Dickleburgh & Rusthall Neighbourhood Plan)

- 12a Settlement Limits

Cluster 13: Ditchingham, Broome, Hedenham & Thwaite (57)

- 13a Allocation DIT1REV: Land at Thwaite's and Tunneys Lane (45)
- 13b Allocation BRM1: Land west of Old Yarmouth Road, Broome (12)
- 13c Settlement Limit change north west of Lambert's Way
- 13d Settlement Limits elsewhere

Cluster 14: Earsham (50)

- 14a Allocation EAR1: Land east of School Road (25)
- 14b Allocation EAR2: Land north of The Street, Earsham (25)
- 14c Settlement Limits

Cluster 15: Forncett St Mary & Forncett St Peter (0)

- 15a Settlement Limits

Cluster 16: Gillingham, Geldeston & Stockton (60)

- 16a Allocation GIL1REV: South of Geldeston Road & Daisy Way (40)
- 16b Allocation GEL1: North of Kell's Way (20)
- 16c Settlement Limits

Cluster 17: Hales & Heckingham, Langley with Hardley, Carleton St Peter, Claxton, Raveningham & Sisland (38)

- 17a Allocation HAL1: Land off Briar Lane (35)
- 17b Allocation HAL2: Land at Yarmouth Road west of Hales Hospital (existing allocation +3)
- 17c Settlement Limits

Cluster 18: Hempnall, Topcroft Street, Morningthorpe, Fritton, Shelton & Hardwick (15)

18a Allocation HEM1: Land at Millfields (15)

18b Settlement Limits

Cluster 19: Heywood (0)

19a Settlement Limits

Cluster 20: Keswick & Intwood (0)

20a Settlement Limits

Cluster 21: Ketteringham (0)

21a Settlement Limits

Cluster 22: Kirby Cane & Ellingham (37)

22a Allocation ELL1: South of Mill Road (25)

22b Allocation ELL2: Land at Florence Way (12)

22c Settlement Limits

Cluster 23: Little Melton & Great Melton (35)

23a Allocation LM1: South of School Lane and East of Burnthouse Lane (35)

23b Settlement Limit change on land north of Great Melton Road

23c Settlement Limits elsewhere

Cluster 24: Morley & Deopham (0)

24a Settlement Limits

Cluster 25: Mulbarton, Bracon Ash, Swardeston & East Carleton (65)

25a Allocation MUL1: Land east of Bluebell Road and north of The Rosary (35)

25b Allocation SWA1: Land off Bobbins Way (20)

25c Allocation SWA2REV Land on Main Road (existing allocation +10)

25d Allocation BRA1: Land at Norwich Road (existing allocation 0)

25e Settlement Limits

Cluster 26: Needham, Brockdish, Starston & Wortwell (27)

26a Allocation NEE1: Land north of High Road and east of Harman's Lane (15)

26b Allocation WOR1: North and south of High Road (12)

26c: Allocation WOR2: Land at the Junction of High Road/Low Road (existing allocation 0)

26d Settlement Limit change north of UR Church and west of High Road, Wortwell

26e: Settlement Limits elsewhere

Cluster 27: Newton Flotman & Swainsthorpe (25)

- 27a Allocation NEW1: Land off Alan Avenue (25)
- 27b Allocation NEW2: Land adjacent Alan Avenue (existing allocation 0)
- 27c Settlement Limits

Cluster 28: Pulham Market & Pulham St Mary (50)

- 28a Allocation PSM1: Land north of Norwich Road and west of Poppy's Lane (50)
- 28b Settlement Limits

Cluster 29: Rockland St Mary, Hellington & Holverston (25)

- 29a Allocation ROC1: Land south of New Hill Inn (25)
- 29b Settlement Limits

Cluster 30: Roydon (0)

(Allocation made in Diss & District Neighbourhood Plan)

- 30a Settlement Limits

Cluster 31: Saxlingham Nethergate (0)

- 31a Settlement Limits

Cluster 32: Scole (0)

(Allocation made in Diss & District Neighbourhood Plan)

- 32a Settlement Limits

Cluster 33: Seething and Mundham (12)

- 33a Allocation SEE1: West of Mill Lane (12)
- 33b Settlement Limit change west of Seething Road, Seething
- 33c New settlement limit west of Mill Lane, Seething
- 33d Settlement Limits elsewhere

Cluster 34: Spooner Row and Sutton (62)

- 34a Allocation SPO1REV: Land west of Bunwell Road (35)
- 34b Allocation SPO2: South of Station Road (25)
- 34c Allocation SPO3: Land at School Lane (existing allocation +2)
- 34d Allocation SPO4: Land at Chapel Road (existing allocation 0)
- 34e Settlement Limits

Cluster 35: Stoke Holy Cross, Shotesham and Caistor St Edmund & Bixley (25)

- 35a Allocation STO1: Land north of Long Lane (25)
- 35b Settlement Limits

Cluster 36: Surlingham, Bramerton and Kirby Bedon (0)

36a Settlement Limits

Cluster 37: Tacolneston and Forncett End (26)

- 37a Allocation TAC1REV: Land to the west of Norwich Road (25)
- 37b Allocation TAC2: Land adjacent The Fields (existing allocation +1)
- 37c Settlement Limits

Cluster 38: Tasburgh (0)

- 38a Allocation TAS1REV: North of Church Road (existing allocation 0)
- 38b Settlement Limits

Cluster 39: Tharston, Hapton and Flordon (0)

39a Settlement Limits

Cluster 40: Thurlton and Norton Subcourse (27)

- 40a Allocation THU1: Land north of Blacksmiths Gardens (12)
- 40b Allocation THU2: Land adjacent to Holly Cottage, west of Beccles Road (15)
- 40c Settlement Limits

Cluster 41: Thurton and Ashby St Mary (0)

41a Settlement Limits

Cluster 42: Tivetshall St Mary and Tivetshall St Margaret (20)

- 42a Allocation TIV1: Pear Tree Farm, west of The Street (20)
- 42b Settlement Limit change west of The Street
- 42c Settlement Limits elsewhere

Cluster 43: Toft Monks, Aldeby, Haddiscoe, Wheatacre and Burgh St Peter (47)

- 43a Allocation HAD1: Land south of Haddiscoe Manor Farm (35)
- 43b Allocation BUR1: Land north of Staithe Road (12)
- 43c Settlement Limit change west of Mill Road, Burgh St Peter
- 43d Settlement Limits elsewhere

Cluster 44: Wacton (0)

44a Settlement Limits

Cluster 45: Wicklewood (52)

- 45a Allocation WIC1REV: Land to the south of Wicklewood Primary School (40)
- 45b Allocation WIC2: Land off Hackford Road (12)
- 45c Allocation WIC3: Land off Hackford Road (existing allocation 0)
- 45d Settlement Limits

Cluster 46: Winfarthing and Shelfanger (40)

46a Allocation WIN1: Land west of Hall Road (20)

46b Allocation WIN2: Land off Mill Road (20)

46c Settlement Limits

Cluster 47: Woodton and Bedingham (50)

47a Allocation WOO1: Land south of Church Road (50)

47b Settlement Limits

Cluster 48: Wreningham, Ashwellthorpe and Fundenhall (15)

48a Allocation ASH1: Land west of New Road (15)

48b Settlement Limits