

South Norfolk Village Clusters Housing Allocations Plan

Selection of Sites for the Focused Regulation 18 Consultation

Background

1. This note supports the focused Regulation 18 consultation on the South Norfolk Village Clusters Housing Allocations Plan (VCHAP). The note sets out a summary of the consideration of sites from a variety of sources, to address the loss of 30 units from the VCHAP, following the January 2023 consultation.
2. It should be noted that full details of the Council's consideration of each site can be found in the relevant Site Assessments; this paper provides an overview only.

Sources and approach

3. Following the close of the January to March 2023 Regulation 19 publication period it became apparent that the loss of 30 units from the VCHAP would need to be addressed. Therefore, the Council considered the potential sources for the replacement/additional units. These would then form the basis of the December 2023 Focused Regulation 18 consultation. The sites fall into the following three categories:
 - a. new (or substantially revised) sites submitted during the January to March Regulation 19 publication period. Whilst new sites were not specifically sought as part of this process, a handful were submitted, whilst others were substantially revised to address concerns raised at previous stages;
 - b. potential increases in capacity on the Regulation 19 preferred allocation sites, either by extending the site or increasing the density; and
 - c. reassessing the previous shortlisted 'reasonable alternative' sites, to see if any could potentially be brought forward.

The Council did not reassess sites that were rejected at an earlier stage.

4. The table attached to this note summarises the conclusions and gives high-level reasons for those sites not taken forward for further consideration. The reasons for including sites are contained in the main consultation document and the full Site Assessments of all sites in category (a) and updated Site Assessments for those being taken forward from categories (b) and (c) and can be found in the Supporting Documents for the focused Regulation 18 consultation.
5. As well as looking at the merits of each site individually, an assessment was also made, taking into account the VCHAP Objectives (particularly Objectives 2 and 3), of the impact on the wider settlement and cluster. Consequently, the VCHAP has aimed to avoid:
 - promoting individual sites in excess of 50 dwellings;
 - promoting more than 60 new dwellings in a single settlement;
 - promoting more than 75 new dwellings in each cluster.Particular consideration has been given to the range of services and facilities in each cluster and the ability to access both those, and the services and facilities in nearby larger settlements, by foot, cycle or public transport.
6. Once the initial sift of sites had been undertaken and a shortlist drawn up, the options were evaluated in more detail, including the preparation of new or updated Landscape and Visual Appraisals (LVAs) and, where appropriate, Heritage Impact

Assessments (HIAs). Discussions have also taken place with the consultants undertaking the evidence base studies for the Plan, and updated Sustainability Appraisal (SA) and Strategic Flood Risk Assessment (SFRA) documents have been produced. Updates to other elements of the evidence base will follow at the Regulation 19 stage planned for 2024, as detailed in the main consultation document.

Evaluating the options

New and substantially revised sites

7. For the sites newly submitted or heavily revised during the Regulation 19 publication period, new Site Assessments were completed. The Assessments follow the format of those undertaken at previous stages, using the published Site Assessment Criteria, and accompanying Form. This included desktop analysis, site visit, and a Technical Consultation with key stakeholders. The Assessments have been published as part of the Supporting Documents for the focused Regulation 18 consultation.
8. Of the new and revised sites, only one has been included in the focused Regulation 18 consultation, SN6000 at Barford. The site is more complex than many, involving the replacement of the existing village hall and playing pitch, alongside the approximately 30 dwellings and discussions are ongoing to ensure that this is deliverable.

Regulation 19 Preferred Allocation sites

9. An assessment was made of the allocation sites included in the January 2023 Regulation 19 publication document, looking primarily at whether they were promoted as part of a wider site, and therefore could reasonably be extended.
10. Many of the allocations in the Regulation 19 document occupy the whole of the promoted site and have been allocated at a density which is reflective of the site constraints. However, a small number are considered to have scope for extension: VC DIT1, at Ditchingham; VC SPO1, at Spooner Row; VC WIC1 at Wicklewood; and VC GIL1 at Gillingham, which is also subject to a current Planning Application. The increases on these sites range from 5 to 20 additional units, but in all cases keep the site to a total of approximately 35 to 40 dwellings.
11. Planning applications have also been submitted for VC TAC1 at Tacolneston and VC SWA 1 at Swardeston. For the former the application promotes a slight increase in both the size of the site and the number of dwellings, whilst the latter promotes an increase in dwellings within the existing boundary of the site. Consideration of the applications and reassessment of both allocations has led to their inclusion in the focused Regulation 18 consultation.
12. Updated conclusions for the Site Assessment have been prepared for VC DIT1, VC GIL1, VC SPO1, VC TAC1 and V WIC1, plus an update has been made to the 'Carried Forward Sites' Supporting Document, to reflect the changes to VC SWA2.

Previously shortlisted sites

13. A review was undertaken of those sites which had been shortlisted as 'Reasonable Alternatives' in the Site Assessments which supported the 2023 Regulation 19 document. In many instances the shortlisted sites were not previously chosen because they are in a settlement where a preferred site has already been identified. However, in order to give a broader choice of sites in the current consultation it has been necessary to look at sites in settlements and clusters where a preferred site (or sites) already exists, taking into account the criteria in paragraph 5 above.
14. In total 5 sites previously shortlisted sites have been identified as suitable for further consideration as potential allocations, in Alington, Barford, Barnham Broom, Broome and Earsham. In the case of Barford, **if both** the new site (SN6000) and the previously shortlisted site were to be progress, along with the VC BAR1 proposed allocation, this would become the largest allocation in a single settlement. . However, as noted above, SN6000 is a more complex proposition, which involves the replacement of the aging village hall with a new facility.
15. Again, the Site Assessment conclusions for these sites have been updated and included in the Supporting Documents.

Sites not included in the focused Regulation 18 consultation

16. For those sites not included in the focused Regulation 18 consultation, a summary of the reasons are set out in the table below, and full details can be found in the relevant Site Assessments. For new and heavily revised sites these are in the Supporting Documents to this consultation, for all other sites these can be found in the documents supporting the 2023 Regulation 19 publication at: <https://southnorfolkandbroadland.oc2.uk/document/15>.

Conclusion

17. The assessment of the three categories of sites listed in paragraph 3 above has identified twelve sites for inclusion in the focused Regulation 18 consultation. The reasons for including these sites are contained in the main consultation document and the new or updated Site Assessments in the Supporting Documents. A thirteenth site, VC BAW1 at Bawburgh, is also included in the consultation, but is not being promoted for either an increase in dwelling numbers or a change in the Policy wording. A summary of the reasons for not including other sites is contained in the table below.
18. Sites with conclusions noted in **green** in the table below are those that have been included in the focused Regulation-18 consultation.

South Norfolk Council
November 2023

VCHAP REGULATION-18 FOCUSED CONSULTATION BACKGROUND PAPERS: Site Selection Table

New and substantially revised sites from the January 2023 Regulation 19 Allocation Publication

Site Reference	Site Address	Site Area (Ha)	Site Nos.	Commentary
SN6000	Land north of Chapel Street, Barford	4.82	30, plus village hall, playing pitch and open space	Site included in the Focused Regulation 18 consultation – see Site Assessment conclusions and main consultation document for the rationale.
SN6002	Land at Greenacres, South of High Road, Needham	0.9	12	The site does not relate well to the existing development and development at the proposed density would contradict the existing built form. Access may be difficult due to the curvature of High Road.
SN5017 REVA	Land North of East Hill Lane, Bramerton	0.72	18	Does not appear to have much relationship with the established development. Access to the site would be challenging. Site promoter has suggested 4 dwellings on the site however the scale of the site means that it has also been assessed for a larger number of dwellings.
SN0531 REVA	Land west of Lower Road, Rockland St Mary	0.73	15	Site is exposed to the open countryside and does not relate well to the existing development.
SN5039 REVA	Land south of The Street, Rockland St Mary	1.31	25	The site promoter has not been able to demonstrate that a suitable access can be achieved.

Regulation 19 Allocation Sites

Site Reference	Site Address	Site Area (Ha)	Site Nos.	Commentary
VC ALP1	West of Church Meadow, Alington	1.87	Approx. 25	Regulation 19 preferred allocation already occupies the whole site and an increase in density is not considered appropriate given the site constraints.
VC BAP1	Former Concrete Batching Plant, south of Church Road, Bergh Apton	1.65	Up to 25	Regulation 19 preferred allocation already occupies the whole site and an increase in density is not considered appropriate given the site constraints.
VC ASL1	Land off Church Road, Aslacton	2.30	Approx. 35	The site has already been increased in area and numbers to support the delivery of an enhanced open space provision and car parking for the nearby school and church. Facilities in the cluster are dispersed, therefore additional development is considered to be less sustainable than in other locations.
VC GRE1	North of High Green, west of Heather Way, Great Moulton	0.75	At least 12	Site is to the rear of a carried forward 2015 Local Plan allocation which has yet to be completed (VC GRE2). Facilities in the cluster are dispersed, therefore additional development is considered to be less sustainable than in other locations. Extending further north would push development beyond the rear building line of Heather Way and VC GRE2.
VC GRE2	Land north of High Green opp. White House Bungalow, Great Moulton	1.16	Approx. 14	The site already has an extant permission and the vacant land on which to expand the site is allocated as VC GRE1.
VC BAR1	Land at Cock Street and Watton Road, Barford	0.76	Approx. 20	Regulation 19 preferred allocation already occupies the whole site and an increase in density is not considered appropriate given the site constraints.

VC BB1	Corner of Norwich Road and Bell Road, Barnham Broom	1.40	Approx. 40	Regulation 19 preferred allocation already occupies the whole site and an increase in density is not considered appropriate given the site constraints.
VC BAW1	Land east of Stocks Hill, Bawburgh	1.40	Up to 35	The site is proposed for 35 dwellings, which is considered appropriate given the more limited facilities in Bawburgh. The focused Regulation 18 consultation looks to expand the site area to reduce the overall site density. However, further development to the east would need to carefully consider the wider landscape implications.
VC BRE1	Land east of School Road, Bressingham	2.06	Up to 40	Regulation 19 preferred allocation already occupies the whole site and an increase in density is not considered appropriate given the site constraints and proposed policy requirements.
VC BRO1	East and West of the B1332, Norwich Road, Brooke	2.20	Up to 50	Although the site east of the B1332 is relatively unconstrained and could be extended further east, this would take the rear boundary beyond those existing properties, with a subsequent landscape impact and possible heritage impact when considering the Conservation Area to the south. Further land to the west has not been promoted to the Council.
VC BUN1	Land to the north of Bunwell Street, Bunwell	1.04	Approx. 15	The eastern boundary currently matches the extent of development south of Bunwell Street and is marked by a public right of way, whilst the northern boundary aligns with the curtilage of No.141. As such, extending the site further would be a more marked break out into the open countryside.
VC BUN2	Land opposite Lilac Farm, Bunwell Street, Bunwell	1.00	Approx. 20	The site is constrained by heritage assets (Listed Buildings) to both the south-west (Lilac Farm) and the north (The Cottage and Bunwell Manor Hotel), where development needs to maintain both views and a degree of separation. As such, a further extension is not considered appropriate.
VC CAR1	Land west of Rode Lane, Carleton Rode	0.30	Approx. 3	This is a small carried forward allocation from the 2015 South Norfolk Local Plan which mirrors development on the east of Rode Lane; extension of the site would be an encroachment into the open countryside in a less sustainable location. The site has an existing planning permission for 3 dwellings.
VC DIT1	Land at Thwaite's and Tunneys Lane, Ditchingham	1.56	Up to 35	Site included in the Focused Regulation 18 consultation as VC DIT1 REV – see updated Site Assessment conclusions and main consultation document for the rationale.

VC EAR1	Land east of School Road, Earsham	1.30	Up to 25	Further land was promoted to the east/south-east, but this would create an awkwardly shaped site that encroaches into the river valley and potentially the setting of The Close and views of All Saints Church to the south (both Listed Buildings)
VC GIL1	South of Geldeston Road and Daisy Way, Gillingham	2.36	Approx. 35	Site included in the Focused Regulation 18 consultation as VC GIL1 REV – see updated Site Assessment conclusions and main consultation document for the rationale.
VC GEL1	North of Kell's Way, Geldeston	0.76	Up to 20	Regulation 19 preferred allocation already occupies the whole site and an increase in density is not considered appropriate given the site constraints.
VC HAL1	Land off Briar Lane, Hales	2.48	Up to 35	Regulation 19 preferred allocation already occupies the whole site and an increase in density is not considered appropriate given the site constraints.
VC HAL2	Land at Yarmouth Road west of Hales Hospital, Hales	1.80	Approx. 23	The site already has an extant permission and the only vacant land on which to expand the site is allocated as VC HAL1.
VC HEM1	Land at Millfields, Hempsall	0.35	Up to 15	Development is limited by the immediate context of small-scale bungalow development. Significant deviation could be in contrast with the character of the area and is unlikely to be acceptable in highways terms.
VC ELL1	South of Mill Road, Ellingham	1.87	Approx. 25	An easement for a high-pressure gas main limits extension of the development to the west. Extending the site south would push beyond the existing Mill Lane building line, intensifying the landscape impact on the Broads to the south.
VC ELL2	Land at Florence Way, Ellingham	0.51	At least 12	Regulation 19 preferred allocation already occupies the whole site and an increase in density is not considered appropriate given the site constraints.
VC LM1	South or School Lane and East of Burnthouse Lane, Little Melton	3.00	Approx. 35	Increasing density of the site could impact on the Listed Building located within the site. Much development has occurred in Little Melton due to a previous lack of 5YHLS and a further significant increase in numbers would be disproportionate to the village size at this time.
VC MUL1	Land east of Bluebell Road and north of The Rosery, Mulbarton	1.50	Up to 35	NCC Highways have placed a clear limit on the highway capacity of Bluebell Road, which is the only appropriate access to this site.

VC SWA1	Land off Bobbins Way, Swardeston	1.00	Approx. 20	The allocation focuses on reuse of the previously developed element of the site, extension to the east would be a clear break out from the pattern of development established by the recently constructed development to the south and the site boundaries of the carried forward allocation to the north (VC SWA2)
VC SWA2	Land on Main Road, Swardeston	2.70	Approx. 30	Site included in the Focused Regulation 18 consultation as VC SWA2 REV – see updated Site Assessment conclusions and main consultation document for the rationale
VC BRA1	Land at Norwich Road, Bracon Ash	0.90	Approx. 20	A previously refused planning application has demonstrated that there would be unacceptable impacts arising from extending the site further south.
VC NEE1	Land north of High Road and east of Harmans Lane, Needham	0.90	Approx. 15	The site maintains the linear pattern of development on High Road and a surface water flow path to the north-west limits the potential for expansion.
VC WOR1	North and south of High Road, Wortwell	0.95	At least 12	Extending the site to the west along High Road would mark a more significant break into the open countryside in the river valley landscape, whilst development in depth would be out of keeping with the prevailing form of development and again, would impact on the river valley landscape.
VC WOR2	Land at the junction of High Road and Low Road, Wortwell	0.40	Approx. 5	The site is a carried forward allocation from the 2015 South Norfolk Local Plan; NCC Highways have indicated that an increase in numbers would require improvements to High Road/Low Road junction that are beyond the scope of this scale of allocation.
VC NEW1	Land off Alan Avenue, Newton Flotman	1.05	Approx. 25	Regulation 19 preferred allocation already occupies the whole site and an increase in density is not considered appropriate given the site constraints.
VC NEW2	Land adjacent Alan Avenue, Newton Flotman	1.30	Approx. 30	Carried forward allocation from the 2015 South Norfolk Local Plan, the only additional land promoted has been preferred as allocation VC NEW1.
VC PSM1	Land north of Norwich Road and west of Poppy's Lane, Pulham St Mary	2.83	Up to 50	Increasing numbers to match the available site area would push the allocation beyond the 50 dwelling mark, making it the largest site in the plan. Its prominence in the landscape would also increase its visual impact.

VC ROC1	Land south of New Inn Hill, Rockland St Mary	1.47	25	Expansion into the open field to the south would increase Historic England's concerns about heritage impact, as well as the potential landscape impact on the Broads.
VC SEE1	West of Mill Lane, Seething	0.53	At least 12	Regulation 19 preferred allocation already occupies the whole site and an increase in density is not considered appropriate given the site constraints.
VC SPO1	Land west of Bunwell Road, Spooner Row	0.76	Approx. 15	Site included in the Focused Regulation 18 consultation as VC SPO1 REV – see updated Site Assessment conclusions and main consultation document for the rationale.
VC SPO2	South of Station Road, Spooner Row	1.67	Approx. 25	Estate development could be extended south into the open field; however this would effectively close the gap to the cluster of dwellings at Top Common and the shape/layout of the site is likely to give an uncharacteristically suburban form of development in an edge of settlement location. The inclusion of VC SPO1 in the focused consultation already takes potential new development in Spooner Row to 60+ dwellings.
VC SPO3	Land at School Lane, Spooner Row	0.30	Up to 7	Carried forward allocation from the 2015 South Norfolk Local Plan with extant planning permission, further expansion of which is limited by Highways constraints.
VC SPO4	Land at Chapel Road, Spooner Row	0.60	Up to 14	Carried forward allocation from the 2015 South Norfolk Local Plan, with extant planning permission. Site mirrors development on the opposite side of Chapel Lane and the frontage form of adjacent housing; further extension would encroach into the open countryside. The inclusion of VC SPO1 in the focussed consultation already takes potential new development in Spooner Row to 60+ dwellings.
VC STO1	Land north of Long Lane, Stoke Holy Cross	1.42	Up to 25	The site is relatively prominent in the landscape, including within longer distance views, however the current extent is read against the recent developments at Harold Place (to the west) and Broomfield Road (to the south). Expanding the site is likely to increase its prominence within the landscape. Stoke Holy Cross has also experienced growth through the 2015 South Norfolk Local Plan and due to a previous lack of 5YHLS and a further significant increase in numbers would be disproportionate to the village size at this time.
VC TAC1	Land to the west of Norwich Road, Tacolneston	0.60	Up to 25	Site included in the Focused Regulation 18 consultation as VC TAC1 REV– see updated Site Assessment conclusions and main consultation document for the rationale.
VC TAC2	Land adjacent The Fields, Tacolneston	0.95	Approx. 21	See SN0602 under Shortlisted Sites.

VC TAS1	North of Church Road, Tasburgh	1.20	Approx. 25	Regulation 19 preferred allocation already occupies the whole site and an increase in density is not considered appropriate given the site constraints.
VC THU1	Land north of Blacksmiths Gardens, Thurlton	0.57	At least 12	NCC Highways have placed a clear limit on the highway capacity of Blacksmith Gardens, which is the only appropriate access to this site.
VC THU2	Land adjacent to Holly Cottage, west of Beccles Road, Thurlton	0.77	Up to 15	Regulation 19 preferred allocation already occupies the whole site and an increase in density is not considered appropriate given the site constraints.
VC TIV1	Pear Tree Farm, west of The Street, Tivetshall St Mary	1.10	Approx. 20	Regulation 19 preferred allocation already occupies the whole of the promoted site and an increase in density is not considered appropriate given the site constraints. Further land in the same ownership is available to the west but would raise concerns in terms of the form of development. Facilities in the cluster are dispersed, with limited public transport, therefore additional development is considered to be less sustainable than other locations.
VC HAD1	Land south of Haddiscoe Manor Farm, Haddiscoe	3.01	Up to 35	The site has already been increased to 35 dwellings in the January 2023 Regulation 19 document. Facilities in the cluster are dispersed, therefore additional development is considered to be less sustainable than other locations. Increased numbers may be difficult to achieve given the site constraints.
VC BUR1	Land north of Staithe Road, Burgh St Peter	0.56	At least 12	Regulation 19 preferred allocation already occupies most of the promoted site and an increase in density is not considered appropriate given the site constraints. Facilities in the cluster are dispersed, therefore additional development is considered to be less sustainable than other locations
VC WIC1	Land to the south of Wicklewood Primary School, Wicklewood	1.63	Up to 30	Site included in the Focused Regulation 18 consultation as VC WIC1 REV – see updated Site Assessment conclusions and main consultation document for the rationale.
VC WIC2	Land off Hackford Road, Wicklewood	0.89	At least 12	Regulation 19 preferred allocation already occupies the whole site and an increase in density is not considered appropriate given the site constraints.
VC WIC3	Land at Hackford Road, Wicklewood	0.70	Approx. 6	Carried forward allocation from the 2015 South Norfolk Local Plan with extant planning permission. No additional land promoted.

VC WIN1	Land west of Hall Road, Winfarthing	1.00	Approx. 20	Site already increased to 20 dwellings in the January 2023 Regulation 19 document. Allocations in the village total 40 dwellings, and facilities are relatively limited, therefore additional development is considered to be less sustainable than other locations.
VC WIN2	Land off Mill Road, Winfarthing	0.98	Up to 20	Site reconfigured in the January 2023 Regulation 19 document to better reflect the prevailing pattern of development. Allocations in the village total 40 dwellings, and facilities are relatively limited, therefore additional development is considered to be less sustainable than other locations.
VC WOO1	Land south of Church Road, Woodton	3.30	Up to 50	Site already increased to 50 dwellings in the January 2023 Regulation 19 document; a planning application reflecting this has already been submitted and an increase in density is not considered appropriate given the site constraints.
VC ASH1	Land west of New Road, Ashwellthorpe	0.89	Up to 15	Expanding the site would be a significant change in the form/character of the location. Facilities in the cluster are dispersed, therefore additional development is considered to be less sustainable than other locations.

Regulation 19 Shortlisted Sites

Site Reference	Site Address	Site Area (Ha)	Site Nos.	Commentary
SN0433	Land in Wheel Road, Alpington	1.21	15	Site included in the Focused Regulation 18 consultation – see updated Site Assessment conclusions and main consultation document for the rationale, site area and numbers.
SN2118	Land south of Sneath Road, Aslacton	0.54	SL	Flood risk means that the area available to allocate would be too small.
SN0552REVC	Land off Watton Road, Barford	0.73	25	Site included in the Focused Regulation 18 consultation as SN0552REVC– see updated Site Assessment conclusions and main consultation document for the rationale, site area and numbers.
SN5057	Land south of Bankside Way, Barnham Broom	0.58	12	Would be dependent on VC BB1 to deliver the improvements to the Bell Road/Norwich Road junction, and also needs to be able to demonstrate access to Bell Road is possible with the change in levels at the site frontage.

Site Reference	Site Address	Site Area (Ha)	Site Nos.	Commentary
SN0055	Land to the east of Spur Road and to the south of Norwich Road, Barnham Broom	1.02	25	Site included in the Focused Regulation 18 consultation – see updated Site Assessment conclusions and main consultation document for the rationale, site area and numbers.
SN0174	Land off Bell Road, Barnham Broom	1.97	50	Would be dependent on VC BB1 to deliver the improvements to the Bell Road/Norwich Road junction. Potential landscape constraints, plus loss of hedgerow if developed alongside adjacent SN0196.
SN0196	Land to the west of Mill View, Barnham Broom	2.03	50	Would be dependent on VC BB1 to deliver the improvements to the Bell Road/Norwich Road junction. Potential landscape constraints, plus loss of hedgerow as access would need to be via the adjacent SN0174.
SN4037	Land to the south of Fersfield Road, Bressingham	1.29	20	Flood Risk/flowpath constraints mean that it is not possible to develop this site alongside VC BRE1 (as advised by the Lead Local Flood Authority).
SN0539	Lilac Farm, Bunwell	0.79	19	The main issue would be the balance between enhancing the setting of the listed building through removal of the existing agricultural/industrial buildings at Lilac Farm and detracting from it by over developing the site. Within these constraints 12 dwellings are unlikely to be achievable. The site could be considered in conjunction with the adjoining SN2126, but would be complex to achieve for the limited number of dwellings that are likely to be realised.
SN2126	Land at 114 Bunwell Street, Bunwell	0.54	16	Constrained by the trees to the rear of the site, which limits development mostly to the frontage which is already within the Settlement Limit. The site could be considered in conjunction with the adjoining SN0529 but would be complex to achieve for the limited number of dwellings that are likely to be realised.
SN4020	West of Old Yarmouth Road, opposite Bridge House, Broome	0.89	15	Site included in the Focussed Regulation 18 consultation – see updated Site Assessment conclusions and main consultation document for the rationale, site area and numbers.

Site Reference	Site Address	Site Area (Ha)	Site Nos.	Commentary
SN0078	Land off Loddon Road, Ditchingham	0.74	19	Further assessment of the site by the Council's Arboriculture and Ecology officers has concluded that realistic capacity is below the 12 units minimum allocation.
SN0345REV	Land North of Loddon Road, Ditchingham	1.62	40	The main concern is the importance of the frontage trees to the character of the area; many of these trees may be lost to create a suitable highways access into the site and carriageway widening.
SN0218REV	Land west of Earsham village, Earsham	1.40	35	Site included in the Focused Regulation 18 consultation – see updated Site Assessment conclusions and main consultation document for the rationale, site area and numbers.
SN0274REVA	Land to the south of the A143 and A146 roundabout, Gillingham	1.23	25	Flood risk is the main concern with this site, and additional evidence has not been submitted to indicate that this can be addressed; a 2022 planning application was submitted, but has moved the site substantively to the west, with no dwellings within SN0274REVA and a small proportion within SN0274REVB.
SN0274REVB	Land to the south of the A143 and A146 roundabout, Gillingham	0.90	25	See SN0274REVA, above.
SN1015	Land adjacent to the Primary School, The Street, Hempnall	1.60	19	Site was previously preferred, but further assessment of the shape/layout and topography of the site constrain numbers, and this is exacerbated by the flood risk which is likely to affect the access.
SN0305	Land South of Mill Road, Ellingham	1.41	32	Site is part of a larger agricultural field, and the site could potentially be extended further south. However, this boundary already requires landscaping to help screen development from the Broads and this would push development beyond the building line which would run from Mill Lane, across the south of the nearby VC ELL2 allocation to this site. Combined with VC ELL2, expansion of this site would appear to be overdevelopment in this location.

Site Reference	Site Address	Site Area (Ha)	Site Nos.	Commentary
SN0488REV	Land north of School Lane, Little Melton	1.28	25	Main constraints relate to highways and the need to widen School Lane, provide adequate footways and improve junction visibility. Given that the previously preferred site (SN4052) offers a less constrained alternative in the same location, there is less merit in progressing this site. In addition, significant development has occurred in Little Melton due to a previous lack of 5YHLS and development beyond the preferred VC LM1 allocation site would be disproportionate to the size of the village at this time and inconsistent with the Plan Objectives.
SN2044REV	Land at Braymeadow Lane, Little Melton	1.02	25	Main constraints relate to highways and the need to widen Braymeadow Lane, which would need further investigation. However, significant development has occurred in Little Melton due to a previous lack of 5YHLS and development beyond the preferred VC LM1 allocation site would be disproportionate to the size of the village at this time inconsistent with the Plan Objectives.
SN4052	Land south of School Lane, Little Melton	1.00	25	The LLFA identified flood risk issues at the likely access point to the site. In addition, significant development has occurred in Little Melton due to a previous lack of 5YHLS and development beyond the preferred VC LM1 allocation site would be disproportionate to the size of the village at this time inconsistent with the Plan Objectives.
SN4025	Land off Grove Way, Newton Flotman	1.52	25	Not clear that a suitable access could be achieved, and the site promoter has focused on VC NEW1 and VC NEW2.
SN0418	Land at Cook's Field, north of Jocelyn Close, Pulham Market	0.66	15	Necessary frontage carriageway widening would be likely to have significant landscape impacts.
SN1027	Land east of Goldsmith Way, Pulham St Mary	1.34	20	The current access via Poppy's Lane is not considered suitable. Highways access via North Green Road is also not considered to be suitable. As such, the site is contingent on the preferred site (VC PSM1) delivering highways improvements, either to Poppy's Lane or via the creation of a new access.
SN5039	Land south of The Street, Rockland St Mary	2.16	25	See SN5039 REVA above.

Site Reference	Site Address	Site Area (Ha)	Site Nos.	Commentary
SN0602	Land off The Fields, Tacolneston	0.55	14	Further development in the cluster may be less sustainable than in other locations.
SN4048SL	Land North of The Street, Hapton	0.48	SL	Formerly a preferred site. However, services in the village are very limited and the nature of the cluster means that the site is more likely to be reliant on services/facilities in Long Stratton (which already has substantial strategic growth allocated), as such it would not be supporting local, rural services, as envisaged by the Village Clusters document.
SN2103	Land north of School Road, Tivetshall St Margaret	0.84	15	Development would require the removal of most of all or most of the frontage trees to create a suitable access, and the creation of the priority road into the site (make the eastern part of School Road a side road). On balance there is a significant impact on the character of the area for the limited number of dwellings gained. Facilities in the cluster are dispersed, with limited public transport, therefore additional development is considered to be less sustainable than in other locations.
SN4064	Land at Wicklewood Nurseries, Wicklewood	0.69	15	Clarification would be required as to what development of this part of the site meant for the remainder of the nurseries. Highways would only support the site if the nursery activity were to cease, as otherwise the access would be too constrained. Proposed expansion of VC WIC1 would already take new allocations in Wicklewood above 50 dwellings.
SN0262	Land north of Church Road, Woodton	1.06	26	Site was removed in favour of increasing the numbers on the preferred allocation site (VC WOO1), to deliver better foot/cycle connectivity in the village and a potential relocation site for the pre-school (now closed). The HIA undertaken to establish the heritage impacts has raised concerns about this site. Whilst the site is considered potentially acceptable, a further 12+ dwellings would push numbers to over 60 in Woodton.
SN2183	Land south of Wymondham Road, Wreningham	1.10	20	Previously a preferred site, however the combined impacts of a range of concerns relating to highways (carriageway width/foot way provision/nearby junction visibility), flood risk, heritage, and removal of the frontage hedgerow, mean that it is not considered a suitable site to take forward at this time.