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PLANNING

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South Norfolk Village Clusters Housing Allocation Plan

Regulation 19 Stage

**Representations on behalf of Welbeck Strategic Land III Limited in relation to
Land North of Tuttle Lane East, Wymondham**

**A South Norfolk District Council document,
part of the Greater Norwich Local Plan 2018-2038**

March 2023

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INTRODUCTION

- 1.1 On behalf of Welbeck Strategic Land III Limited (Welbeck Land), James Bailey Planning Ltd (JBPL) are instructed to submit representations to South Norfolk District Council on their Village Clusters Plan, which is being developed alongside the Greater Norwich Local Plan (GNLP).
- 1.2 Welbeck Land are continuing to promote the site at “land North of Tuttle Lane East, Wymondham” through the GNLP process. This site was previously assigned the site reference GNLP0006 and has been referred to as such in the course of these representations where necessary.
- 1.3 The Regulation 18(c) GNLP document identified the town of Wymondham as having the need for a contingency of 1,000 dwellings. The site of land North of Tuttle Lane East was identified as a reasonable alternative site which could assist with this delivery. This proposal has subsequently been removed from the pre-submission version of the Local Plan.
- 1.4 The site area is 53.68ha, with a masterplan strategy for the delivery of 700 dwellings and associated infrastructure and land for a new sixth form centre for Wymondham High School.
- 1.5 It remains the view of Welbeck Land and JBPL that the GNLP is proposing a spatial growth strategy that is fundamentally flawed, and therefore “unsound.” There is an over reliance on long standing strategic site proposals; there is a change in policy direction towards Village Clusters¹ which remains unjustified; whilst there is a reduction in proposing development towards more sustainable locations, notably the GNLP’s Main Towns.

South Norfolk Village Clusters Housing Allocations Plan (VCHAP)

- 1.6 These representations have been prepared on behalf of Welbeck Land in respect of the current consultation stage on the South Norfolk Village Clusters Housing Allocations Plan (VCHAP) Regulation 19 Pre-submission Draft Plan.
- 1.7 The document seeks to identify residential allocations in ‘Village Clusters’, and also to establish settlement limits.
- 1.8 The VCHAP will be a separate document that will be subject to its own Examination process. However, the VCHAP document is still an important part of the decision-making process for the Greater Norwich Local Plan, which is currently already at Examination stage.

¹ A group of villages that shares services and facilities, for example a primary school.

1.9 These representations are intended to be standalone comments to the VCHA, and are submitted to South Norfolk District Council accordingly. However, they will also be referred to at the GNLP Examination, notably in the Hearing Statement to the Inspector's questions on Housing Provision (Matter 15 of the Inspectors MIQs), which is due to be considered on 22nd March 2023.

STRATEGIC OBJECTIVES & METHODOLOGY

- 2.1 If found 'sound' by an independent Planning Inspector, then the Village Clusters Plan will replace existing Site-Specific Allocations and Policies Documents. It will then become part of the Adopted Development Plan for the Greater Norwich Partnership Area.
- 2.2 The approach taken to assessing and allocating sites within 'village clusters' was identified as a method which "*seeks to strike a balance between accessibility and dispersal*".
- 2.3 It is understood that the 'innovative' approach taken to allocate development on sites achieving a balance between accessibility and the dispersion of growth, was originally chosen in order to "*promote social sustainability by supporting rural life and services*".
- 2.4 The overarching objective of the site allocation process is to identify the "*most sustainable sites overall*". As part of the allocation process, improvement to local services, facilities and infrastructure are proposed, as well as ensuring any development is of appropriate scale, location, and density and is well related to the character of existing villages.
- 2.5 As stated in the introduction (A13) there are 48 village clusters in South Norfolk, and in line with the GNLP each one is centred around the local primary school. "*Primary school catchment are taken as a proxy for social sustainability; however, the Council recognises that many other facilities are importance to local communities and has also undertaken an audit of other facilities and services within clusters, to inform site selection*".
- 2.6 Only sites submitted to the Council by a landowner or agent were reviewed during the preparation of this document, and the submitted sites were assessed on a traffic light system against the following criteria:
 - Access to the site
 - Accessibility to local services and facilities
 - Utilities Capacity / Infrastructure
 - Broadband
 - ORSTED Cable Route
 - Contamination & ground stability
 - Flood Risk
 - Landscape / Townscape Impact
 - Biodiversity & Geodiversity
 - Historic Environment

- Open Space
- Transport & Roads

2.7 A total of 500 sites were reviewed as part of this process.

2.8 As part of the Sustainability Appraisal prepared by AECOM, the view was taken that the majority of shortlisted sites perform reasonably well in terms of access to local services and facilities, particularly in relation to supporting walking access to at least a primary school.

2.9 The Sustainability Appraisal has aimed to assess a site's sustainability in compliance with the strategic objectives of the NPPF, identified in Paragraph 8.

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

*a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*

*b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*

*c) **an environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating*

2.10 An overarching objective of sustainability and achieving a balance between accessibility and dispersion on growth has been proposed by South Norfolk District Council, along with a series of criteria for sites to be assessed against to reflect the documents key objectives. It is the opinion of JBPL and Welbeck Land that the methodology and resulting site allocations are not supported by robust evidence and are not sustainable.

2.11 Therefore, it is considered that the document not 'sound'.

PROPOSED ALLOCATIONS

- 3.1 A total of 48 settlements are seen as ‘village clusters’. Approximately 51 sites have been identified in the VCHAP as allocations over 32 of these village clusters. It is proposed that 1,228 dwellings will be delivered across these 51 sites, ranging from allocations between 12 and 50 units.
- 3.2 It is important to note that the draft GNLP Policy 1 requires the VCHAP to deliver a minimum of 1,200 dwellings. Therefore, anything less than the delivery of 1,200 dwellings by the VCHAP will have a negative impact on meeting the deliverable need identified by the GNLP.
- 3.3 A review suggested that the methodology set out has not been strictly followed and applied to the site selection process. 11 of the sites identified are in settlements with no school in the immediate area, despite “*primary schools being taken as a proxy for social sustainability*”.
- 3.4 In addition to this apparent inconsistency in terms of proximity to a primary school, several sites previously allocated in the 2015 South Norfolk Site Specific Allocations and Policies Document that have not yet been developed, have been deemed ‘available and deliverable’ and have been carried forward into the VCHAP. Of the 11 carried forward sites deemed available and deliverable, works have either stalled or not commenced on 7 of the sites due to ‘on-site constraints’. This is primarily due to the sites being located within a nutrient neutrality catchment, or due to a lack of infrastructure. Although no strategy or solution has been suggested as to overcome the considerable constraints identified, the sites have nonetheless been included and are therefore contributing to the 1,200 dwellings that the VCHAP must deliver.
- 3.5 This begs the question, how are these identified and acknowledged constraints going to be overcome? If the answer is unknown, then these sites should be removed from the allocations and labelled as undeliverable at this point in time.
- 3.6 Several of the sites proposed for allocation have been identified that do not appear to meet the sustainability objectives, and have missed the fine balance between dispersion and accessibility. This is despite the methodology and site selection process, suggesting this process is flawed.
- 3.7 It is therefore considered that the 1,200 dwellings proposed are not deliverable or sustainable, and not consistent with the overarching objectives and visions of both the VCHAP and wider GNLP. Additionally, as the VCHAP will not provide at least a deliverable 1,200 dwellings the GNLP will in turn not meet its requirement of delivering wider need of over 49,000 dwellings over the plan period.

- 3.8 An extensive list of the village cluster allocation, with the local primary school and Pupil Admission Number (PAN) can be found in Appendix One.
- 3.9 It appears that almost all the allocations identified are located on Greenfield land, and for proportionately low dwelling numbers. Individually and collectively, they will be unable to deliver benefits and opportunities associated with larger allocations.
- 3.10 Of the allocated sites, these representations have chosen to focus on 4 sites in particular, as 'test cases' to demonstrate noncompliance with both national policy and the proposed objectives of the VCHAP and the GNLP. This does not mean that only the four allocations identified are flawed, but that these sites are prime examples of issues inherent to the site selection process.
- 3.11 The sites we have identified for further consideration are:
- Bressingham (SN4053 / VC BAW1)
 - Hales (SN0308 / VC HAL1 & HAL2)
 - Tivetshall (SN319 / VC TIV1)
 - Thurlton (SN5025 / VC THU2 & SN1049 / VC THU2)
- 3.12 These are considered further in the section on Site Sustainability & Accessibility, below.

SITE SUSTAINABILITY & ACCESSIBILITY

Bressingham (SN4053 / VC BAW1)



Figure One: Allocation location (red) school location (blue).

- 4.1 The Bressingham allocation is identified in red above, and is proposed for residential development for approximately 40 dwellings.
- 4.2 Services and facilities located within Bressingham include: The Chequers Pub; St. Johns Church; Bressingham Garden Centre; Bressingham Hall and Gardens; a Steam Museum; and sports fields.
- 4.3 Bressingham Primary School is located immediately opposite the site off School Road. The primary school has a Pupil Admission Number (PAN) of approximately 17 students per year, although there is some variation between years.

- 4.4 Assuming a population of 2.4 people per household (as an acknowledged industry standard), a new population of approximately 96 can be expected from this site.
- 4.5 No acknowledgement of a financial contribution or proposed extension to the school is included in the evidence base. It is therefore reasonable to question whether the local primary school does actually have the capacity, now or in the future, to respond to a population increase from the proposed site.
- 4.6 The evident disparity between the local PAN and proposed allocation size is likely to result in increased traffic on the local road network, with children having to attend schools in surrounding areas.
- 4.7 However, the PAN for other primary schools in nearby villages must also be considered. For example, the nearby primary school in Winfarthing is approximately 5 kilometres away from Bressingham, and has a PAN of just 15. It has its own residential allocations (SN4050 / VC WIN1 & SN4050 / VC WIN2) totalling approximately 40 new dwellings, with potentially a further 96 new residents for their village, school, and facilities.
- 4.8 Further on-site constraints for the Bressingham site are identified in the site assessment. The potential impact on the highways network is unknown, and a small area of the site at risk of surface water flooding (see below).

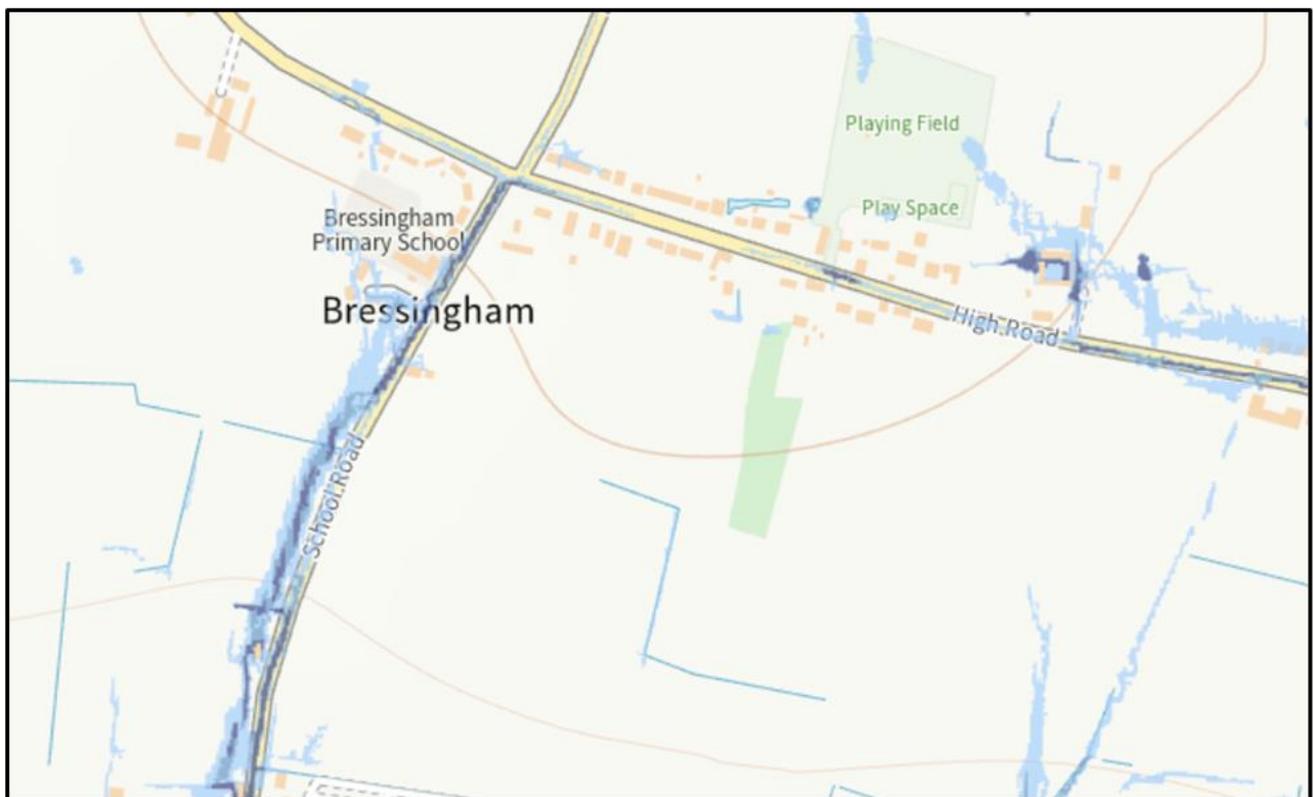


Figure Two: Surface Water Flooding map

4.9 Therefore, although the site appears relatively constraint free, with access to a small number of services accessible locally, there appears to be insufficient capacity at the local primary school. The inability to serve the proposed new population will inevitably put pressure on the local highways network and surrounding villages, increasing congestion through a more significant reliance on private vehicle use.

Hales (SN0308 / VC HAL1 & HAL2)



Figure Three: Allocation location (red).

4.10 Both of the allocations proposed for Hales are identified in red above, and are proposed to deliver approximately 58 dwellings combined.

4.11 A village hall; two restaurants; a petrol filling station; playing fields; and a dog boarding facility, are all located within Hales. There is no primary school in the village.

4.12 With no village primary school, it must be assumed that all pupils will need to attend the next nearest schools, which are: Loddon Junior School; and Loddon Infant & Nursery School, both with a PAN of 60.

- 4.13 It can therefore be assumed that there will be a population increase of approximately 139 new residents in Hales (by applying the assumption of 2.4 persons per household), which is quite a considerable increase for a village with limited services and facilities. With the average UK household having '1.24' cars, it is likely that in addition to over 100 new residents, the allocation will also result in approximately 70 additional cars which will feed into the local highways network.
- 4.14 It is reasonable to assume that in the absence of a village primary school, there will be an increase in car movements between Hales and Loddon, which will put additional pressure on the surrounding infrastructure, and will ultimately lead to reliance on the use of private motor vehicles. This is considered contrary to the objectives of both the VCHAP and the GNL, which is seeking to promote 'sustainable' growth.
- 4.15 It is also worth recognising that other nearby settlements, such as Thurton, may also have insufficient school capacity locally due to their own allocations. There is the potential that residents of Thurton will also be travelling to Loddon as an overspill, putting pressure on the village's highways network and local facilities.
- 4.16 Although acknowledged in the sustainability appraisal for the significant amount of easily accessible services and facilities, Loddon cannot be relied upon as 'overspill' for all settlements within a certain radius. It is simply unsustainable to rely on this approach, and this 'knock on' effect does not seem to have been properly or thoroughly considered.
- 4.17 The unsuitable and unsustainable location of the proposed allocation, and resulting impacts on not only Hales but also other surrounding villages, appears to deviate significantly from the objective of the VCHAP "*to attach importance to transport and climate change SA objectives, whilst also providing opportunities for residential development in a range of villages with more modest accessibility to services and facilities*".
- 4.18 As part of the site assessment process, several on site constraints were identified. Several areas of the site are categorised as at medium risk of surface water flooding (see below).
- 4.19 There were also concerns raised regarding the Grade II listed building (UID 1373193) immediately east of the proposed allocation (see below).



Figure Four: Heritage England Listed Building map search.



Figure Five: Surface Water Flooding map

4.20 The potential issue of a lack of capacity in the local existing sewage infrastructure was also acknowledged, as well as serious concerns from National Highways regarding visibility issues and the proposed use of a highly constrained and unsuitable access off Briar Lane.

Tivetshall (SN319 / VC TIV1)

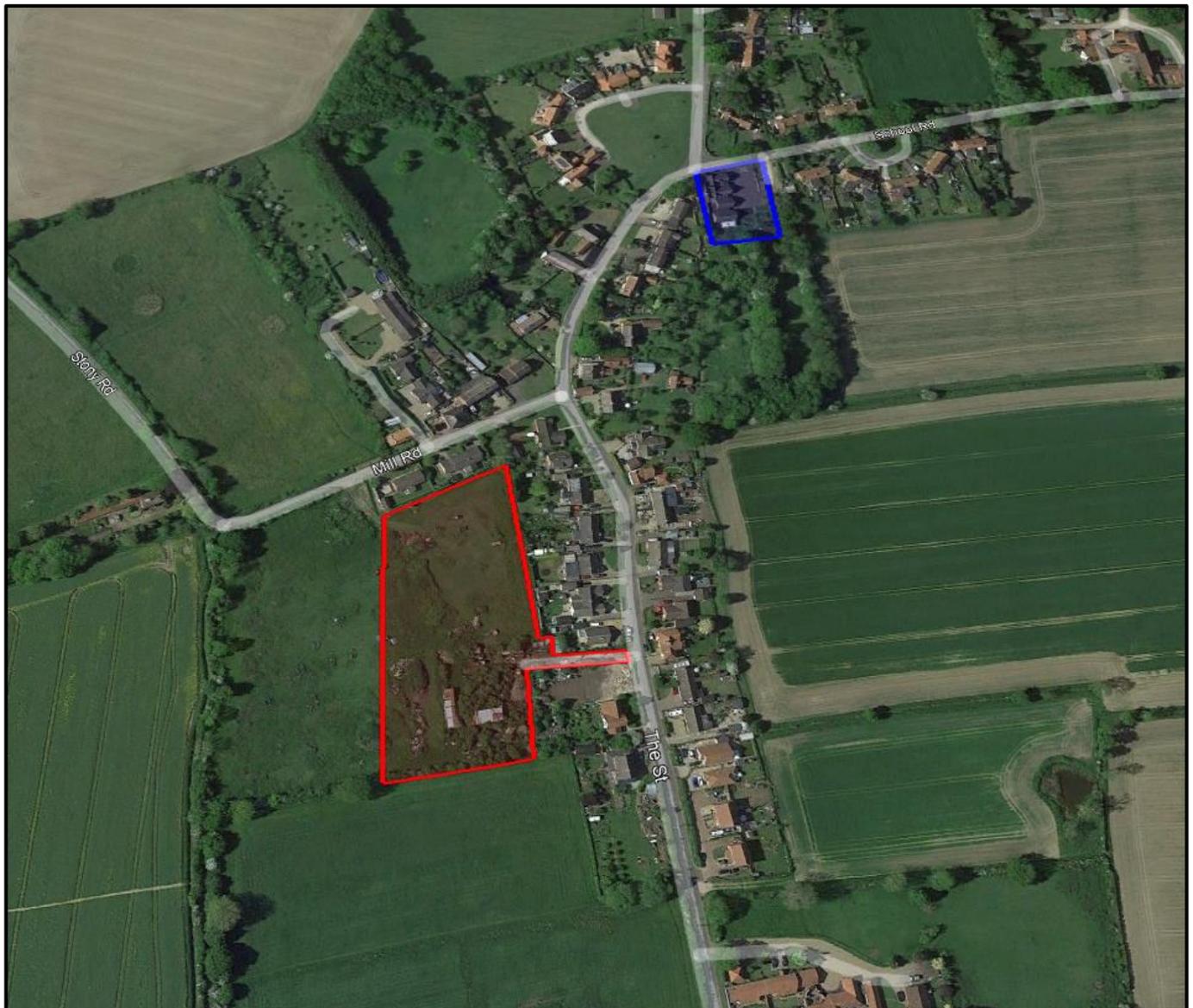


Figure Six: Allocation location (red) school location (blue).

4.21 The site outlined above is the proposed allocation in Tivetshall for approximately 20 dwellings, with an estimated population of approximately 48.

4.22 Tivetshall is home to a small number of local services including: a village hall; Post Office; and a primary school. However, as is the case with other allocated sites, there is a mismatch between the allocation size for the village (20) and the PAN for the primary school which is just 7.

- 4.23 Despite the size of the settlement, and limited accessibility to services and facilities, Tivetshall is the only settlement within its 'cluster' and it is therefore located in a relatively isolated location.
- 4.24 As part of the site assessment process, several on-site constraints were recognised. Concerns were raised by County Highways regarding the capacity of the local road network, as well as the lack of existing footpath provision, which would result in an increased use of unsustainable transport modes, which is contrary to the VCHAP's sustainability objectives. County Highways go on to state that: *"there is no possibility of creating suitable access to the site"*. Highways Concerns extend to pedestrian safety, specifically regarding access and connections between the site and existing area.
- 4.25 The potential for the land to be contaminated by previous uses has also been acknowledged.
- 4.26 The presence of a nearby non-designated heritage asset was also raised as an area of concern.
- 4.27 The significant on-site constraints, as identified above, have previously led to unsuccessful applications on the site. JBPL have investigated the planning history of this site, and frustratingly there are no records in the public domain to verify the assessment with the site to confirm the reasons for refusal.

Thurlton (SN5025 / VC THU2 & SN1049 / VC THU2)



Figure Seven: Allocation location (red) school location (blue).

- 4.29 As shown in the above, two allocations are proposed in Thurlton, equating to a total of 27 dwellings. This would result in an estimated population of approximately 64 new residents across these two sites.
- 4.30 Compared to settlements previously discussed in these representations, Thurlton is relatively large, and is well serviced by local facilities.
- 4.31 There is a local primary school within the village, Thurlton Primary School, which has a moderate PAN of 15. There is unlikely to be sufficient capacity available at the village school to cater for the increased population locally.
- 4.32 In addition to this, it is worth noting that the nearby settlement of Haddiscoe has been selected for an allocation of approximately 35 dwellings (SN0414 / VC HAD1). As Haddiscoe does not have its own primary school, the closest school is Thurlton, which will add a further drain on school capacity.
- 4.33 The need to travel approximately 3.5 kilometres to the nearest primary school will inevitably put further pressure on local infrastructure, especially the highways network, due to additional vehicle movements.

Summary

- 4.34 Despite the aims of the document, and the methodology of the site selection process, many of the sites do not appear to reflect national guidance with regards to the growth and expansion of communities.
- 4.35 Sustainable growth has not been demonstrated in the site selection process, and will therefore not be achieved if this approach is to be followed. Paragraph 11 of the NPPF describes sustainable development for plan making as promoting “*a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects*”.
- 4.36 The failure of the chosen approach taken to allocate sites for residential development, in order to align growth and infrastructure, improve the environment, and mitigate against climate change, has repeatedly been demonstrated and evidenced throughout these representations.
- 4.37 The considerable discrepancy between proposed residential growth and existing infrastructure / capacity immediately contradicts the fundamental principle of sustainable development, as outlined in Paragraph 11.
- 4.38 Not only does the site allocation methodology fail to deliver sustainable development, (an objective identified in Paragraph 16 of the NPPF), but it will result in adverse impacts socially and environmental, especially with regard to significantly increasing reliance the use of private motor vehicles.
- 4.39 Paragraph 95 of the NPPF states that: “*It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education*”.
- 4.40 The key justification for the spatial strategy of allocating residential development in rural areas was identified as supporting rural communities, reflecting the character of Norfolk, and focus development “*where there is the greatest potential to access services and facilities by walking, cycling and public transport, or at least without having to drive long distances, with resultant gas emissions, air pollution and traffic*”.
- 4.41 In the cases of the allocations identified and presented in these representations, the objectives and idea of bottom-up, small scale sustainable development has not been achieved.

- 4.42 For many of the allocations, it appears the idea of small-scale sustainable development 'on paper' has not translated to the proposed sites selected. Although the pattern of proposed development has attempted to reflect the character of the wider area, the small 'village clusters' identified simply do not have the local infrastructure to deliver the proposed dwellings in a sustainable manner. This approach will cause issues for existing and new communities.
- 4.43 The progress of the 11 site allocations (173 dwellings) carried forward from the 2015 South Norfolk Site Specific Allocations and Policies Document remain stalled. These sites should be discounted until the constraints have been overcome. It is considered premature to describe these sites as 'available' and 'deliverable'.
- 4.44 These representations have scrutinised 4 settlements in detail, which contain 6 allocations and account for approximately 145 dwellings. Issues surrounding primary school PAN capacity have been identified, which would result in increased reliance and use of private motor vehicles. It is considered these are representative of the entire allocation methodology process.
- 4.45 These representations have identified that there are a number of areas of concern associated with the allocation, namely school capacity issues; on-site constraints identified; sites being carried forward with issues that have no immediate solution (e.g. nutrient neutrality catchment areas); and sites with historic refusals due to insurmountable constraints. These serious areas of concern would appear to undermine the entire allocation methodology for the VCHAP.
- 4.46 It is clear that the idealistic vision of small scale, bottom-up development, in rural areas striking a balance between accessibility and dispersion, has not been achieved. Instead, it has resulted in an unsustainable spatial strategy for delivering residential development in rural areas of the district.

LAND DESIGNATION

- 5.1 From reviewing the VCHAP, it appears that almost all the site allocations are on land designated as greenfield land, with only 2 to 3 allocations on brownfield sites.
- 5.2 The brownfield sites allocated are proposed for between 20 to 25 dwellings each, equating to a total of 50 out of the 1,200 dwellings being proposed by the VCHAP. This means that brownfield land will contribute to only 4% of dwellings proposed to be delivered as part of the Village Clusters Plan (see below).
- 5.3 For every 25 dwellings built, one of these will be located on brownfield land, this is unacceptable and is inconsistent with national guidance.
- 5.4 Paragraph 69 states that land should be identified “*through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirements*”.

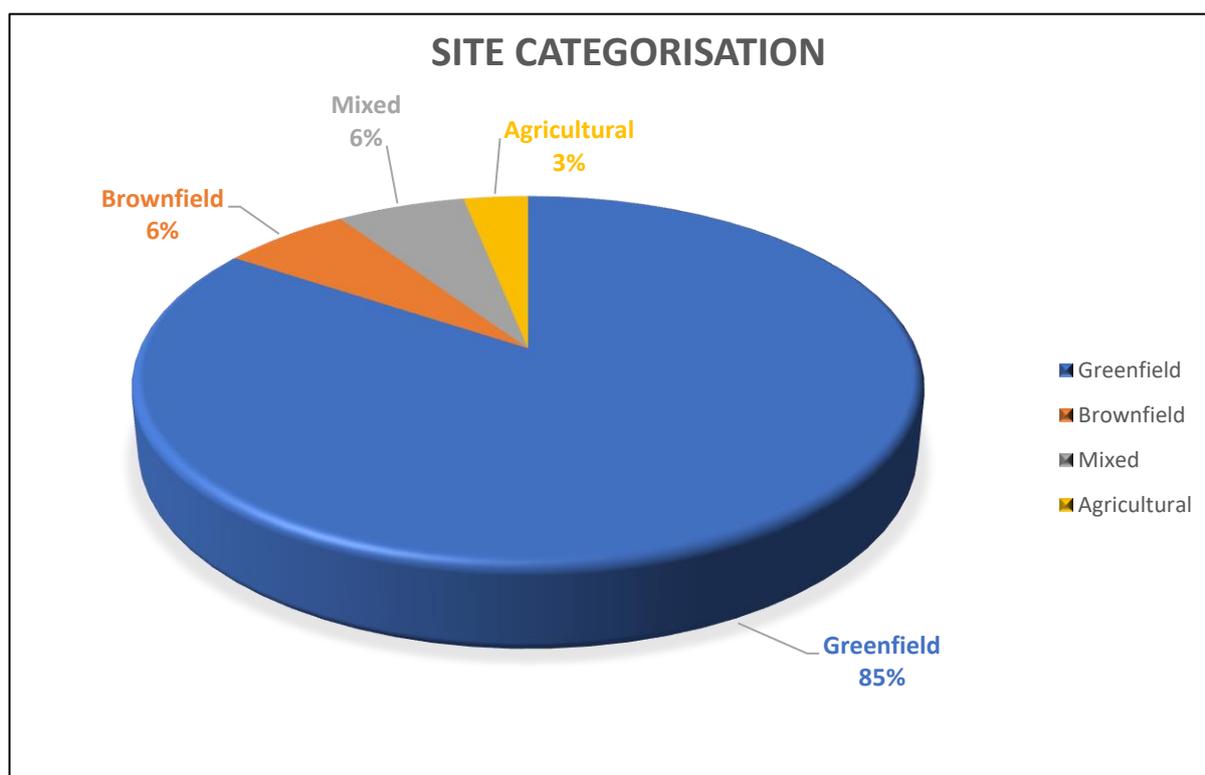


Figure Eight: Land designations of proposed allocations

DWELLING ALLOCATION SIZE

- 6.1 The VCHAP establishes allocations of between 12 and 50 units, in order to be viable and remain in keeping with the pattern of development within the rural areas of the district.
- 6.2 As identified in Section 4 above, this approach will result in adverse impacts on the local road network and existing facilities, primarily on Primary Schools with a comparatively low PAN to the dwelling numbers proposed.
- 6.3 Financial contributions would be invaluable and enable improvements to the local infrastructure and to extend existing schools and increase their capacity to mitigate the impact of new development.
- 6.4 However, it is acknowledged that small scale allocations are not able to finance or deliver these kinds of benefits. As evident below, the VCHAP relies heavily on allocations of 25 dwellings or less, and only a handful of sites are allocated for approximately 50 dwellings. In order to increase the sustainability of the spatial strategy being proposed, whilst remaining consistent with the rural character of the area, there should be less of a reliance on small scale sites, and a higher number of allocations for between 40 and 50 dwellings.
- 6.5 At present, allocations proposed for 35+ dwellings do not even contribute 25% of the 1,200 proposed new dwellings. Even a shift to 33% of 35+ dwellings and 66% 25 dwellings and less, would go a long way to supporting the financial issues identified. This would then reduce adverse impacts resulting from increased traffic movements on the local road network.

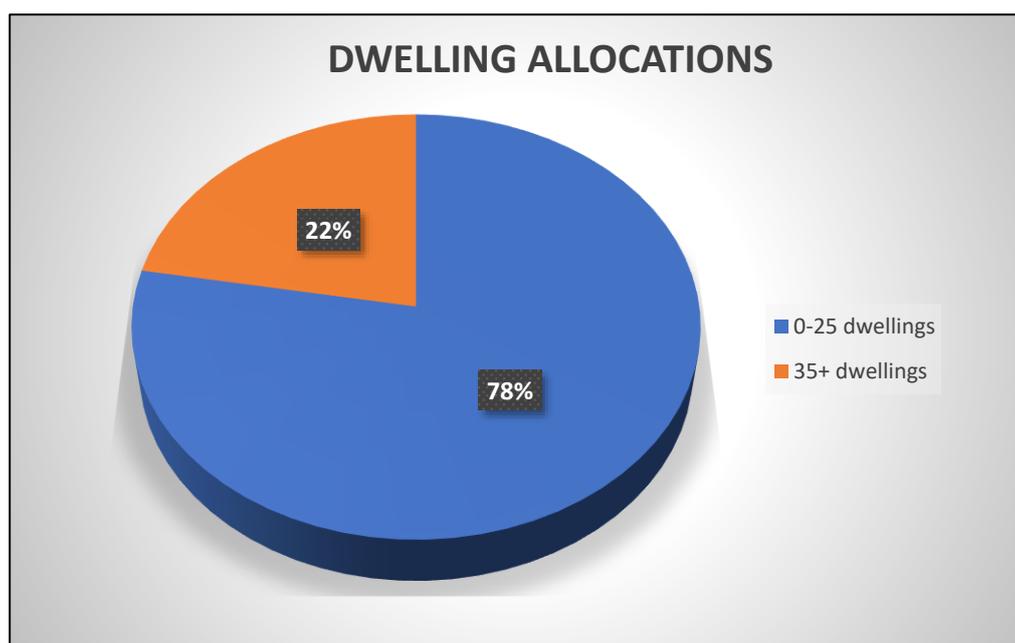


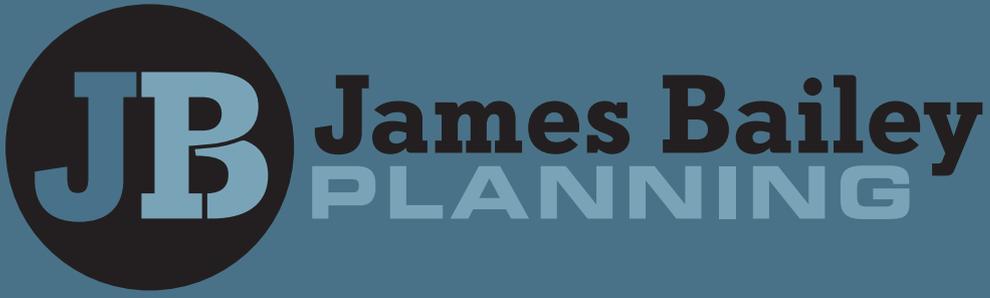
Figure Nine: Dwelling allocation size

WYMONDHAM SITE

- 7.1 Welbeck Land are continuing to promote the site at “land North of Tuttlés Lane East, Wymondham” through the GNLP process.
- 7.2 The site is on the north side of Wymondham, and is approximately 53.68ha. A masterplan strategy for the delivery of 700 dwellings and associated infrastructure has been prepared, including land for a new sixth form centre for Wymondham High School.
- 7.3 The site was previously included at the Regulation 18(c) stage of the GNLP, where it was identified as a contingency site. The site has subsequently been removed from further iterations of the GNLP.
- 7.4 The site off Tuttlés Lane is considered a sustainable location for residential development, with access to existing services and infrastructure which either sufficient capacity or opportunities for future expansion.
- 7.5 Unlike the sites being allocated in the VCHAP, this development is capable of delivering considerable benefits to the local community, as well as the funding of significant infrastructure improvements. This is due to the large scale, strategic nature of the proposal.
- 7.6 The site off Tuttlés Lane, Wymondham is therefore considered to be an available and deliverable site, that can demonstrate the fundamental principles of sustainable development. It therefore offers a more suitable location for residential development than the approach to growth being taken through the VCHAP.

SUMMARY

- 8.1 Although JBPL and Welbeck Land welcome the progression of the VCHAP, it is felt this should be considered at the same time as the rest of the GNLP. It remains difficult to comprehend that two interrelated documents are being considered on separate timetables. Especially, as the VCHAP must deliver a minimum of 1,200 dwellings to support the GNLP meeting its need of over 49,000 dwellings over the plan period. These representations conclude that the VCHAP will unlikely deliver the 1,200 dwellings required, and in turn will significantly undermine the GNLP that is already being drastically constrained by the Nutrient Neutrality issue.
- 8.2 JBPL and Welbeck Land support the principle of sustainable development 'scattered' throughout the district. However, the methodology that has been used, and allocation sites identified, mean that the approach taken to the VCHAP is flawed. As a result, the numbers being proposed by the VCHAP are questioned, which in turn has a direct implication on the soundness of the GNLP, which is heavily reliant on the VCHAP.
- 8.3 By scrutinising a number of sites in detail, the entire allocations process has been brought into question. It is believed the VCHAP is unsustainable and is inconsistent with national guidance, and should therefore not be found 'sound'.



APPENDIX ONE: Village Clusters Housing
Allocations Plan Analysis Table



APPENDIX ONE

Clusters	School	PAN	Allocation Reference	Dwelling No	Designation
1	Alpington& Bergh Apton CE VA Primary	20	Alpington SN0400 / VCALP1	Approx 22	Greenfield
	Bergh Apton (CE VA Primary School) as above	20	Bergh Apton SN0412 / VCBAP1	Approx 12-25	Brownfield
2	Aslacton Primary School	15	Aslacton SN0459REVA / VC ASL1	Approx 35	Greenfield
	N/A Aslacton Primary School	15	Great Moulton SN5010 / VC GRE1	Approx 12	Greenfield
	N/A Aslacton Primary School	15	VC GRE2	14 dwellings – work has commenced	Greenfield
3	Barford Primary School	15	Barford SN0552 Rev B / VC BAR1	Approx 20	Both
4	Barnham Broom CE VA Primary School	15	Barnham Broom VC BB1 SN0018SL	Approx 40	Greenfield
5	Barnham Broom CE VA Primary School	15	Bawburgh SN4053 / VC BAW1	Approx 35	Greenfield
6	Bressingham Primary School	17	Bressingham SN4036 / VC BRE1	Approx 40	Greenfield
7	Brooke VC CE Primary School St. Peter	20	Brooke SN0432REVA / VC BRO1	Approx 15	Greenfield
	St. Paul Carbrooke Church of England Primary Academy and Nursery	30	SN0432REVB / VC BRO1	Approx 15	Greenfield
8	Bunwell Primary School	15	Bunwell SN0537 / VC BUN1	Approx 15	Greenfield
	Bunwell Primary School	15	Bunwell SN0538Rev / VC BUN 2	Approx 20	Greenfield
	Bunwell Primary School	15	Carleton Road VC CAR1 Planning permission for 3 dwellings subject to nutrient neutrality	3	Greenfield
9	Ditchingham Church of England Primary Academy	15	Ditchingham SN0373 / VC DIT1	Approx 35	Greenfield
10	Earsham CE VA Primary School	10	Earsham SN0390REVA / VC EAR1	Approx 25	Greenfield
11	N/A Gillingham St. Michael's Church of England Primary Academy	8	Geldeston SN0437 / VC GEL1	Approx 20	Greenfield
	Gillingham St. Michael's Church of England Primary Academy	8	Gillingham SN4078 / VC GIL 1	Approx 35	Greenfield
12	N/A Loddon Junior School	60	Hales SN0308 / VC HAL1	Approx 35	Greenfield
	Loddon Infant & Nursery School	60		Approx 23 TOTAL 58	

			VC HAL2 (carried forward)		
13	Hempnall Primary School	15	Hempnall SN0220 / VC HEM1	Approx 15	Greenfield
14	Ellingham CE VC Primary School	10	Ellingham	Approx 25	Greenfield Agricultural land
	Great Ellingham Primary School	15	SN0305REVA / VC ELL1 SN3018 / VC ELL2	Approx 12	
15	Little Melton Primary School	15	Little Melton SN5040 / VC LM1	Approx 20- 25	Greenfield
	Little Melton Primary School	15	SN5041 / VC LM1	Approx 10- 15	Greenfield
16	Mulbarton Primary School	60	Mulbarton SN2038 / VC MUL1	Approx 35	Greenfield
	Mulbarton Primary School	60	SN0204 / VC SWA1	Approx 20	Brownfield
17	N/A Harleston Sancroft Academy	N/A	Needham SN2065REV / VC NEE1	Approx 15	Greenfield
	N/A Harleston Sancroft Academy	N/A	Wortwell SN2121REVA / VC WOR1 SN5029 / VC WOR1	Approx 4 Approx 8	Greenfield Greenfield
18	Newton Flotman Church of England Primary Academy	15	Needham Flotman SN4024 / VC NEW1	25	Greenfield
19	Pulham CE Primary School (allocation is in Pulham St Mary)	15	SN1052REV / VC PSM1	Approx 50	Greenfield
20	Rockland St Mary Primary School & Nursery	12	Rockland St Mary SN2007 / VC ROC1	Approx 25	Greenfield
	Rockland St Mary Primary School & Nursery	12	SN0531 / VC ROC1		Greenfield
	Rockland St Mary Primary School & Nursery	12	SN2064REV / VC ROC2	Approx 25	Greenfield
21	Seething and Mundham Primary School	15	Seething SN2148 / VC SEE1	Approx 12	Greenfield
22	Spooner Row Primary School	15	Spooner Row SN0444 / VC SP01	Approx 15	Greenfield
	Spooner Row Primary School		SN0567 / VC SP02	Approx 25	
	Spooner Row Primary School		SN2082 / VC SP02		
	Spooner Row Primary School	15	VC SP03	Permission for 7 dwellings.	
23	Stoke Holy Cross Primary School	30	Stoke Holy Cross GNLP0202 / VC ST01	Approx 25	Greenfield
24	Tacolneston Church Of England Primary Academy	10	Tacolneston SN1057 / VC TAC1	Approx 25	Greenfield
25	Preston primary School		Tasburgh SN4079 / VC TAS1	Approx 25	Greenfield
26	Thurton Primary School	15	Thurlton SN5025 / VC THU1	Approx 12	Greenfield
	Thurton Primary School Overspill to Loddon	15	SN1049 / VC THU2	Approx 15	Greenfield

27	Tivetshall Primary School	7	Tivetshall Primary School SN0319 / VC TIV1	Approx 20	Greenfield
28	N/A Thurlton Primary School	15	Haddiscoe SN0414 / VC HAD1	Approx 35	Greenfield
	N/A Thurlton Primary School	15	Burgh St Peter SN4017 / VC BUR1	Approx 12	Greenfield
29	Wicklewood Primary School and Nursery	15	SN0577REVA / VC WIC1	Approx 30	Greenfield
	Wicklewood Primary School and Nursery	15	SN4045SL / VC WIC2	Approx 12	Greenfield
30	All Saints CE VA Primary, Winfarthing	15	Winfarthing SN4050 / VC WIN 1	Approx 20	Greenfield
	All Saints CE VA Primary, Winfarthing	15	SN4050 / VC WIN 2	Approx 20	Greenfield
31	Woodton Primary School Enhance facilities	7	Woodton SN0278 / VC W001	Approx 50	Greenfield
32	N/A Tacolneston Church Of England Primary Academy	10	Ashwellthorpe SN0242 / VC ASH1	Approx 15	Greenfield
	N/A	10	N0017SL / VC ASH1		Greenfield



James Bailey
PLANNING

