

## Introduction and Background

The South Norfolk Village Clusters Housing Allocations Plan (The Village Clusters Plan) aims to deliver sustainable growth within the villages of South Norfolk. The Village Clusters Plan has been developed alongside the Greater Norwich Local Plan (GNLP) and in accordance with Government's national planning policies and guidance. The Plan allocates a series of smaller sites, typically within the range of 12 to 50 homes, across the 48 Village Clusters in South Norfolk, to accommodate at least 1,200 new homes in total. The Plan also defines the Settlement Limits for the villages within these clusters, making provision for further smaller sites and incorporating revisions to reflect development that has occurred, or has been permitted since the boundaries were last updated.

The Village Clusters Plan establishes the Objectives of the Plan, as well as detailed policies for those sites allocated within it. Following representations received in response to the Regulation 18 consultation it was determined that the inclusion of Core Policies would be a duplication of planning policies set out elsewhere, either in national policy or in the Local Plan, and therefore these have not been carried forward in this Plan.

The production of the South Norfolk Village Clusters Housing Allocation Plan has been supported by a Sustainability Appraisal (SA) and Habitats Regulation Assessment (HRA) which evaluate the plan and are also available for comment on legal and soundness compliance.

## National Policy

Government planning policy is set out in the National Planning Policy Framework (NPPF). In terms of rural housing, paragraph 79 of the NPPF states that:

'To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.'

This underpins the Village Clusters Plan, which looks at settlements both individually, but also, importantly, as part of a cluster of settlements many of which share local facilities and services.

Paragraph 69 of the NPPF notes the importance of small and medium sized sites, up to 1 hectare in size, in contributing to meeting housing needs, particularly in terms of

the ability to deliver those sites quickly. This paragraph also encourages Councils to have Local Plan policies which support windfall development on non-allocated sites. The scale of the sites identified and allocated through the Village Clusters Plan, as well as the provision made for windfall development through amendments to existing Settlement Limit boundaries, delivers on these requirements.

### The Greater Norwich Local Plan (GNLP)

South Norfolk Council is working with Broadland Council and Norwich City Council to produce the Greater Norwich Local Plan (GNLP). Amongst other things, the GNLP identifies how many homes need to be built between 2018 and 2038. The basis for calculating the future requirements is the Government's December 2020 'standard method' for identifying local housing need. More details on the GNLP can be found at [www.gnlp.org.uk](http://www.gnlp.org.uk).

The GNLP strategy focuses most of the planned growth in a strategic growth area that covers the Broadland Growth Triangle to the north-east of Norwich, Norwich and its wider urban area, and the A11 corridor including Hethersett and Wymondham. The latter is also referred to as the Cambridge Norwich Tech Corridor. Outside of these strategic growth areas the GNLP also allows for further growth in five Main Towns and the larger 'Key Service Centre' villages (such as Hingham, Loddon/Chedgrave and Poringland/Framingham Earl). The draft GNLP also requires some development to occur on smaller sites in the Village Clusters, as described in the GNLP such provision is made as it *'has the benefit of supporting small-scale builders, providing choice for the market and helping to ensure the delivery of housing in popular village locations.'*

Overall, 5.5% of the GNLP growth is assigned to the Village Clusters in South Norfolk. Half of that growth has either already been built during 2018/19 and 2019/20, or is on sites which already have planning permission, or are allocated in the current South Norfolk Site Specific Allocations and Policies (2015). All bar two of those 2015 Local Plan allocations are carried forward in this Plan. To meet the remaining requirements of the GNLP, the **South Norfolk Village Clusters Housing Allocations Plan needs to identify sites for at least a further 1,200 new homes.** These are made up of:

Source	Dwellings
New Village Cluster Plan Allocations	1,102
Carried Forward 2015 Allocations	Net Gain of 4
2015 Allocations not carried forward	Loss of 13
Neighbourhood Plan Allocations	135
<b>Total</b>	<b>1,228</b>

A list of sites that make up these numbers can be found in Appendix A.

Non-housing sites in the South Norfolk Village Clusters, such as employment allocations or stand-alone sites for specific uses, such as sports and recreation facilities, are still dealt with through the GNLP.

## Village Clusters

There are 48 Village Clusters in South Norfolk. Some contain a single parish, whilst others contain multiple parishes. In line with the approach set out in the GNLP, each one is centred around the local Primary School. Where that primary school is within a larger settlement outside of a Village Cluster, the remaining rural parishes still form a cluster in the Village Clusters Plan e.g. Brockdish, Needham, Wortwell and Starston are within the catchment of Harleston Primary School, but those four parishes form a cluster in this Plan. The Primary School catchment has been taken as a proxy for social sustainability, However the Council also recognises that many other facilities are important to local communities and has therefore undertaken an audit of other facilities and services within the clusters, to inform the Site Assessment process (see details below).

The sites within the Village Clusters are split into two categories

- new Allocations, these are sites typically proposed for between 12 to 50 dwellings, which will go to meeting the 1,200 dwelling requirement in the GNLP, noted above; and
- Settlement Limit Extensions, for sites smaller than 12 dwellings, these will not count towards the 1,200 dwelling requirement, but will help ensure that the 'windfall allowance' in the GNLP is achieved.

The threshold of 12 dwellings is consistent with the GNLP and reflects the fact that sites smaller than this are less likely to achieve the required element of affordable housing. Settlement Limit extensions also offer the opportunity for 'self-build' development, as required through Government policy, particularly where those sites have been proposed by the site owner who wishes to build or commission their own home.

## The Regulation 19 Publication of the South Norfolk Village Clusters Housing Allocation

This is the Publication draft version of the South Norfolk Village Clusters Housing Allocation Plan (also referred to as the 'Regulation 19 Pre-submission Draft Plan').

This document sets out the Council's chosen Plan which it intends to submit for Examination in Public.

The Regulation 19 version follows on from the earlier Regulation 18 consultation version which sought views on the sites that had been promoted to the Council for consideration, as well as on other changes to the Settlement Limits and the Plan Objectives. During the current Regulation 19 publication period, comments must be limited to matters of legal and soundness compliance<sup>1</sup> and to be duly made representations must be submitted during the specified time period, further details can be found at [www.southnorfolkandbroadland.gov.ukvchap](http://www.southnorfolkandbroadland.gov.ukvchap). Following the close of the publication period, the Plan, any duly made representations, and the supporting evidence documents will be submitted to the Planning Inspectorate for Examination by a Government appointed Planning Inspector. The duly made representations will help to inform the content of the Examination of the Plan.

Each allocation comprises both a site specific policy and background text. The background text sets out the key issues identified during the evidence gathering stage, as well as matters that the Council wishes to bring to the attention of the site developer. This supporting information should be read in conjunction with the specific policy requirements as it has informed the requirements of the policy.

Maps detailing the boundaries of the site have been produced for each of the allocations, and are included alongside the policies. Also included within this document are maps that illustrate the Settlement Limits, which incorporate amendments since the 2015 Local Plan as set out in the relevant chapters of the document. A separate suite of maps has been created as part of the background evidence which show all of the sites that have been promoted through the Village Cluster Housing Allocation Plan process.

### Existing Planning Policies and Neighbourhood Plans

Whilst the South Norfolk Village Clusters Housing Allocation Plan has been prepared alongside the GNLP, this is in the context of other planning documents which already exist or are also being prepared.

Currently Local Plan Policies for the village cluster settlements in South Norfolk are set out in variety of documents, these include:

- The Joint Core Strategy for Broadland, Norwich and South Norfolk (2014), which sets out the strategic planning policies covering the three Districts;

---

<sup>1</sup> Advice on what soundness matters are can be found in the [National Planning Policy Framework](#)

- The South Norfolk Site Specific Allocations and Policies Document (2015), which sets out allocations for housing and other uses;
- The South Norfolk Development Management Policies Document (2015) which sets out a number of non-site specific policies applicable many types of development (highways, parking, design, landscaping, neighbour amenity etc.) as well as criteria based policies for various different types of development, and policies applying to particular landscape designations.

When adopted the GNLP will replace the existing Joint Core Strategy (JCS) and will also replace the parts of the South Norfolk Site Specific Allocations and Policies relating to the larger settlements in South Norfolk. The Village Clusters Plan will then replace the remainder of the Site Specific Allocations and Policies document. Sites that were allocated in the 2015 Site Specific Allocations and Policies document but have either not yet come forward for development, or have not been substantively constructed, have been reviewed and included in the Village Clusters Plan as ‘carried forward’ allocations if the Council considers that the site remains a reasonable option for development. These allocations have been updated to reflect subsequent planning permissions and/or further information about the site(s) and local context that has emerged through the development of this Plan. The 2015 Development Management Policies Document will remain in place.

Some Town and Parish Councils have, and are continuing to, produce Neighbourhood Plans, which sit alongside the Local Plan and when adopted, are also used to determine planning applications. Most of these Neighbourhood Plans include more detailed Development Management policies, which aim to shape development proposals to better reflect local circumstances. However, currently two Neighbourhood Plans, Dickleburgh and Diss and District (which includes the Village Cluster parishes of Burston, Roydon and Scole) are proposing to make their own allocations and our approach to these clusters is set out in the specific chapters below. For more information about Neighbourhood Plans in South Norfolk, please visit <https://www.southnorfolkandbroadland.gov.uk/neighbourhood-plans>.

## **The Plan Objectives**

The following sets out the three Objectives which the Village Clusters is aiming to achieve through the allocation of appropriate sites and the amendment of Settlement Limits.

### **SNVC Objective 1 - Meet housing needs**

Deliver housing in accordance with the Greater Norwich Local Plan housing target for the South Norfolk Village Clusters through the allocation of suitable, viable and deliverable development sites for housing.

Provide an appropriate mix of house types, sizes and tenures to allow for residents at different parts of their life cycle e.g. first time buyers, those seeking family housing and those looking to downsize or move to more suitable accommodation in later life.

Provide opportunities for 'self-builds' through the extension or amendment of settlement boundaries to allow 'in-fill' development in appropriate locations.

### **SNVC Objective 2 - Protecting village communities and support rural services and facilities**

Provide opportunities for new housing development in a range of settlements within the village clusters, meeting the needs of a range of occupiers with the potential to support different local services and facilities. Seek to deliver improvements to local services, facilities and infrastructure where justified and appropriate.

### **SNVC Objective 3 - Protect the character of villages and their settings**

Ensure that the scale, location and density of housing is well related to the form and character of existing villages, protects the historic environment, including protected landscapes, and ensures appropriate landscaping measures are delivered as part of new development.

## The Assessment of Sites

The Council only assessed sites put forward to us for consideration by (or on behalf of) the landowner or the potential developer of the site. The primary reason for this was to ensure that there is a reasonable prospect that the allocated sites come forward within the lifetime of the Plan. Many of the sites were initially put forward as part of the Greater Norwich Local Plan (GNLP) process, which meant they were considerably larger than what is being sought in the Village Clusters Plan. However, in March 2020 the Council sought to contact all of the site promoters to ask them whether they wished to amend their sites to take into account the requirements of the Village Clusters Plan i.e. for smaller sites which reflect the smaller, rural communities that they will be a part of, and which will contribute to the smaller sites requirement in the NPPF. A further 'call for sites' was included in the GNLP Regulation 18 consultation between January and March 2020, and again during the Regulation 18 consultation for the Village Clusters Plan during summer 2021. In total over 500 sites were assessed during this process.

The assessment of sites was undertaken in a consistent manner. The starting point was the Norfolk-wide Housing and Economic Land Availability Assessment (HELAA) Methodology (2016), which has been agreed as part of the Norfolk Strategic Planning Framework process and is considered to be consistent with Government guidance. The Norfolk HELAA methodology also forms the basis of the GNLP site assessment process.

Whilst the HELAA provides a starting point, the full site assessment was a more detailed process which included looking at the planning history of the site, undertaking a site visit and applying some more detailed criteria. Most noticeably the site assessment added criteria relating to the local Landscape Character Assessment, Better Broadband for Norfolk and revised the distance to services criteria to better reflect the rural nature of the Village Clusters Plan. Specifically regarding the latter, the Village Clusters assessment widened the number of services to which distances to/from the site have been assessed to include some which are characteristic of rural villages, for example, a village/community hall and pub, as well as pre-school provision and formal sports facilities. The maximum distance to services was also increased, to reflect the more dispersed pattern of development across the South Norfolk Village Cluster area. However, the choice of sites was still informed by the need for safe and convenient access to those services, as well as by an accompanying Sustainability Appraisal, see below.

The Site Assessments were also supported by a **Technical Consultation** with both internal consultees on landscape, heritage and environmental protection issues, as well as a range of external stakeholders, on issues such as highways, utilities and minerals and waste. The technical consultation also included issues of flood risk and

ecology, and technical comments on these issues were provided in response to the Regulation 18 consultation. Post the Regulation 18 consultation further discussions took place with some of the technical consultees in order to seek additional information or clarify specific matters raised to support the choice of allocated sites and Settlement Limit changes.

A copy of the HELAA Methodology and Site Assessment form for the Village Clusters Plan form part of the evidence base for this Plan.

## **Evidence Base**

Much of the evidence base to the Village Cluster is shared with the GNLP. Of particular relevance are those listed below:

- Greater Norwich Water Cycle Study (March 2021), which indicated that sites in some Village Clusters locations may need to be phased in order for infrastructure to be suitably upgraded prior to development, which has subsequently been supplemented by a specific South Norfolk Village Clusters Addendum;
- The Level 1 Strategic Flood Risk Assessment (November 2017), which has been used as part of the Village Clusters Site Assessment Process; and
- The GNLP Viability Appraisal (December 2020), which demonstrates that the type of sites being allocated through the Village Clusters Plan can be viably delivered with the relevant supporting infrastructure and affordable housing which has subsequently been supplemented by an Appraisal using more recent data specifically for the South Norfolk area.

Specific supporting evidence base documents have been prepared to accompany this plan, these are listed below:

- Sustainability Appraisal (SA);
- Habitats Regulation Assessment (HRA);
- Heritage Impact Assessments (HIA);
- Landscape and Visual Appraisal (LVA);
- Stage 2 Strategic Flood Risk Assessments (SFRA);
- South Norfolk Village Clusters Water Cycle Study (WCS) and
- South Norfolk Village Clusters Viability Appraisal (VA).

### Sustainability Appraisal

The preparation of the Scoping Report for the SA involved consultation with specified bodies in accordance with legal requirements. This consultation was undertaken in



September and October 2020. A number of SA commentaries have been produced for the Council as part of the decision making process of selecting the preferred sites, these have subsequently been incorporated into the published Sustainability Appraisal. The final SA presents an assessment of the likely sustainability impacts of the proposals set out in the Village Cluster Plan, as well as an assessment of the Reasonable Alternative (RA) options for development.

### Habitats Regulation Assessment

The Habitat Regulations Assessment (HRA) has been prepared to identify European sites within or near the Village Cluster area that may be directly, or indirectly, affected by the allocations within this Plan and concludes on whether there are any significant effects likely as a result of the Plan proposals.

### Heritage Impact Assessments

The Heritage Impact Assessments (HIA) have been prepared following comments received from Historic England during the Regulation 18 consultation. These comments identified several preferred and shortlisted sites that should be subject to a HIA to review the impact that they may have on designated and non-designated heritage assets and ultimately their suitability for inclusion in the Plan. As well as these sites, the Council reviewed the additional sites submitted in response to the 'Call for Sites' during the Regulation 18 period and identified others that would benefit from an HIA. These documents have helped to shape the site selection process, as well as informed the detailed allocation policies for the preferred sites.

### Landscape and Visual Appraisals

Similarly, in response to comments received during the Regulation 18 consultation, it was determined that the site selection process would benefit from landscape and visual appraisals to consider in greater detail the landscape and visual impact of the proposed development sites. Landscape Visual Appraisals (LVAs) have been completed for all of the preferred sites with the findings of these appraisals being incorporated into the site-specific policies where appropriate.

### Strategic Flood Risk Assessment

A Stage 2 Strategic Flood Risk Assessment (SFRA) specifically focusing on sites within the South Norfolk Village Clusters area were undertaken as part of the

evidence base to inform the production of the Plan, and were updated following legislative changes made in Autumn 2022. These assessments continued the work that commenced as part of the GNLP evidence base.

### Water Cycle Study

The South Norfolk Water Cycle Study (WCS) builds upon the WCS produced to support the production of the GNLP. The South Norfolk addendum provides specific information relating to the sites within the Village Cluster Plan area, taking into account existing commitments and development outside the Plan area that connects to Water Recycling Centres (WRC) within the Village Cluster Plan area.

### Viability Appraisal

An updated Viability Appraisal has been prepared to support the Village Clusters Plan, which also looked at the potential impact of addressing Nutrient Neutral. The purpose of the South Norfolk VA was firstly to confirm that the small-scale sites in the South Norfolk Village Clusters locations remain viable taking into account the latest data, including increased building costs, and secondly to identify whether the development typologies identified would generate sufficient surplus, over and a normal developer profit to cover any increased costs associated with Nutrient Neutrality.

### **Monitoring**

All Local Plan documents are monitored on an annual basis in order to assess the effectiveness of the policies and allocations they contain. The outputs of the monitoring of the currently Local Plan documents are published as part of the Joint Core Strategy for Broadland, Norwich and South Norfolk, Annual Monitoring Report. A Monitoring Framework is included within this document, which indicates how the effectiveness of the Village Clusters Plan will be measured.

## 16. Gillingham, Geldeston, and Stockton

### Form and Character

#### Gillingham

The historic core of the village lies along The Street and Loddon Road, with a further cluster of development along Kings Dam to the west. Estate development has occurred north of The Street, and the majority of the village (contained within the Settlement Limit) is now in a nucleated form. The older part of the village is characterised by substantial tree planting along Loddon Road, in particular the wooded area to the east and the line of trees along Forge Grove which are protected by a Tree Preservation Order.

The village is set in the Waveney Valley and adjacent to the Broads, and open views out from the village make an important contribution to its rural character. The southern fringes of the parish lie within the Broads Authority area. The attractive area around Gillingham Hall and its park was designated as a Conservation Area in 1994. The parish is well served by the A146 (providing direct links to Beccles, Lowestoft, Loddon and Norwich) and the A143 (access to Bungay, Gt Yarmouth, and to the A140 and Diss). The former B1140 provides access to Thurlton and Norton Subcourse.

#### Geldeston

The main concentration of development is around Geldeston Hill and The Street, with a small detached cluster at West End and isolated Dockeney and Dunburgh Hill. The village has developed in a linear form along The Street with a small post-war council housing estate, The Kells, having been developed by Tayler & Green to the west of Geldeston Hill. Some infill development has occurred along The Street. The A143 to the north of the parish provides a direct road link to Bungay, the A140 and Diss to the west and Beccles and Great Yarmouth to the east and to Lowestoft and Norwich via the A146. Much of the parish to the south of the village lies within the Broads Authority area.

#### Stockton

Stockton is a sparsely populated parish consisting mainly of individual dwellings and farms set in open countryside. There is a small cluster located around the Church. The A146 runs through the parish and provides direct access to Norwich and Beccles. The A143 in the south provides access to Bungay.

## Services and Community Facilities

The cluster has a range of social and community facilities comprising a primary school and motel in Gillingham and a village hall and pub in Geldeston. Gillingham has a regular bus service to all local towns. There is a more limited bus service in Geldeston, to Diss, Bungay, Beccles and Yarmouth. There is a petrol station, with a convenience store, and fast-food restaurant to the north at the A146/A143 roundabout.

## Settlement Limit

### Gillingham

The Settlement Limit is in two parts. The first includes the main built form of the settlement. The second part is around the school and adjoining housing, an area which has been extended to include the recent development at Daisy Way.

### Geldeston

The Settlement Limit has been drawn to include the two main built-up forms of the settlement along The Street and The Kells, including the small allocation west of Kells Way made within the 2015 Local Plan. The boundary also includes a small cluster of dwellings east of Geldeston, off The Street.

## Site allocations

### VC GIL1

The site lies to the south of a detached area of existing residential development and Gillingham St Michael's Primary School, south of Geldeston Road/The Street, at the western end of the village. The site is well located for the local services, including a newly created pedestrian and cycle route to services at the A143/A146 junction, and buses on the main Norwich/Beccles route. Main facilities in Beccles are also within a reasonable cycling distance of the site.

It is proposed that there is a single vehicular point of access from the recently completed Daisy Way, part the GIL 1 allocation in the 2015 Local Plan. The recent development provides a suitable access onto The Street, and localised improvements have been implemented along the site frontage. Footpath Gillingham FP12 currently runs diagonally (north-west/south-east) across the western end of the site; although the path appears to have been informally diverted around the field margins, the official route will either need to be incorporated into the design and

layout of the scheme or will require formal diversion. This will also connect the site into Footpath Geldeston FP8, which runs south to Kings Dam.

The site will require a comprehensive approach to landscaping, reflecting the fact that there is only existing development on the northern boundary. Whilst largely contained in the wider landscape, the more localised impacts development could be significant. A landscaping scheme has been agreed for the existing GIL1 allocation (application ref. 2019/1013) and consideration will need to be given as to how this is carried forward under proposals for this allocation. The western boundary of the site has some established vegetation that will require protection and enhancement as necessary. Careful consideration will need to be given to the southern and eastern boundaries, which are open to the remainder of the wider field and adjoining paddocks. Particularly important will be consideration of views from the Broads Authority area to the south, at Kings Dam and beyond, and from the public rights of way Geldeston FP8 and Gillingham FP12. Consequently, a full Landscape Assessment will be required to accompany any planning application(s) for the site.

At the Regulation 18 stage of the VCHAP the site boundaries were drawn further to the east and included areas within Flood Risk Zones 2 and 3a and tidal flooding. Following the outputs of the Stage 2 Strategic Flood Risk Assessment (SFRA), the site boundaries were moved further east. However, this also incorporates areas at both surface and fluvial (Zones 2 and 3a) flood risk in the south-western corner and a remaining small area of tidal flooding in the southeast corner, which it is recommended are left undeveloped. Development of the site will require a site-specific Flood Risk Assessment (FRA) and strategy, to inform the layout of the site.

The site is immediately south of Gillingham St Michael's Primary School and would landlock the school if developed out in its entirety. The VCHAP currently proposes 35 dwellings on this site and a further 20 within the school catchment at Geldeston (VC GEL1), which would add a modest number of pupils to the school. As both villages also experienced growth under the 2015 Local Plan and Gillingham has other sites that were shortlisted in the VCHAP Regulation 18, which are still being actively promoted, it would be reasonable to expect that there will continue to be growth in the future. As such, the County Council has requested that 0.5ha of land be safeguarded for the expansion of the Primary School, that would facilitate integration with remainder of the site when brought forward.

The site is noted as being amber for great crested newt, due to the pond adjacent to the school. The site is also within an SSSI Impact Risk Zone and, as a development of over 10 units, is likely to require consultation with Natural England.

Although the site is 2.36ha, the allocation is for approximately 35 dwellings, reflecting the need to safeguard 0.5ha of land for F1(a) use for the Primary School and the need to address flood risk issues.

### Policy VC GIL1: South of Geldeston Road and Daisy Way

**2.36ha of land is allocated for approximately 35 dwellings.**

**The developer of the site will be required to ensure:**

- **Vehicular and pedestrian access via Daisy Way;**
- **Pedestrian links to footpaths Geldeston FP8 and FP9 to the west of the site;**
- **The facilitation of the formal diversion of footpath Gillingham FP12, or the incorporation of the formal route into the layout of the site;**
- **A site-specific Flood Risk Assessment (FRA) and strategy that has regard to the issues identified in the Stage 2 VC Strategic Flood Risk Assessment (SFRA), to inform proposals for the site and preparation of a Flood Warning and Evacuation Plan;**
- **A full Landscape Assessment to inform the scale, form and density of the development, as well as the extent of the protection and enhancement of the existing vegetated boundaries;**
- **0.5ha of land set aside for Use Class F1(a), for future expansion of Gillingham St Michael's Primary School.**

### VC GEL1

The site lies north of Kell's Way, Geldeston and forms an extension of the recently completed development on the 2015 Local Plan Allocation GEL 1 and is well related to the built form of the settlement. The site is well located for the pub, village hall and recreation ground and the bus route between Beccles and Diss.

There is a single vehicular point of access from the recently completed extension to Kell's Way, which will allow for a continuation of the Type 3 road into the site.

Careful consideration will need to be given to the scale and density of development, to prevent intrusion into the wider landscape. The site is open to the existing recreation ground to the east, from which there will be views into and out of the site. The site rises from Kell's Way to the northern boundary, and consideration will need to be given to the scale, height and density of development in order to (a) protect the residential amenity of the properties which sit at a lower level and (b) minimise the visual impact of development on the higher parts of the site, particularly from the Broads Authority area to the south. The northern boundary is the highest point of the site, and there will be some views of the site from Old Yarmouth Road; however, this boundary has some established vegetation which will need to be retained and reinforced.

To the east of the site is the Geldeston Conservation Area, which is focussed on the Tayler and Green 'Kell's Estate' development. This development evolved over many years and worked with the topography of the location to create a clear sense of place. Development of this site should respect the form and layout of the Kell's Estate. The Heritage Impact Statement concluded that there would be no harm to the three Grade II Listed Buildings closest to the site, but that the finds and earthworks identified on the Historic Environment Record mean that investigation will be required prior to development.

The allocation is for 0.76ha for up to 20 dwellings, an area that is considered to be appropriate to allow for a scheme that addresses the landscape matters noted above, as well as the standard infrastructure requirements.

#### [Policy VC GEL1: North of Kell's Way](#)

**0.76ha of land is allocated for up to 20 dwellings.**

**The developer of the site will be required to ensure:**

- **Vehicular and pedestrian access from Kell's Way;**
- **A Topographical Survey and full Landscape Assessment to inform the scale and density of the development which should; reflect the existing housing within the Conservation Area, address the change in levels of the site and protect the residential amenity of adjoining houses;**

- **Protection and enhancement of the existing vegetation on the site boundaries, particularly the established vegetation on the Old Yarmouth Road boundary.**
- **Historic Environment Record is consulted to determine the need for any archaeological surveys prior to the development.**