

Planning Context

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Given the ongoing shortfall in housing delivery in the area and the identified need for additional recreational land in the village, Hopkins Homes is seeking to progress a full planning application for approximately 110 dwellings on land which is partially allocated in the emerging Diss and District Neighbourhood Plan.

These proposals comprise additional land to enable the expansion of the existing playing fields in Scole, whilst also proposing additional affordable homes and areas of public open space beyond those identified within the Neighbourhood Plan.



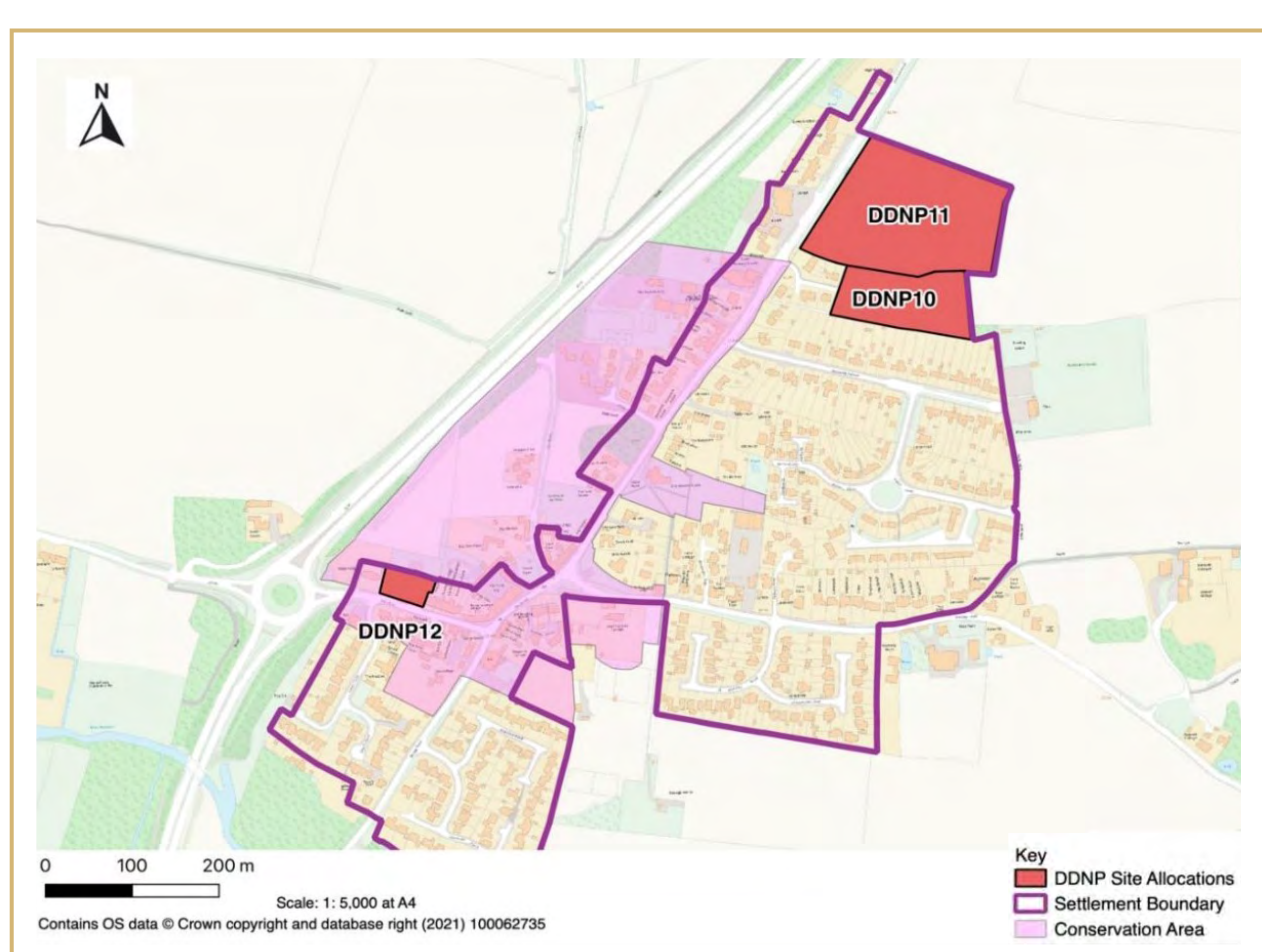
Background

The 5.2 ha site is located on the northern edge of the village, adjacent to the existing development boundary. Scole is classified as a Service Village within the adopted South Norfolk Local Plan having a primary school, village hall, recreational field, pub and village shop.

The southern half of the proposed site is allocated for 50 dwellings in the emerging Diss & District Neighbourhood Plan (policy reference: DDNP11). The Neighbourhood Plan passed through examination by the Planning Inspectorate in May 2023, and it is anticipated that it will be issued for local Referendum soon.

The emerging South Norfolk Village Clusters Housing Allocations Plan identifies a minimum housing requirement for 50 homes within the Scole cluster, which reflects the proposed allocation within the submitted DDNP. The DDNP allocates a total of approximately 81 dwellings across three sites in Scole.

While the proposed development site was not included for allocation within South Norfolk Council's adopted Local Plan (2015), site allocation ref: SCO1 lies immediately adjacent to the south of the site. The Local Plan allocates this site to deliver around 15 dwellings to 2026. The DDNP has retained this allocation (DDNP10), and seeks to encourage the delivery of around 25 dwellings on the site. The proposed development will provide access to this allocation.



Examples of Hopkins Homes houses

