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1 Introduction

Introduction

What is this Document?

1.1 This document is the draft of the Breckland Local Plan that will be submitted to the Government for independent examination. It contains the strategy and policies that the Council considers to be 'sound' and that will deliver sustainable development in Breckland over the plan period up until the year 2036. The Council has arrived at the strategy and policies contained within this Draft Local Plan having taken into account comments received from previous rounds of consultation and are based on a comprehensive evidence base.

1.2 Prior to the submission of this document for examination, there is now a period from **21st August until 4pm on 2nd October** during which representations can be made on the strategy and policies contained within this document. Any representations received during this period will be forwarded with the final submission version of the Local Plan together with supporting evidence base documents to be considered by the Planning Inspectorate as part of the examination in public. The timings of the examination process are subject to the Planning Inspectorate's time-frames and resources, however it is currently anticipated that the examination stage will be undertaken during Autumn 2017. If the Inspector's report finds the Breckland District Local Plan to be "sound" the Council will then be able to proceed to formally adopt the Local Plan.

1.3 Please note that the current 6 week period allowed for representations is not an additional stage of public consultation in the preparation of the Local Plan. The Council maintains that the document as published is sound and is the most appropriate strategy to meet the development needs of the District over the plan period. At this stage of the plan's preparation any representations made should primarily be concerned with compliance with legal requirements and the 'soundness' of the document.

How to Comment on this Document

1.4 In order to comply with Government guidance and to help ensure that representations are submitted in a format the Inspector can easily use, representations made in response to the publication of the proposed submission document must:

- Be made on the appropriate form (this is available online using the consultation portal and on the Council's website. Paper copies can also be provided from the Council office);
- Clearly identify the policy, paragraph or other content (e.g. table, map, statement) to which the representation relates to;
- Identify which test of 'soundness' or legal requirement the representation relates to;
- State whether the Plan is considered 'sound' or 'unsound'. If unsound explain what needs to be amended and why, providing any supporting information or evidence, in order to make the Plan sound; and
- State whether the issue has been raised at the previous consultation stages, if not the representation must explain why the issue had not been raised previously.

1.5 Completing this form correctly will ensure your representation is 'duly made'. Preferably, representations should be made using the on-line interactive consultation system. The system is free to use, more efficient and allows for greater accuracy, ensuring your comment is made and recorded against the part of the document you intended. The online consultation system can be found at <http://consult.breckland.gov.uk>. The form is also available at the Council's offices at Elizabeth House, Walpole Loke, Dereham, Norfolk, NR19 1EE and Breckland House, St Nicholas Street, Thetford, IP24 1BT and is available to download from the Council's website.

1.6 Please be aware that representations made on this document cannot be treated as confidential.

1.7 Representations cannot be considered if they are received after 4pm on 2nd October the closing date of the representations period.

What Happens Next?

1.8 Following the closing date of the period allowed for representations the Council will summarise all the representations received. If there are no fundamental issues raised the Council will submit the plan, supporting documentation, all duly made representations together with a summary of them to the Secretary of State to enable the appointment of an independent Inspector to conduct an Examination in Public.

1.9 The Inspector will examine this draft of the plan and in doing so take account of all the representations made on legal compliance and soundness issues. Whilst it is anticipated that the appointed Inspector will consider the majority of representations by way of written representations submitted during the formal period, for some matters the Inspector may decide that representations need to be presented orally at the public examination. It should however be noted that written representations are treated with equal importance to examination appearances.

1.10 Following the examination the Inspector will decide whether or not the plan is 'sound'. In reaching this decision the Inspector will take into account the representations received and consider the plan against the tests of soundness outlined in the Legal and Conformity Requirements and Soundness Requirements. If the plan is found 'sound' it may still be subject to minor changes as may be detailed in the Inspector's Report. If the Inspector finds the plan 'unsound' the Council will have to undertake the preparation of the plan again.

1.11 Once the Council has received the Inspector's Report and implemented any changes required, the Council will then make the decision whether to adopt the document. On adoption the Council will produce an adoption statement that will be advertised in the local press and the adopted document, sustainability appraisal and adoption statement will be made available for inspection at the Council offices.

Sustainability Appraisal

1.12 Sustainability Appraisal (incorporating a Strategic Environmental Assessment) is a key component of the Local Plan process and the preparation of this document has been informed by a Sustainability Appraisal Report (SAR) which assesses the social, economic and environmental impacts of policies and proposals. The SAR draws together an assessment of these conditions and their effects and identifies key spatial issues that the Local Plan needs to address. These issues are carried through the Local Plan and will be addressed through its objectives and policies.

1.13 The findings of the SAR have been an important influence on the proposed content of the Local Plan.

1.14 The version of the SAR prepared for the Preferred Directions and Interim Consultation stages contains a detailed analysis of preferred options and alternative options. The latest version of the SAR which accompanies this document tests the sustainability of the proposed submission strategy and policies.

Habitats Regulation Assessment

1.15 Regulation 102 of the Habitats Regulations requires plan making authorities to determine whether a plan is likely to have a significant effect upon any European site. In considering the implications of the Local Plan document for European sites, an Appropriate Assessment has been undertaken in order to comply with the Habitats Regulations 2010.

Duty to Co-operate

1.16 The Localism Act (2011) introduced the 'Duty to Co-operate' which is a legal requirement that applies to all Local Planning Authorities, County Councils, National Park Authorities and a number of public bodies including the Environment Agency, Highways England, Historic England, Natural England and the Equality and Human Rights Commission.

1.17 Local Planning Authorities are expected to demonstrate evidence of having effectively co-operated with key partners on cross-boundary strategic policy impacts when their Local Plans are submitted for examination. It is important that co-operation is a continuous process of engagement. This requirement has become more important than previously when strategic cross-boundary issues were considered through the now revoked Regional Plan process, with this responsibility now resting at the local level.

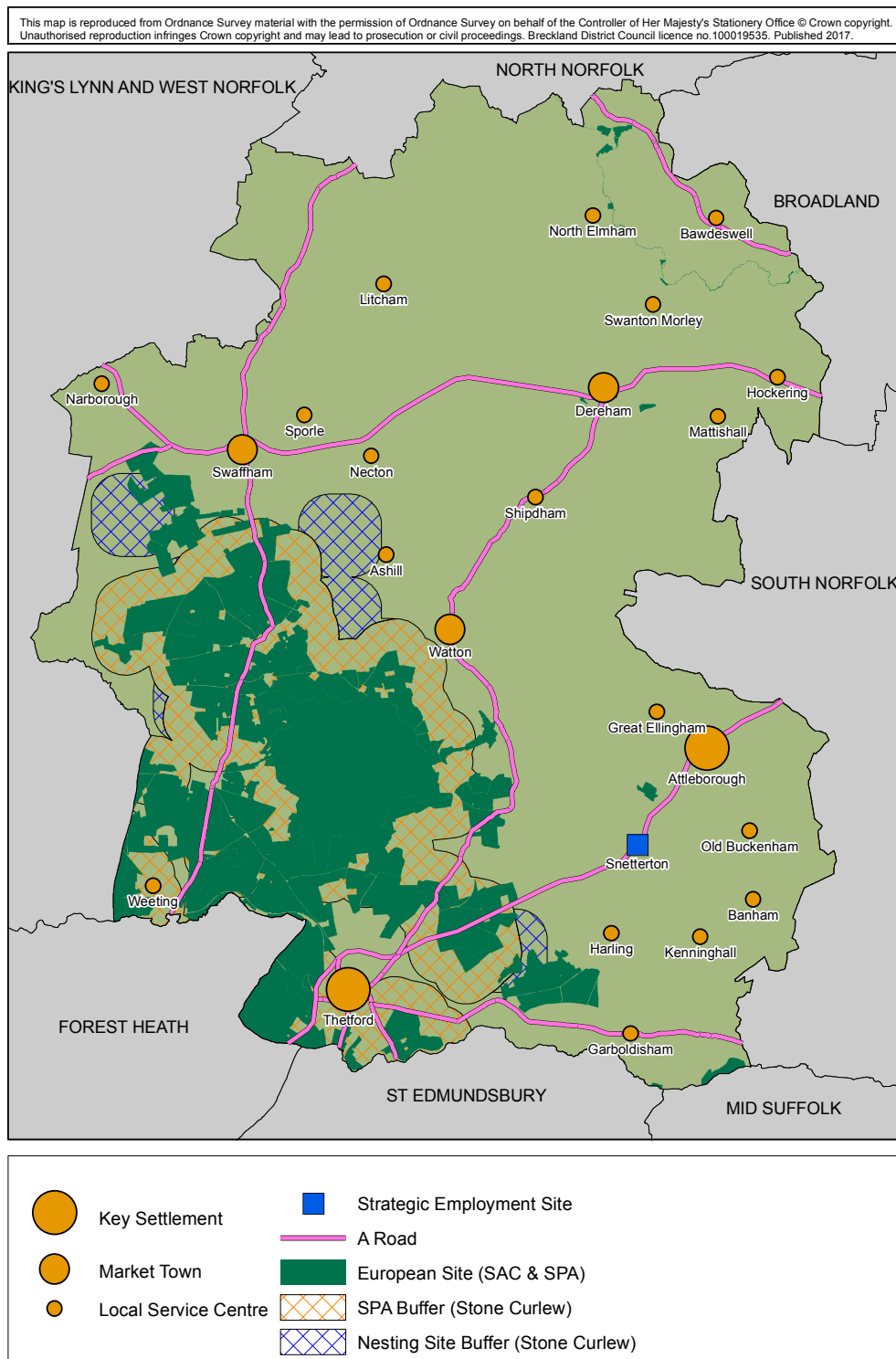
1.18 Breckland Council is a member of a Norfolk wide Duty to Co-operate Forum and has engaged with its neighbouring authorities and other relevant organisations in the preparation of this plan to ensure that the strategic and cross boundary implications of the Local Plan have been carefully considered. In particular, the Council has worked jointly across Norfolk and with adjacent authorities and has sought to pro-actively engage with partners and statutory bodies on the prescribed Duty to Co-operate list. A significant outcome from the Duty to Co-operate Forum has been the production of the Joint Central Norfolk Strategic Housing Market Assessment.

1.19 The Council will continue to work closely with its neighbours and partners where appropriate in finalising and then implementing this Plan. Further details on meeting the Duty to Cooperate are set out in the Duty to Cooperate Statement (2017) which accompanies the Local Plan.


A Spatial Portrait for Breckland

1.20 Spanning over 500 square miles Breckland is a geographically large rural District located in the heart of Norfolk. As depicted on the key diagram below, the District is characterised by a dispersed settlement pattern of market towns, villages and hamlets. There are five market towns, a network of local service centres, and numerous small villages and hamlets. Approximately half the current population live in one of the five market towns of Attleborough, Dereham, Swaffham, Thetford and Watton with the remaining population dispersed across the District. The area is represented through 112 town and parish councils, and the District Council.

Figure 1.1 Breckland Key Diagram



1.21 Over the Local Plan period the population is set to grow from 131,857 in 2012 to 153,678 by 2036 (ONS 2014 based sub-national population projections 2012-2036). In the main quality of life is good with official crime rates being low and is generally decreasing. However, there are pockets of health and disability related deprivation,



notably in some of the Thetford wards. The average age of Breckland residents is increasing and this raises issues for health and the level and distribution of appropriate service provision, as well as the economy and housing market.

1.22 Thetford, which is Norfolk's fourth largest settlement, and Attleborough are major towns and key areas for growth. Dereham, Swaffham and Watton are medium sized towns, which serve as administration and service centres, but are also a focus for retail where they provide a good range of services for day-to-day needs of local residents, and the rural hinterlands, as well as employment. There are a number of larger villages in the District which have a range of services, however there are a number of rural parishes with very few or no services, including some wards which are amongst the most deprived in Norfolk in terms of access to services.

1.23 The regional centre of Norwich exerts a sphere of influence over much of the District. To a lesser extent the sub-regional centres of King's Lynn and Bury St. Edmunds have a relationship with parts of the west and south of the District respectively. Communities in Breckland look primarily towards the Norwich urban area for employment, higher order retail, transport and service provision, such as hospitals. Increasingly, the south of the District, along with settlements along the A11 corridor, which traverses the District connecting Thetford to Attleborough and onwards to Norwich, looks for investment emanating from the growth of Norwich and other regional centres, such as Cambridge and the M11 Corridor. Thetford and Attleborough are key areas for future housing and business growth. Agriculture, advanced engineering and manufacturing logistics along with forestry are the dominant business sectors with professional, scientific and technical and food processing not far behind. The proportion of B Class jobs (i.e offices, industrial and warehousing activities) in the District has remained relatively constant over the last 22 years, representing 39% - 46% of all jobs in Breckland. Industrial employment provides the majority of B class jobs in the District, although office jobs represent an increasing contribution (Breckland Employment Growth Study, 2013).

1.24 Given the rural nature and dispersed pattern of settlement, movement in the District is primarily by private car. With a high level of interdependency on higher order centres Breckland, like many other rural authorities, has a high rate of commuting to work. Two trunk road routes run across the District and Breckland's strategic position is emphasised by good road communications offered by the A47 and A11. The A47 links Dereham and Swaffham with Norwich in the east and King's Lynn in the west and further afield to Peterborough and the A1(M), while the A11 links Attleborough and Thetford with Norwich and the Norwich Research Park to the north east and Newmarket, Cambridge and the M11 in the south-west. Major infrastructure improvements and improved transport links such as the completion of the A11 duelling are already attracting new businesses as well as enabling existing ones to flourish through increased connectivity. Further improvements are planned for the A47 trunk road. Around Norwich outside the District, major investment programmes are planned such as the Northern Distributor Road (NDR), which is set to improve linkages to Norwich international airport, offering a quicker and more convenient route for a range of shorter journeys and increasing access to existing and planned business and housing areas.

1.25 The remaining parts of Breckland are served by a network of non-trunk "A" category, secondary and minor roads. Rail investment is a regional commitment. Thetford and Attleborough are connected to the national rail network with regular services to Norwich and Cambridge, and beyond to London, the Midlands and north of England. Public transport services in the District are principally provided by bus and focus on linking the District's market towns with shopping and employment destinations at Norwich, King's Lynn and Bury St. Edmunds. There are more infrequent services in the rural areas linking villages with their local town, principally on market days.

1.26 Wages are relatively low in comparison with the national and regional averages. This reflects the low level of qualifications of people in the District and the low level of skills required by many of the available jobs. Although there is a high proportion of people living and working in the District, many higher qualified workers are travelling out of the District to access higher paid and higher skilled work - 77% of the working age population are in employment, compared to 80% across the East of England and an average of 77.8% Great Britain. Unemployment in the District is very low and has been consistently below both the national and county figures. Breckland recorded 50,980 workforce jobs in 2013 (Breckland Employment Growth Study, November 2013), representing an increase of 22.8% from its 1991 level, significantly outpacing growth across both the East of England Region(18.7%) and

UK (13.9%). Over the period 1991-2011 jobs growth has been very high at 21.8% compared with a Norfolk average of 8.7%. During the recessionary period of 2007 – 2010, Breckland recorded a net loss of 2,470 workplace jobs, but since then employment has grown. Jobs growth is projected to continue to recover and grow during the plan period, with at least 4,000 net new jobs forecast for the District up to 2031 (East of England Forecasting Model (EEFM) 2013 baseline forecast).

1.27 The functional linkages between where people live and work help to define the housing market for Breckland which cuts across various local planning authority administrative boundaries. The 2015 Strategic Housing Market Assessments, (SHMA, 2015), identified a three stage Central Norfolk Housing Market Area, (CNHMA), concluding that the CNHMA includes significant parts of Breckland, including four out of the five market towns. 91% of workers that live in the CNHMA also worked in the CNHMA and 93% of movers currently living in the CNHMA moved from another address inside the CNHMA.

1.28 Typically, local housing market areas are considered to exist in an area with at least 65% self containment. Many of the settlements in the surrounding areas to Norwich and especially those to the west and south west of the District have low levels of self-containment and are not able to define their own housing market. These settlements have wider links throughout the region and are therefore part of the wider CNHMA. The extent of the CNHMA demonstrates that it is the most appropriate functional housing market for the District to align to.

1.29 Breckland is a diverse District for biodiversity, landscape and heritage. It takes its name from The Brecks, which is a nationally unique landscape and habitat of sandy heath, forest and arable farmland found in the west and south of the District. This habitat contains a number of nationally important bird species such as Stone Curlew, Woodlark and Nightjar and large swathes of The Brecks are protected by National and European designations. Breckland contains 13% of all SSSIs found in the East of England. Elsewhere the character of Breckland is clay farmland, punctuated with woodland, occasional river valleys and dispersed settlement. The historic character of Breckland's settlements is recognised by 50 separate Conservation Areas and over 1,500 Listed Buildings.

1.30 Breckland also has an interesting geodiversity; it is an area of lowland glacial landscape overlying chalk bedrock. Its special landforms include pingos, patterned ground and fluctuating meres. Many of these features are recognised as being of regional and national importance.

1.31 The District is one of the driest areas of the country and availability of water resources is an issue with the increasing pressure for development. Climate change remains a significant challenge over the longer term with the expectation of warmer wetter winters and drier hotter summers; reduced water resources and more extreme weather events. The release of greenhouse gases, particularly carbon dioxide, is the main contributing factor towards climate change. Human activity is a direct cause with road traffic a significant source of carbon dioxide.

1.32 Breckland's location means that it is not vulnerable to sea level changes. However, many parts of the District have a high clay content and consequently inadequate drainage, which can lead to localised problems of flash flooding.

Breckland's Spatial Vision

1.33 National guidance promotes a Local Plan which reflects a collective vision incorporating priorities from neighbourhoods, businesses and local organisations which should reflect the strategic priorities for the area. It is important that the vision for Breckland sets out the Council's aspirations for the future of the District and is one that will guide how the District will look in the future.

1.34 It is the Council's aim that the vision for Breckland should:

- Reflect local circumstances and that plans be prepared with the objective of achieving sustainable development in the context of Breckland's rural nature reflecting the aspirations of local communities, and
- Align with other key strategies and plans, produced by the Council, key partners and the wider community.

1.35 To support a vision, it is also important that the Local Plan sets out the strategic objectives for the District. The strategic objectives facilitate delivery of the District's strategic priorities which reflect the requirements of the NPPF as well as local aspirations.

1.36 The Local Plan presents an opportunity to develop a high level vision that encompasses all the elements that should now act as key drivers for the growth and continued success of the District. It also offers the opportunity to detail a plan that is specific to Breckland, seeks to address the specific rural nature, but at the same time aligns with the requirements of national policy. It is the long-term spatial vision that will create the framework for the development of policies and proposals to be included in the Local Plan. This vision emphasises local distinctiveness, with a focus upon delivery, in line with the context of positive growth that is put forward in the Government's National Planning Policy Framework (NPPF), wherein it is highlighted that sustainable development is about making economic, environmental and social progress for this and future generations. It gives expression to other strategies and programmes, including economic development, education, housing, health, environmental protection and culture.

1.37 The vision has been derived from the challenges, issues, opportunities and aspirations expressed by neighbourhoods, businesses and local organisations through stakeholder consultation, reflecting and supporting the priorities established in Breckland Council's 2015 Corporate Plan.

1.38 The 2015 Corporate Plan sets a number of commitments around the following priorities:

- Supporting Breckland to develop and thrive;
- Providing the right services, at the right time and the right way;
- Developing the local economy to be vibrant with continued growth;
- Enabling stronger, more independent communities.

1.39 The Strategic Vision for Breckland aims to articulate where the Council wishes to be by the end of the plan period in 2036.

Breckland's Strategic Vision

By 2036 Breckland's settlements and its wider rural area will have developed in a sustainable manner appropriate for the rural nature of the District; building on its achievements and strengths to deliver an improved quality of life for its next generation of residents, an improved experience for its visitors, and will be better placed to attract investment and jobs into the District. Breckland's communities will be more sustainable, prosperous, safe, healthy and vibrant. The economy will be diversified and well connected, with a growing number of skilled workforce and population.

New development will be directed to locations that are co-ordinated with transport provision, have good access to support existing services, community facilities and open space. Outside the strategic growth locations of Attleborough and Thetford, a more balanced approach to housing development between rural and urban areas will have taken place allowing for improved housing land supply from rural areas to help in facilitating planned growth and the infrastructure required to support development so that communities can grow in a sustainable and cohesive manner.

New employment will not only be located to take advantage of the improved transport links offered by the A11 and A47 corridors and partnership work with adjacent local authorities, but be directed to the most sustainable locations where they assist in providing the right balance between the local rural economy and that of the wider District and that of Greater Norwich. Local distinctiveness will be reflected through positive approaches towards the rural economy where appropriate development will be helping to sustain local services and identities, allowing them to grow and assist in helping rural communities adapt and thrive.

Services and facilities will be supported and prized in rural villages. A sense of local community and belonging will be maintained and reinforced, with decisions made at community level reflected in development proposals through the consideration of Neighbourhood Planning.

Breckland will continue to cherish the natural and built assets which make the District unique, and will protect them not only for their own sake, but also as a means of attracting investment and visitors to the area. Breckland's towns and villages will have retained the characteristics that provide their character.

Through working with stakeholders and partners, strong working relationships will be delivering improved health care and wellbeing to meet the needs of the communities.

Strategic Objectives

1.40 In order to implement and deliver the Local Plan's vision, the following set of strategic objectives has been identified. These provide more specific direction to the spatial strategy and core policies that are developed in the following sections.

1.41 The 18 strategic objectives for the implementation of this Local Plan require all new development to:

Development in the Right Place

1. Contribute to sustainable development through the reflection of the vision and aspirations of the local communities for Breckland;
2. Assist in the creation and maintenance of inclusive, environmentally sustainable communities making the best and most efficient use of already developed land, buildings and natural resources;
3. Make sure the majority of development is focused into areas where services are available, and where facilities can be supported;

Meeting the Housing Need

4. Deliver housing that meets the needs of the community and local economy through the concentration of development in the Strategic Urban Extensions of Attleborough and Thetford and where services and facilities can be supported within or adjacent to the market towns of Dereham, Swaffham and Watton and the local service centres, whilst giving recognition to the need for small scale and appropriate development in rural areas to support rural communities and services;
5. Support the development and maintenance of a balanced housing market and a variety of decent, affordable housing which meets the needs of all local people and supports economic and community development;
6. To encourage high quality, sustainable and safe design for places and spaces, in both the private and public realm, and which respects the character and local distinctiveness of Breckland's communities;

A Strong Economy

7. Promote and support economic growth in sustainable and accessible locations in a flexible manner, diversifying the urban and rural economic base of the District to enable a prosperous mix where investment is encouraged, skills are developed and retained and new and existing businesses are supported;
8. Enable the full potential of the A11 gateway and A47 corridor to contribute to economic growth of the District through investment, partnership work with neighbouring authorities and inward investment;
9. Develop the local economy and meet local employment needs by providing a sufficient number and variety of employment locations and opportunities, at the same time ensuring the specific qualities of the local environment are not damaged;
10. Promote the vitality and viability of town centres, including the night time economy and support the retention of existing rural services;
11. Provide for improved broadband connections, especially in rural areas;

A Rich Environment

12. Contribute to the positive management of change in the historic environment, protecting, enhancing and maintaining the unique qualities and character of Breckland, the wider landscape and setting, and its designated and un-designated heritage assets for the future;
13. Promote a safe and healthy environment, and high quality design minimising the impacts of development and ensuring quality of life and sense of place;
14. Protect, conserve and enhance the natural environment, valuing green infrastructure for the many functions it performs;
15. Ensure the ongoing protection of key habitats for protected species;

Thriving Communities

16. To improve the health and well-being of our communities by reducing health inequalities, promoting healthy living and supporting locally accessible, high quality health care;

17. To protect and enhance community facilities and services and maximise accessibility to them; and

18. To encourage and facilitate a sense of community and belonging, and make sure decisions are made at community level as far as possible (through implementation of this plan and through Neighbourhood Planning).

2 General Policies

Sustainable Development

2.1 At the heart of the NPPF for both plan-making and decision-taking there is a "presumption in favour of sustainable development". This means that Local Authorities should positively seek opportunities to meet the development needs of their Districts. National Policy, (NPPF paragraph 6), advises that the purpose of the planning system is to contribute to sustainable development, and that through the planning system gains should be sought jointly through the three dimensions: economic, social and environmental. Sustainable development is about facilitating the creation of jobs and homes, improving the conditions in which people live, work, travel and take leisure, creating the conditions for better design and achieving gains in nature.

2.2 This involves seeking positive improvements in the quality of the built, natural and historic environment as well as in people's quality of life. In developing the Local Plan it is important not only to have regard to national policy but also to reflect and interpret policy with regard to the rural nature of the District and the aspirations of the local community. Local Plans should meet objective needs based on robust evidence, and they should be able to be applied in a flexible manner to adapt to rapid change, unless any adverse impacts of doing so would significantly outweigh the benefits, or specific policies indicate development should be restricted. They should also reflect local distinctiveness.

2.3 The presumption in favour of sustainable development contained in the NPPF means approving development proposals that accord with the development plan without delay. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts would significantly outweigh the benefits.

2.4 Plans must be prepared with the objective of achieving sustainable development that reflects the vision and aspirations of local communities, reflecting local circumstances. As a predominantly rural, sparsely populated District, the dispersed nature of its population presents many challenges both for residents and for the delivery and provision of services. Difficulty in accessing services, limited communications network, (including broadband), reliance on the private car, the potential of social isolation and increased household costs are issues that whilst not exclusively rural, can be exacerbated by Breckland's rural characteristics.

Whilst planning cannot overcome market forces and personal behaviour, it can help to ensure that rural communities and settlements do not stagnate and decline but instead meet the needs of all generations of their communities, particularly the needs of younger households and those on lower wages. It can also assist in improving the appropriate provision of services and facilities, as well as helping to strengthen community cohesion, parish and family ties.

The NPPF advises that to boost the supply of housing, LPAs should use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area. With regard specifically to rural areas, the NPPF advises that authorities should be responsive to local circumstances and plan housing development to reflect local needs in a sustainable manner. Paragraph 55 clearly sets out that to promote positive development 'housing should be located where it will enhance or maintain the vitality of rural communities' and 'should avoid new isolated homes in the countryside unless there are special circumstances'. However, it should be recognised that travel by car will still be an essential option for many people living in remote rural areas.

GEN 1 - Sustainable Development in Breckland

The Local Plan will seek and enable development that improves the economic, social and environmental objectives of Breckland through the application of the following national and locally distinctive sustainable development principles:

- Mitigate and adapt to climate change;
- Protect and enhance the natural, built and historic environment;
- Allocate and facilitate developable land that seeks to provide access to homes, employment, retail, leisure and other facilities;
- Assist in the creation and maintenance of inclusive, environmentally sustainable communities making the best and most efficient use of previously developed land, buildings and natural resources;
- Support Breckland's wider rural economy helping to sustain local services and assist in helping rural communities adapt and grow proportionately to enhance their social and economic sustainability;
- Direct jobs and growth towards the most sustainable locations contributing towards the economy and jobs in rural areas, helping to achieve the right balance throughout the District; and
- Co-ordinate development with transport provision ensuring good access to existing community facilities, services and open space, together with new facilities and services where necessary.

Where there are no Local Plan policies relevant to the application, or relevant policies are out of date at the time of making the decision, the Council will grant permission unless material considerations indicate otherwise, taking into account whether any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the National Planning Policy Framework, or specific policies in the Framework indicate that development should be refused.

2.5 The value of good design is recognised at the national level in the NPPF, which states (paragraph 56) that "the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people." Design quality is a very important aspect of any new development. It is about how new development functions, as well as how it looks, and is broader than just the appearance of buildings. Well-designed development improves the functionality of places, creating high quality environments to be enjoyed by all residents in the District now and in the future. Good design is therefore instrumental to new development integrating within its surroundings to create successful places.

2.6 Securing high quality design is important as it can help achieve many wider aims and objectives such as improving health outcomes and quality of life. High quality design reinforces or creates a sense of place; making Breckland a better place in which to live, work and spend time. The Council understands that the places where people live and work have a profound effect on their quality of life. Good design plays a key role in this regard and has been shown to result in more sustainable environments which residents can have much pride in. Well-designed places encourage social integration, equal access to opportunities, services and facilities, whilst reducing opportunities for crime and promoting management and maintenance of open spaces and the public realm through natural surveillance.

2.7 The challenge for Breckland is accommodating development in a sustainable way whilst protecting and reinforcing the character of the District. The Council will raise the standard of design in the District and improve the urban environment. The quality of the public realm, comprising a series of connected spaces that help define the character of an area, can have a significant influence on the quality of life. This is because it affects people's sense of place, security and belonging as well as having an influence on a range of health and social factors.

Development should provide a range of choice that will promote and instil vitality into an area. This might be interpreted as a mix of uses within a town centre development, or a mixture of tenure and housing types within residential development.

2.8 Development in rural settlements, particularly extensions to the built form of a settlement, should be of a scale and design that respects the character and rural setting of the settlement. Communities, through neighbourhood plans and village design statements, will be encouraged to identify those features that contribute to character. Proposals should demonstrate good design that is sympathetic to the local area and existing settlements.

2.9 All design proposals must conserve or enhance the existing character of an area. Particular regard should be given to reinforcing locally distinctive patterns of development, landscape and culture and complementing existing buildings.

2.10 The continuity of street frontages is particularly important in the market town centres and all new development should provide a natural demarcation of public and private spaces, without the need for excessive or artificial barriers. Public spaces should be designed to ensure that access routes are attractive, maintainable, secure, well lit and surveyed, easily accessible to all members of the community and free from unnecessary screens, barriers, signage or other street furniture.

2.11 Interdependent places and locations, such as town centres and transport interchanges or residential development and open space, should be well connected along routes that promote a choice of transport modes. These routes should be clearly legible so that it is easy to navigate from one place to another. Priority should be given to sustainable modes of transport.

GEN 2 Promoting High Quality Design

The Council will require high quality design in all development within the District that:

- respects and is sensitive to the character of the surrounding area and makes a positive architectural and urban design contribution to its context and location;
- contributes positively to the public realm and public spaces, protecting the high levels of amenity and quality of life making Breckland an attractive, successful and vibrant place for residents, workers and visitors;
- creates high quality, safe and sustainably designed buildings, places and streets; and
- maximises connectivity within and through a development and to the surrounding areas, including the provision of high quality and safe pedestrian and cycle routes.

Innovative and contemporary design where it enhances sustainability will be encouraged and promoted across the District. Development of poor design, that does not improve the character and quality of the area and the way the area functions, will be refused planning permission.

The Council will produce a Supplementary Planning Document (SPD) on Design to provide detailed guidance for new development.

Settlement Hierarchy

2.12 A key purpose of the Local Plan is to set out the strategic distribution of development. Determining how much, and where, development is allocated is essential in delivering sustainable development and essential community infrastructure. The locational strategy sets out the broad approach to development within the District.

2.13 The core principle of the NPPF, as set out in paragraph 17, requires that *“Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth.”* Also paragraph 55 advocates that, *“to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.”*

Identification of Local Service Centres and Smaller Villages

2.14 The Local Plan identifies local service centres where they satisfy all of the following 5 qualifying criteria, with villages with settlement boundaries identified as having 3 of the 5 criteria:

- Public Transport – An assessment of the level of public transport access within the village. This included consideration of the frequency of services and whether it is possible to reach the destination during normal working hours.
- Community Facility - This can include a number of different facilities such as a village hall, public house, restaurant or café.
- Employment – The assessment has considered the level of employment available within the village including whether there is a business park and also the size of the businesses within the settlement.
- Shop/Post Office
- School

2.15 The assessment has had regard to the distance of services and facilities from the designated settlement boundary/village core – and should only be considered to be available where they are within a recognised acceptable walking distance. Based on these criteria, an assessment has been made as to the availability of services within each village.

GEN 03 - Settlement Hierarchy

Most new development needs will be met through the proposed sustainable settlement hierarchy.

Key Settlements: Attleborough and Thetford.

Market Towns: Dereham, Swaffham and Watton.

Local Services Centres: Ashill, Banham, Bawdeswell, Garboldisham, Great Ellingham, Harling, Hockering, Kenninghall, Litcham, Mattishall, Narborough, Necton, North Elmham, Old Buckenham, Shipdham, Sporle, Swanton Morley, Weeting.

Villages with Boundaries: Beeston, Beetley, Carbrooke, Caston, Gressenhall, Griston, Hockham, Lyng, Mundford, North Lopham, Rocklands, Saham Toney, Thompson, Weasenham, Shropham, Eccles Road (Quidenham), Clint Green and Yaxham.

The hierarchy is based upon the utilisation of existing infrastructure and resources, the prioritisation of new infrastructure and allowing jobs, homes and other facilities to provide for choice.

The strategy in relation to areas outside the development hierarchy is set out in: 'Development Outside of the Boundaries of Local Service Centres' (Policy HOU 03); 'Rural Settlements With Boundaries' (Policy HOU 04); and 'Small Villages and Hamlets Outside of Settlement Boundaries' (Policy HOU 05).

Attleborough

2.16 Attleborough is identified as one of the key settlements within Breckland. Policy HOU 2 sets out the proportion of growth intended to be delivered in the Key Settlement of Attleborough with 2,650 dwellings to be allocated within the plan period (to 2036). The majority of this growth for Attleborough is to be delivered through the provision of a Strategic Urban Extension (SUE) and provides for the net addition of 4000 new dwellings, both during the plan period to 2036 and beyond.

2.17 Land to the south west of Attleborough offers the opportunity to expand the community of Attleborough through a comprehensive development which includes new residential areas, parks, local facilities, allotments and a new link road.

Strategic Urban Extension – South West of Attleborough

2.18 The allocation of a strategic site at Attleborough is required to help meet the District's need for future housing and employment land. Evidence demonstrates that the land to the south west is the most suitable and supported location for this development.

Site Context and Constraints

2.19 The land is adjacent to the existing town to the north which forms a defined boundary while the eastern edge of the site is partly formed by the B1077 which connects to the town and wider afield. The eastern boundary also abuts the employment area at Bunns Bank.

2.20 The strategic site comprises 296 hectares of predominantly agricultural land, divided into small to medium sized arable fields and is of sufficient size to accommodate all the proposed dwellings. The site does not lie within a designated landscape and it is assessed as having a moderate sensitivity to change. Overall land to the south west of the town has a lower elevation than land to the south east and as such development would be less prominent in the landscape and less sensitive to change than land on the east of the B1077.

2.21 The Historic Characterisation Study identifies limited designated and non-designated assets within and surrounding the boundary of the SUE. Significant heritage assets include the Scheduled Ancient Monument (Bunn's Bank) and the Grade II listed Besthorpe Old Hall. A Heritage Asset Statement will be required to address the impact of the development on the historic environment and potential additional surveys may be required following consultation with Historic England.

2.22 The Council's Indoor Sports Assessment identifies demand for a new sports hall in Attleborough to replace the existing centre. The emerging Neighbourhood Plan contains further aspirations and policies for sports provision in the town. This is supported by the findings of the Indoor and Built Sports and Recreational Facilities Study, 2017, which highlighted that there is sufficient demand to justify the provision of a new sports hall in Attleborough to replace the existing centre. The scale of the new sports hall from the assessment is for a 6 badminton court size sports hall of 34m x 27m.

2.23 For a development of this scale, new residents should have the opportunity to be active and lead healthy lifestyles through the design of the development and provision of on-site recreational facilities including green infrastructure, children's play facilities and allotments. This will help to reduce additional recreational pressure on surrounding areas, particularly more sensitive environmentally designated areas such as The Brecks and the Norfolk Valley Fens.

2.24 The preferred route chosen for construction of a link road is a diversionary route between London Road and the B1077 which would remove traffic from the centre of Attleborough and is shown on the map below.

2.25 Most of the area within the SUE boundary is predominantly in Flood Zone 1 and therefore at low risk of flooding. A small area of the site in the south west corner and a linear area alongside the stream running from the south west to the north east corner of the site is designated Flood Zone 2a and 3a fluvial flood risk. These areas are not required for development and will be factored in as part of the masterplan for the site, utilised as SuDs and open space for the linear park.

Development Requirements

2.26 Housing

2.27 The housing delivery on the SUE is to be phased in line with the delivery of infrastructure as detailed in the Council's Infrastructure Delivery Plan. The housing trajectory (appendix 1) indicates 2,650 of the 4,000 dwellings will be delivered during the Local Plan period (up to 2036). The remainder of the dwellings are expected to be delivered beyond that time.

2.28 The SUE fulfils the housing requirement for Attleborough within the plan period. Therefore, no additional residential allocations, beyond the SUE, are proposed for Attleborough through the Local Plan.

2.29 Employment

2.30 Attleborough is positioned on the A11 corridor; a key focus for the delivery of growth and investment across the region. The vision for Attleborough requires development that will create an attractive south-western edge to the town. This will require careful consideration of, amongst other things, what forms of employment development might be appropriate in different parts of the urban extension and in those sites closely related. The employment options show potential sites close to the A11 as well as opportunities to provide for the extension of the employment zone at Bunn's Bank and some small scale employment within the SUE itself. Closer to the town centre, there

remains the opportunity of redevelopment at the existing Banham Poultry site which currently has existing retail permission. Any additional provision within the SUE would only be supported if it would not prejudice residential amenity. For example, the ground floor of buildings adjacent to the main access may be suitable for small-scale retail and commercial use as well as other sociable uses.

2.31 It is considered that the employment site provided at Snetterton Heath offers the opportunity to help deliver the strategic employment needs of the District, while smaller sites towards Attleborough have the potential to provide for small to medium enterprises and to assist in providing more local employment for the town. Given that the potential sites form part of the entry into the historic market town they are key gateway sites and must be sensitively designed.

2.32 A strategic employment site of 10 hectares for Attleborough is proposed in the Submission Draft for Attleborough Neighbourhood Plan which is allocated in the Local Plan in the section on employment sites LP[002]029 and LP[002]007.

2.33 Design

2.34 The use of Design Codes help to deliver quality in development and are a useful tool for large development proposals which are set to be phased over a long period. Design codes coordinate design outcomes across large or complex sites to deliver a coherent design vision and masterplan. The NPPF supports the use of design codes, where appropriate; 'Local Planning Authorities should consider using design codes where they could help deliver high quality outcomes' (NPPF, paragraph 59, page 15). The policy for Attleborough sets a requirement for the applicant to produce design codes for the Attleborough SUE in order to achieve a comprehensive development.

2.35 Infrastructure and phasing

2.36 An urban extension of this scale will be phased over the plan period in line with known infrastructure delivery and the market capacity for annual delivery as detailed in the Infrastructure Delivery Plan. A number of transport studies have been undertaken for Attleborough and the provision of the necessary infrastructure to support development is critical for the delivery of the Attleborough urban extension. The scale of development proposed necessitates substantial improvements to the transport infrastructure in the town, particularly the highways network and associated infrastructure improvements. This includes addressing the following but not exhaustive list:

- Congestion and delay in relation to the existing gyratory system for traffic around the town centre;
- Level crossing on the B1077 which can cause blocking back on to the gyratory system;
- Transport issues in Attleborough in relation to traffic passing through the town centre, in particular HGVs;
- The barrier of the railway line and how this needs to be overcome to integrate the growth area with the existing town;
- Accommodating the transport impact of additional housing and employment growth in the town; and
- The need to deliver a link road and new road bridge over the railway to serve development.

2.37 In terms of connectivity it is important to ensure balanced provision of transport infrastructure and facilities, for pedestrians and cyclists, public transport and other vehicles to achieve a sustainable future for Attleborough town centre.

2.38 There is a requirement to work in partnership to enable a detailed infrastructure phasing to support the delivery of the urban extension, with Norfolk County Council, New Anglia Local Enterprise Partnership and the emerging Attleborough Neighbourhood Plan in order to develop policies to support the production of the masterplan. This is likely to include reconfiguring the following junctions on the traffic gyratory to provide two-way general traffic flows on both Surrogate Street and Connaught Road. The individual schemes would be:

- Introduce two-way traffic on Connaught Road and Surrogate Street;
- Reconfiguring the Church Street/Surrogate Street junction (with possible closure of Church Street);

- Reconfiguring the Surrogate Street/Connaught Road junction; and
- Reconfiguring the High Street/Connaught Road/Exchange Street junction.

2.39 Phasing of future town centre improvements such as HGV bans on some of these town centre roads will not be possible until the link road is in place. A key requirement is to provide a new road crossing over the railway line and to acquire the required land to the west. Breckland Council have resolved to acquire this land and can use Compulsory Purchase powers if required to facilitate this.

2.40 The Infrastructure Delivery Plan details the trajectory of housing delivery on site which is projected to deliver 160 dwellings a year. Key requirements for the link road are triggered on completion of 1200 dwellings, and strategic improvements to Attleborough Waste Water Treatment Works are triggered on the development of 1800 dwellings. The policy for the SUE requires the developer to have regard to the phasing of infrastructure provision as set out in Council's Infrastructure Delivery Plan and any subsequent updates.

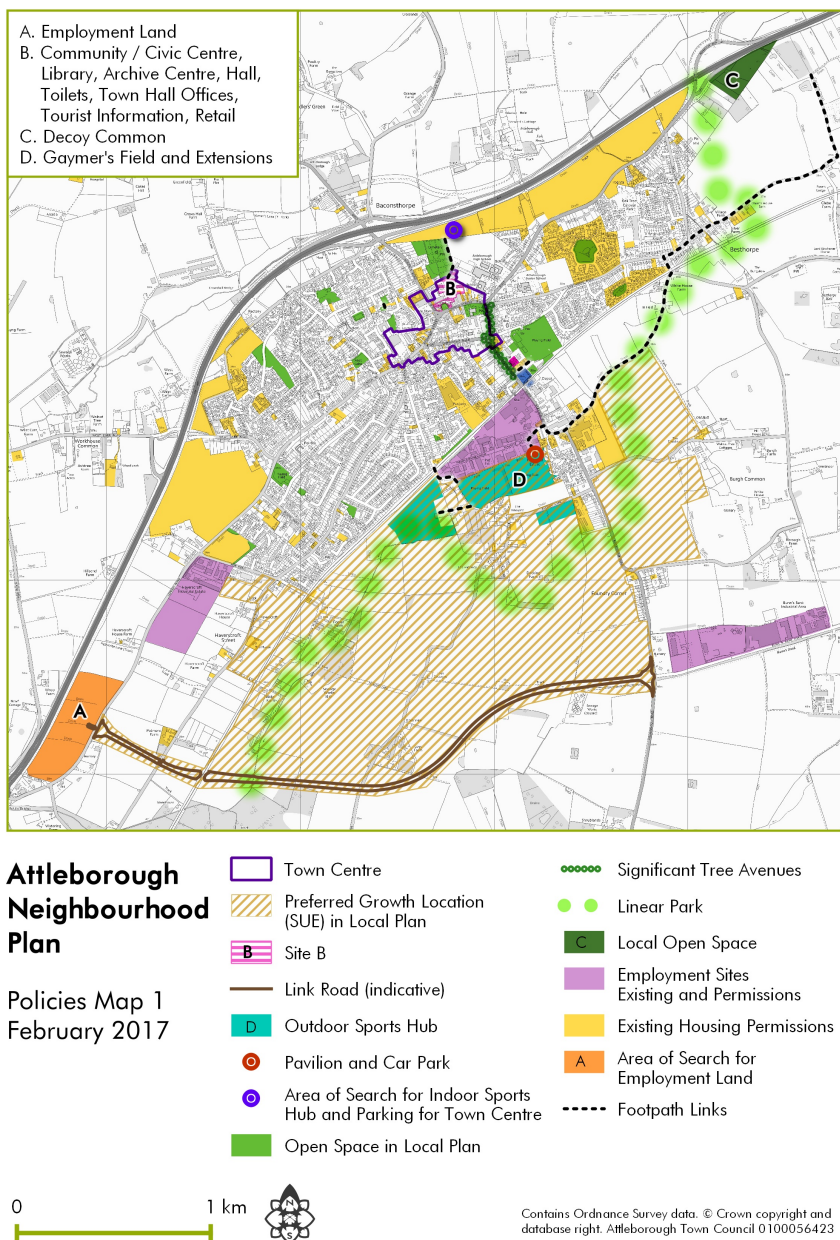
Attleborough Neighbourhood Plan

2.41 A neighbourhood plan is being prepared for Attleborough. The Council recognises the role of Neighbourhood Planning and is committed to working with the Town Council and partners to deliver the collective vision. Policy GEN 3 of the Local Plan provides the strategic context for development in Attleborough. The Neighbourhood Plan aims to provide a set of more locally detailed policies, which will help inform the strategic Masterplan and employment allocation for the SUE.

2.42 The Submission Draft for Attleborough Neighbourhood Plan (as of March 2017) focuses on 7 themes:

- The Local Economy
- Housing
- Transport and Communications
- Education and Learning
- Health and Social Care
- Sports, Leisure and Community Facilities
- Environment Sustainability and Design

Map 2.1 Emerging Attleborough Neighbourhood Plan Policies Map



Vision for the Strategic Urban Extension

2.43 The Council has set out a proposed vision on how development will look and function and will inform the design principles and required Masterplan Framework.

Proposed Strategic Site Vision

1. Development of the land south-west of Attleborough presents an opportunity to create a new and attractive strategic urban extension for Attleborough. This vision statement describes the ultimate ambition for the place. The development will sit comfortably within the gently undulating landform, successfully incorporating significant trees and hedgerows within green corridors and improved pedestrian and cycling linkages to the town centre. In its town planning, the development will reflect the built environment of Attleborough and its communities. All buildings will exhibit high architectural quality, making optimum use of modern systems internally. The external appearance will complement the historic town, preserving contact with the best local building traditions, not least in the use of high quality materials. The built environment will strike a successful balance between variety and harmony. As in the best historic townscapes the scale, massing and detailing of particular buildings will respond to the character and role of the street they address. Within the layout, focal points and landmarks will be highlighted with distinctive buildings and spaces. A carefully planned network of green infrastructure will serve to connect the neighbourhoods, helping to create defined open spaces and create recognisable neighbourhoods within the development and a strong sense of place. As a consequence, the layout will be easy to understand and navigate. Integration with existing streets and paths in the vicinity, which will be enhanced where necessary, will ensure this new part of Attleborough is well connected to the town and the railway station, the rest of the town, and the countryside beyond.

2. The mix of homes and tenure types will reflect the needs and ambition of the local community. Homes will provide ample space for living and storage. Residents will have convenient access to community facilities such as schools, shops, healthcare and play areas. All properties will have convenient access to public transport and to a network of safe and direct walking and cycling routes, linking people to schools, and services, both within the development and beyond. Ready access to high speed broadband will enable home working and help reduce the number of journeys by private car. Public spaces will be well designed, with suitable management and maintenance arrangements in place to ensure their continued upkeep.

3. This new part of Attleborough will include low carbon energy generation, SuDS, and convenient access to recycling facilities. Allotments and gardens will provide opportunities for residents to grow their own food. The development will promote innovation in residential, commercial and infrastructure design with a view to achieving more sustainable ways of living and a place that is future-proof. Essential infrastructure and services will be integrated in the design of the place from the outset and delivered in phases with the building work.

GEN 4 - Development Requirements of Attleborough Strategic Urban Extension (SUE)

Development Requirements of Attleborough Strategic Urban Extension (SUE)

Land to the south west of Attleborough amounting to approximately 296ha, as shown on the policies map is allocated for a Strategic Urban Extension of a total of at least 2,650 net new dwellings with a further 1,350 dwellings anticipated beyond the plan period within the SUE boundary. The SUE will be phased over the plan period together with appropriate community infrastructure to support new development (see separate policies in this document), suitable local shopping centre, green infrastructure and identified local employment land. The delivery will be aided by the provision of a new link road located to the south of the urban extension.

To help ensure that there is a sufficient economically active population to support the local economy, any proposal for housing development (open market and affordable) should include an appropriate mix of housing types.

Retail proposals within the SUE will be supported where they provide for local need across A1-A5 Use classes up to the identified capacity of 1,900 sq m gross as detailed in the separate retail policies in this document.

Provision will be required for sport and recreation facilities in the SUE as part of any development proposals in line with current and emerging evidence and policies in this document. This should be accessible from the existing town by a variety of modes of travel as well as from within the SUE itself.

Any proposal will have to consider the findings of the Historic Characterisation Study and carry out further assessment work into the historic landscape to the south of Attleborough to the satisfaction of the Council and Historic England.

Development must make provision for the retention and protection of hedgerows and trees and provide green corridors connecting development sites, adjacent residential and employment areas, the town centre and open countryside as well as appropriate links to the railway station.

Provision of green infrastructure, play facilities and allotments within the SUE boundary should be of a sufficient scale and design to enable recreational opportunities for local residents close to where they live.

A Travel Plan is required as well as financial contributions towards public transport to serve the SUE as well as additional transport improvements to the town centre to mitigate the impact of additional development.

A pre-application enquiry with Anglian Water Services is required for this site in accordance with the Water Cycle Study to demonstrate that sufficient capacity is available to transfer wastewater for treatment. Where insufficient capacity within the wastewater network is identified, financial contributions may be sought. Ongoing discussion between the Council, the developer and Anglian Water Services to determine an appropriate, deliverable solution for Wastewater Treatment Work (WwTW) improvements required following the development of 1,800 homes.

In line with Norfolk Minerals and Waste Core Strategy Policy CS16, future development on this site will be subject to the submission of information that satisfies Norfolk County Council that:

- the applicant has carried out investigations to identify whether the resource (sand and gravel) is viable for mineral extraction, and
- if the mineral resource is viable, that the applicant has considered whether it could be extracted economically prior to development taking place; and
- if the mineral resource can be extracted economically, whether (or not) there are opportunities to use the onsite resource during the construction phase of development.”

The Council supports Attleborough Town Council's intention to produce a Neighbourhood Plan which could help to shape growth in Attleborough subject to the Plan passing a local referendum.

Design and Landscape of a quality that reflects the importance of this key site, the policies in the Local Plan and the aspirations of the community.

Masterplan

A masterplan is required to provide a comprehensive development strategy for the SUE. The masterplan should accord with the phasing of infrastructure provision, as set out in the Council's Infrastructure Delivery Plan and subsequent updates. The masterplan will address the following strategic development requirements which will apply within the SUE boundary:

1. Indicative design, layout and phasing requirements for 4,000 dwellings;
2. A mix of dwelling types to be spread across the SUE area, with a proportion of housing to comprise affordable home ownership products. Opportunities for self build dwellings will be considered;
3. A new link road between London Road and the B1077 Attleborough Road to be delivered prior to the completion of 1200 dwellings;
4. Connectivity from the SUE to the town centre and existing development for both vehicular and pedestrian and cycle movements to enable several points of access helping to integrate the new and existing residential areas and improve social cohesion;
5. Provision of two new primary schools within the SUE area;
6. A local centre which acts as the focal point for the community comprising local facilities for new residents to be located within easy walking and cycling access to the majority of new residents;
7. Further neighbourhood centres to provide limited local facilities to serve the immediate neighbourhood;
8. Any retail or employment provision should not prejudice residential amenity or be of a scale or use type which would directly compete with the role of Attleborough town centre;
9. Consideration of fluvial and surface water flood risk in a Flood Risk Assessment;
10. Provision of Sustainable Drainage Systems to provide surface water attenuation. This should be planned on an integrated and strategic scale across the SUE area, and where possible should form part of the landscaping scheme;
11. Consideration of the promotion and use of water efficiency measures in line with recommendations in the Water Cycle Study;

12. Provision of a wide range of green infrastructure to include:
 - A linear park functioning as a green corridor running through the development to promote walking and cycling helping to enable healthy lifestyles;
 - A network of open spaces and formal and informal children's play spaces in accordance with Policy ENV04;
 - Landscaping to integrate the development with the surrounding landscape and to prevent a hard urban edge to development;
 - Retention of existing, and incorporation of new native tree and hedgerow species, where appropriate with regard to the proposed layout and design of development; and
 - Provision of allotments
13. Consideration of measures to mitigate potential adverse recreational impacts on designated nature conservation sites (SPAs, SACs, Ramsar) outside the growth area;
14. The Masterplan should consider the presence of the underground gas pipeline in developing the layout of the site;
15. The applicant will be required to develop design codes to the satisfaction of the Council which will inform the detailed planning application for the SUE.

Thetford

2.44 Thetford was designated as the Key Centre for Development and Change within the former Core Strategy. The town acts as the principal retail, service and employment centre for the south of the District. The Core Strategy's Spatial Portrait described the town as having a good balance of homes and jobs with a well developed market for industrial and distribution property. It has connections to the national rail network and is located on the A11 between Norwich and Cambridge. The spatial strategy of the Local Plan document continues Thetford's role as a key area for growth.

2.45 The Thetford Area Action Plan (TAAP) adopted in July 2012 covered the whole of the Parish of Thetford and parts of the Parishes of Croxton, Brettenham and Kilverstone.

2.46 The TAAP was produced to guide the significant housing and employment growth apportioned to Thetford, primarily delivered through the Thetford Sustainable Urban Extension (SUE). Thetford was appointed growth point status in 2006 and under the TAAP the town will deliver 5000 dwellings, 22ha of employment land and 500 net new jobs. The TAAP was part of the old Local Development Framework (LDF) system; it was intended to be read alongside the adopted Core Strategy. As discussed in the introduction of this document, when the new Local Plan is adopted all of the previous LDF documents will be replaced.

2.47 However, the growth and development of Thetford as a sustainable location is still a key component of the new Local Plan. The town remains a key area for growth and the SUE is currently progressing through the planning process. Although the site has outline planning consent a number of reserved matters applications will have to come forward over the Plan period to build out the site.

2.48 The TAAP contains a number of policies specifically related to development within Thetford and importantly to the SUE. These policies have been developed to respond to key pieces of evidence base for the local area. They are relatively recently adopted and in conformity with the NPPF. The policies have been designed to help frame the development of Thetford and the regeneration of existing areas and have been subject to a considerable level of public consultation and relatively recent examination, (2012).

2.49 The over arching vision for Thetford as put forward in the adopted TAAP still remains:

Overarching Vision for Thetford

To deliver a thriving 21st century market town at the centre of life in the East of England by implementing the sustainable growth and comprehensive social, economic and environmental regeneration of Thetford.

By 2026 Thetford will become a well planned, self-contained sustainable town where people feel part of the community and where they continue to enjoy living and working. It will be a place people will be attracted to for its renowned natural and historic environment qualities.

Thetford will be an important town for jobs, shops, services, schools and tourism, and will continue to be the fourth largest town in Norfolk. Thetford will be known as a town where healthy lifestyles are at the heart of what people, communities and businesses do.

Thetford's reputation will be improved.

2.50 Following analysis of the relevance of each policy (in the context of the Local Plan) it was considered that the below policies from the TAAP should be rolled forward into the new Plan to ensure that the planning framework for this area is clear and consistent.

- Policy TH 2 Approach to the Town Centre

- Policy TH 4 Transport - Achieving Modal Shift
- Policy TH 5 The Impact of Change on Pedestrians, Cyclists and Buses
- Policy TH 6 Thetford Bus Interchange
- Policy TH 7 Thetford Railway Station
- Policy TH 9 Monitoring and management of Key Biodiversity Sites
- Policy TH 11 Joe Blunt's Lane
- Policy TH 12 The Thetford Loops
- Policy TH 18 Archaeology
- Policy TH 20 Thetford Urban Extension Strategic Design Principles
- Policy TH 21 Locally Distinctive Features of the Landscape
- Policy TH 22 Gallows Hill Scheduled Monument
- Policy TH 23 Existing Buildings in the Thetford Urban Extension
- Policy TH 25 Walking and Cycling
- Policy TH 26 Buses
- Policy TH 27 A New Railway Station in the Urban Extension
- Policy TH 28 Changes to the A11 Trunk Road
- Policy TH 29 Improvements to the Local Road Network
- Policy TH 30 New Employment Land
- Policy TH 31 New Local Centre(s) in the Urban Extension
- Policy TH 32 Connecting to a Decentralised Energy Supply
- Policy TH 33 Education Provision in the Thetford Urban Extension
- Policy TH 34 New Health Facility in the Urban Extension
- Policy TH 35 Community Buildings
- Policy TH 37 Regeneration Proposals in Existing Residential Areas

2.51 The following policies will be replaced by District wide policies and will not be rolled forward into the Thetford Area Strategy section of the new Local Plan.

Table 2.1 Replaced Thetford AAP Policies

Policy to be lost/superseded	Relevant replacement policy
Policy TH 1 NPPF - Presumption in Favour of Sustainable Development	Policy STRAT 1
Policy TH 3 New Retail Development	Policy EC 05
Policy TH 8 Healthy Lifestyles	Policy COM 02
Policy TH 10 Allotments	ENV 04, INF 02
Policy TH 13 Indoor Sports Facilities	ENV 04, COM 04
Policy TH 14 Energy and Carbon - TAAP Wide	National policy
Policy TH 15 Energy/Multi Service(s) Company Development (ESCo/MuSCo)	National policy
Policy TH 16 Water and Drainage	ENV 09

Policy to be lost/superseded	Relevant replacement policy
Policy TH 17 Development in Flood Zones	ENV 09
Policy TH 19 Sustainable Construction Standards for Non-Residential Development	National Policy
Policy TH 24 Surface-Water Management	ENV 09
Policy TH 36 New Bring Recycling Facilities	National policy
Policy TH 38 Existing Employment Areas	Policy EC 03
Policy TH 39 Thetford Settlement Boundary	Policy GEN 05

Settlement Boundaries

2.52 Settlement boundaries have been defined on the Policies Map for each of the higher tier settlements (from Key Settlements to Local Service Centres). The purpose of settlement boundaries is to define the area which is acceptable, in principal, for further development. Beyond the settlement boundaries the wider area is largely defined as the countryside which is subject to a greater degree of protection to preserve the rural character of the District.

Policy GEN 05 Settlement Boundaries

Within the defined settlement boundaries and the boundary for Attleborough SUE (as shown on the Policies Map) proposals for new development are acceptable, subject to compliance with National and other Local Plan policies.

Outside the defined settlement boundaries, development is restricted to preserve the countryside. Development outside the defined settlement boundaries will only be acceptable where it is compliant with one or more of the following policies set out within the Local Plan including:

- Policy HOU 03 - Development Outside of the Boundaries of Local Service Centres
- Policy HOU 04 - Rural Settlements with Boundaries
- Policy HOU 05 - Small Villages and Hamlets Outside of Settlement Boundaries
- Policy HOU 08 - Provision for Gypsies, Travellers and Travelling Showpeople
- Policy HOU 12 - Conversion of Buildings in the Countryside
- Policy HOU 13 - Agricultural Workers Exceptions
- Policy HOU 14 - Affordable Housing Exceptions
- Policy ENV 03 - The Brecks Protected Habitats and Species
- Policy EC 04 - Employment Development Outside General Employment Areas
- Policy EC 06 - Farm Diversification
- Policy EC 07 - Tourism Related Development

3 Housing

Development Requirements

3.1 A key purpose of the Local Plan is to set out the required number of new homes that will be provided to meet the identified need. Local Authorities are required by the NPPF to objectively assess the development needs for their area and plan to meet these needs in full. This is both a technical and a policy issue. The additional homes figure for Breckland District over the plan period is a strategic decision reached having taken account of different demographic, economic and housing need considerations together with the assumptions that underlie them. Paragraph 159 of the NPPF states that local planning authorities should prepare a Strategic Housing Market Assessment (SHMA) to assess their full housing needs, working with neighbouring authorities where housing market areas cross administrative boundaries. Paragraph 14 of the NPPF, states that local planning authorities in preparing the Local Plan should meet objectively assessed needs, unless adverse impacts would significantly and demonstrably outweigh the benefits when assessed against the NPPF or be contrary to specific NPPF policies.

3.2 The Central Norfolk Strategic Housing Market Assessment, 2015 was jointly commissioned by five central Norfolk local authorities (Norwich City, Broadland, Breckland, North Norfolk and South Norfolk, together with the Broads Authority) through the Duty to Co-operate Forum. It has identified the Central Norfolk Housing Market Area as the functional Housing Market area that Breckland best aligns to and established the Objectively Assessed Need (OAN) for housing across the central Norfolk area.

3.3 The SHMA was subject to an update in 2017 to reflect the most recent Government projections, including the 2014 sub national populations projections. The 2014 sub national population projections suggest that the population will increase to 153,700 by 2036. The SHMA update states that the full objectively assessed need for housing between 2011 and 2036 is **15298**. This equates to an annualised target of 612 per annum. The housing trajectory is included at 'Appendix 1 - Housing Trajectory'. The housing trajectory includes a stepped approach to housing delivery, reflecting the delivery time lines of the two Sustainable Urban Extensions in Thetford and Attleborough.

3.4 It is considered that the OAN identified through the Central Norfolk Strategic Housing Market Assessment represents the most up to date and robust evidence base on which to plan for residential growth in the District. The approach of considering existing unmet market and affordable housing needs as part of the calculation ensures that any potential accumulated backlog from under delivery in the previous Plan period will have been accounted for as part of the assessment of need.

Policy HOU 01- Development Requirements (Minimum)

To enable the District to meet future housing needs the Local Plan will provide for no less than 15,298 new homes between 2011 and 2036, an average of 612 dwellings per annum.

The annualised level of new housing provision will increase during the plan period, from 584 per year from 2017/18 - 2021/22 to 622 per year from 2021/22, as reflected in the housing trajectory

Level and Location of Growth

3.5 The distribution of housing is one of the most significant issues that the Local Plan must address through the allocation of land and the setting of policies to guide development. The future direction of growth is required to follow the settlement hierarchy outlined within the policies in this Local Plan.

3.6 The Local Plan seeks to deliver the most sustainable approach to development outside the strategic urban extensions (SUEs) of Attleborough and Thetford for distributing growth across the sustainable settlements in the District and achieving a more balanced approach in housing development between rural and urban areas in line with the Strategic Vision, local and market demands. In meeting the requirements of providing 15,298 homes over the plan period between 2011 and 2036 a stepped approach has been taken in the housing trajectory (appendix 1) to reflect an increase in delivery to coincide with commencement of SUE delivery.

3.7 Informed by the sustainability appraisal (SA) process, the Council has identified as an important element of the settlement hierarchy a desire for a level of growth across a network of Local Service Centres in the rural areas. Having regard to this figure, the rest of the housing target is directed to the larger market towns of Thetford, Attleborough, Dereham, Swaffham and Watton. In essence this reflects a bottom up approach considered to support “sustainable development” in the District providing the desired balance between economic, environmental and social factors.

3.8 It is important to note that there will still be significant development on the two SUEs in those locations beyond the plan period. At 3100 units beyond plan period, even under the current housing target (612) this would equate to around 5 years housing supply if no development took place elsewhere to continue to support growth associated with the A11 corridor.

3.9 For the local service centres (LSCs) it has been assumed that each settlement will see new allocations at a level broadly equivalent to 10% of the estimated number of households from a base date of 2011. This figure was derived from the population information in the 2011 census and applying a householder multiple figure which assumed 2.3 people per household. This approach helps to ensure a supply of housing over the plan period.

3.10 A 7% allowance for rural areas is identified as being consistent with the approach within Policy HOU 04, which allows for some development within and immediately adjacent to settlement boundaries up to a cumulative limit of development for each village, so as to be commensurate with the position in the settlement hierarchy. The deliverability of this figure can be evidenced through representations from landowners and developers which demonstrate that sites are available and developable. A figure greater than 7% for development in the rural areas has been disregarded because such development is required to be treated as windfall.

3.11 The Local Plan, through providing individual settlement targets, gives utility providers and other infrastructure providers greater certainty in the areas for investment. Also, for communities that are either progressing or considering developing a neighbourhood plan, providing new homes targets in each of the settlements in the settlement hierarchy gives certainty on their minimum housing requirements.

3.12 Taking account of completions and commitments also informs the residual amount of growth needing to be delivered and the actual requirement for new allocations. Completions is the term used to describe the number of dwellings that have been built out following the granting of planning permission, whilst commitments account for developments, which have already been given planning permission, but not yet been built out.

Policy HOU 02 - Level and Location of Growth

Housing growth will be distributed in line with the following individual settlements targets:

Tier of Hierarchy	Percentage of Growth	Settlement	Completions / Commitments (2011- March 2017) and saved allocations	Housing Target for additional dwellings to 2036 ^	Housing Allocations included within the Local Plan	Total (Completions and Commitments 2011-March 2017 + Housing Target)
Key Settlements	50%	Attleborough	1,808	2,650	2,650	4,458
		Thetford	3,668	0	0	3,668
Market Towns	28%	Dereham	797	750	750	1,547
		Swaffham	1007	605	600	1,612
		Watton	1,130	175	205	1,335

Tier of Hierarchy	Percentage of Growth	Settlement	Completions / Commitments (2011- March 2017) and saved allocations	Housing Target for additional dwellings to 2036 ^	Housing Allocations included within the Local Plan	Total (Completions and Commitments 2011-March 2017 + Housing Target)
Local Service Centres	15%	Ashill	71	20	20	91
		Banham	69	42	42	111
		Bawdeswell	6	36	36	42
		Garboldisham	9	35	35	44
		Great Ellingham	184	0	0	184
		Harling	157	85	85	242
		Hockering	63	25	25	88
		Kenninghall	33	35	15*	68
		Litcham	5	22	0*	27
		Mattishall	99	42	0*	141
		Narborough	107	40	40	147
		Necton	229	79	55*	301
		North Elmham	50	41	27*	91
		Old Buckenham	32	37	20*	69
		Shipdham	205	80	80	285
		Sporle	32	35	35	67
		Swanton Morley	95	85	85	180
		Weeting	100	0	0	100

Tier of Hierarchy	Percentage of Growth	Settlement	Completions / Commitments (2011- March 2017) and saved allocations	Housing Target for additional dwellings to 2036 ^	Housing Allocations included within the Local Plan	Total (Completions and Commitments 2011-March 2017 + Housing Target)
Villages with Boundaries	7%	Beeston, Beetley, Carbrooke, Caston, Gressenhall, Griston, Hockham, Lyng, Mundford, North Lopham, Rocklands, Saham Toney, Thompson, Weasenham, Shropham, Eccles Road (Quidenham), Clint Green and Yaxham	902	150	0†	1,052
	100%		10,858	5,069		15,950

*Housing Allocations unable to meet Local Plan Housing Target. Policy HOU 03 applies to these villages

† Policy HOU 04 applies to these villages

^ Neighbourhood Plans can seek to exceed housing targets

3.13 In some LSCs the Council is not seeking a positive allocation based on the current available land supply, environmental and heritage constraints and / or the level of recent planning permissions.

3.14 Where the total housing identified for a settlement is not provided for by way of existing permissions and proposed allocations, criteria based policies will be used to assess planning applications. Policy HOU 03 sets out the criteria proposed to determine sites outside the development boundaries of Local Service Centres.

Policy HOU 03

Development Outside of the Boundaries of Local Service Centres

Development outside of the boundaries of the Local Service Centres will normally be resisted where the Local Plan housing target (as set in Policy HOU 02) is provided for unless supported by other policies within the Local Plan. Where the Local Plan does not identify sufficient sites to achieve the housing target, then further development will be allowed subject to being supported by other policies within the Local Plan and meeting all of the following criteria:

1. It is immediately adjacent to the settlement boundary;
2. It would not lead to the number of dwellings in the settlement exceeding the housing target;
3. the design contributes to conserving, and where possible enhancing, the historic nature and connectivity of communities; and
4. the development avoids coalescence of settlements.

Opportunities for self build dwellings which meet the criteria set out above will be considered in accordance with national guidance.

Reasoned Justification

3.15 Where it has not been possible to identify a suitable, available and deliverable allocation for a settlement defined as a Local Service Centre, development that meets the criteria outlined in Policy HOU 03 will be permitted in order to meet the identified housing target for the plan period (2036). The policy enables an element of flexibility in the housing delivery for the larger rural settlements and helps to support and sustain their services and facilities.

Approach to Development in the Rural Areas

3.16 Breckland is a diverse District, up to 20% of the population live outside the top three tiers of the settlement hierarchy (Key Settlements, the Market Towns and Local Service Centres), in the rural areas characterised by a large number of smaller dispersed villages and hamlets. In accordance with the spatial locational strategy these settlements would not be appropriate for the allocation of larger scale market developments which would normally be expected to deliver a proportion of affordable housing. It is, however, highly likely that there will continue to be a need for the provision of affordable homes in these communities and specifically in relation to rural areas. The NPPF advises that authorities should be responsive to local circumstances and plan housing developments to reflect local needs in a sustainable manner.

3.17 Policy HOU 04 therefore seeks to capture the need to direct growth to the most sustainable locations, support local services, balance residential needs and employment opportunities and seeks to enhance the rural economy, thereby helping to maintain the vitality of rural communities. In line with the locally distinctive approach to sustainable development, rather than seeking to restrict all development outside the sustainable settlement hierarchy and inside of the settlement boundaries of the existing rural settlements where there are limited opportunities, this policy seeks to present a sensitive approach to rural housing that is responsive to local circumstances; striking a balance with employment needs and the countryside.

Policy HOU 04 - Rural Settlements With Boundaries

The following rural settlements have settlement boundaries (as defined on the policies maps):

Beeston, Beetley, Carbrooke, Caston, Gressenhall, Griston, Hockham, Lyng, Mundford, North Lopham, Rocklands, Saham Toney, Thompson, Weasenham, Shropham, Eccles Road (Quidenham), Clint Green and Yaxham

Appropriate development will be allowed immediately adjacent to the settlement boundary, subject to being supported by other policies within the Local Plan* and where all of the following criteria are satisfied:

1. It is minor development of an appropriate scale and design to the settlement of up to 5 dwellings;
2. It would not lead to the number of dwellings in the settlement increasing by more than 5% from the date of adoption of the Plan. The settlement refers to the number of dwellings inside the defined settlement boundary;
3. Development provides a significant community benefit;
4. The design contributes to preserving, and where possible enhancing, the historic nature and connectivity of communities; and
5. The development avoids coalescence of settlements.

Opportunities for self build dwellings which meet the criteria set out above will be considered in accordance with national guidance.

*with the exception of Policy GEN 05 Settlement Boundaries

Reasoned Justification

3.18 In line with the Spatial Development Strategy and Settlement Hierarchy, the level of new development permitted in settlements defined in the policy will be restricted, consistent with the rural character of these villages and reflective of the more limited service provision and infrastructure available.

3.19 Development which facilitates self-build dwellings will be considered favourably, subject to meeting the criteria set out within the policy.

3.20 Planning applications will be expected to be accompanied by a supporting statement. The supporting statement will be treated as any other planning application document and subject to publication. The statement will seek to address the following key areas:

Justification that the proposal will provide a significant community benefit.

3.21 Applicants should demonstrate in their statement that there is clear evidence that development will provide a community benefit by meeting an identified local need, delivering community aspirations or by virtue of local support for a scheme. This can be done in many ways and the scale of evidence necessary will generally depend on the size and scale of the proposal and its potential impacts. Where the developer can demonstrate that there is appropriate support by the parish council, this will be a material consideration in favour of the scheme.

3.22 Evidence could comprise:

- Demonstration of local support e.g.
 - the views of the parish council
 - robust surveys of local opinion prepared independently;

- Demonstration of conformity with a policy/policies in an adopted Neighbourhood Plan or delivering a community aspiration identified in an adopted Neighbourhood Plan;
- Provision of a community facility, asset or financial contributions towards such facilities which meet an identified need established in documentation such as a Parish or Neighbourhood Plan;
- Demonstration of local social or economic need e.g.
 - a local housing needs assessment
 - an employment needs assessment.

3.23 Development proposals which fail to demonstrate a significant benefit to the local community will not be permitted.

Justification that the applicant can demonstrate to the Council that the proposal is of appropriate scale and design.

3.24 Proposals must be of a size, design and scale that seek to meet an identified need and respects the setting. Careful siting, massing, use of surrounding landscape features and screening are important as is the enhancement of existing local characteristics. The statement should demonstrate how the site is connected to the surrounding settlement. In areas of greater landscape visibility sensitive design and landscaping is particularly important. The Council's development management service will be able to provide further guidance and comment on emerging schemes.

Policy HOU 05 - Small Villages and Hamlets Outside of Settlement Boundaries

Development in smaller villages and hamlets outside of defined settlement boundaries will be limited apart from in exceptional circumstances where planning permission may be granted subject to being supported by other policies within the Local Plan* and if all of the following criteria are satisfied:

1. The development comprises of sensitive infilling and rounding off of a cluster of dwellings with access to an existing highway;
2. It is minor development of an appropriate scale and design to the settlement of up to 3 units;
3. It can be demonstrated that there is appropriate support by the parish council;
4. The design contributes to enhancing the historic nature and connectivity of communities; and
5. The proposal does not harm or undermine a visually important gap that contributes to the character and distinctiveness of the rural scene.

Opportunities for self build dwellings which meet the criteria set out above will be considered in accordance with national guidance.

Farmsteads and sporadic small scale groups of dwellings are considered as lying in the open countryside and are not classed as small villages and hamlets. These, and isolated locations in the countryside, are unlikely to be considered acceptable.

*with the exception of Policy GEN 05 Settlement Boundaries

Reasoned Justification

3.25 Breckland is a large, rural district which contains a high number of small villages and hamlets with little or no service provision. For those areas with 2 or fewer of the services / facilities, settlement boundaries have been removed on the basis that this limits development in locations where it is unsustainable for additional growth. However, having regard to local distinctiveness, it must be recognised that in areas outside of the settlement hierarchy, i.e. the areas regarded as open countryside, there are living and working communities whose social and economic viability must be addressed.

3.26 Policy HOU 05 seeks to address the development needs of these communities whilst minimising the impact on the countryside by allowing clearly identified and evidenced appropriate small scale development to meet local needs through criteria based policy. Development will be carefully managed in line with this policy in a manner which is more restrictive than for those named settlements with boundaries.

3.27 Planning applications will be expected to be accompanied by a supporting statement. The supporting statement will be treated as any other planning application document and subject to publication. The statement will seek to address the following key areas:

Justification that the proposal represents either infill or rounding off.

3.28 Infill is defined as: building taking place on a vacant plot in an otherwise built-up street frontage.

3.29 To be considered infill, a development will generally have built development along the road on either side of the site and be similar to adjacent properties in terms of its visual impact, plot size, dwelling size, floor levels and scale.

3.30 Rounding off is defined as: the completion of an incomplete group of buildings on land which is already partially developed and in such a way which will either complete the local road pattern or define and complete the boundaries of the group. Such rounding off should not change or distort the character or tradition of the group or the settlement in any undesirable way.

3.31 To be considered as rounding off the statement must address:

- Whether the perimeter of the site is already built up;
- Whether development would represent an outward expansion of the settlement;
- The strength and durability of boundary features to the open countryside; and
- The relationship with the existing settlement in terms of size, scale and density and its impact on local views.

3.32 It is important to note that not all sites which satisfy the above definitions of infill and rounding off will be suitable for development. Other factors which may affect the impacts of new dwellings include highways and access, landscape, flood risk, biodiversity, impacts on the SPA and impact on built heritage such as listed buildings and these, and other material considerations remain as part of the assessment process.

Principles of New Housing

3.33 It is important to consider, as set out in national planning policy, the needs of different groups within the community. This is to ensure that the right size and type of new homes is provided across the District to meet the needs of existing and future residents and to ensure the creation of mixed and balanced communities. This includes those with specialist housing requirements and those who wish to build their own homes.

3.34 The revised Strategic Housing Market Assessment (SHMA) sets out the type and size of new housing needed both across the Central Norfolk SHMA area and within the District over the plan period. However, there is a need to consider the appropriate location and the type and size of properties to be provided in different areas. The Locational Strategy defines the settlement hierarchy, whose purpose is to deliver sustainable development across the District in line with the Vision and Strategic Objectives. In particular:

Development in the Right Place

1. Contribute to sustainable development through the reflection of the vision and aspirations of the local communities for Breckland;
2. Assist in the creation and maintenance of inclusive, environmentally sustainable communities making the best and most efficient use of already developed land, buildings and natural resources;
3. Ensure that the majority of development is focused into areas where services are available, and where facilities can be supported;

Meeting the Housing Need

4. Deliver housing that meets the needs of the community and local economy through the concentration of development in the Strategic Urban Extensions of Attleborough and Thetford and where services and facilities can be supported within or adjacent to the market towns of Dereham, Swaffham and Watton and the local service centres, whilst recognising the need for small scale and appropriate development in rural areas to support rural communities and services;
5. Support the development and maintenance of a balanced housing market and a variety of decent, affordable housing which meets the needs of all local people and supports economic and community development; and
6. Encourage high quality, sustainable and safe design for places and spaces, in both the private and public realm, and which respects the character and local distinctiveness of Breckland's communities.

3.35 In line with sustainability principles, housing development should be directed to those settlements that are identified as having good access to services and facilities and consistent with the wider aims of sustainability within the context of the rural requirements of Breckland. The Key Towns, Market Towns and Local Service Centres identified in the Locational Strategy align best with this approach.

3.36 It is recognised that the design and character of housing is important to the community and new housing should reflect the local character. Where higher density development is being proposed the accompanying Design and Access Statement should set out why a higher density is appropriate and its likely impacts in terms of design, character and sustainability for the locality.

3.37 Typically in smaller rural settlements residential development can be of a lower density, in the interests of efficient use of land, character and wider sustainability issues, proposed density levels should be justified, through an accompanying Design and Access Statement.

Parking Provision

3.38 Government policy seeks to restrict levels of parking associated with new development in order to reduce the use of the private car and promote other more sustainable forms of transport. The provision of car parking can also affect the appearance of a development and result in an inefficient use of land. The NPPF, allows planning authorities to set local parking standards taking into account of local circumstances. It is considered essential that an appropriate amount of parking is provided in new developments given the rural nature of Breckland and the current level of public transport provision within the District. In particular, adequate parking should be provided as part of residential developments.

3.39 In terms of trip destination and commercial development there is more scope to manage travel patterns and reduce parking vehicle provision. Here the accessibility by other modes of transport and potential travel planning measures can support a reduced parking provision and enable a more efficient use of land.

3.40 However, at both the home and point of destination, insufficient or inappropriately located parking can lead to problems of overspill parking from the development site onto surrounding streets and verges creating highway safety problems and unsightly environments.

3.41 In considering appropriate levels of parking, reference will be given to the parking provision standards as detailed in appendix 2 of this document which are based on the existing adopted requirements in the Core Strategy. Residential parking standards will be taken into account where necessary to manage the local road network and to avoid inappropriate on street parking. However, they will be applied flexibly having regard to local circumstances and proposals should reflect how they are to provide adequate off road parking.

3.42 Regard will also be given to the circumstances of the site, relevant advice on the design and integration of parking provision into development and the highways network and place-making. Parking requirements may be adjusted to help achieve good design objectives at locations with very good walking access to public transport and essential services, and to help protect heritage assets in conservation areas and listed buildings.

Self-Build and Design Quality Exceptions

3.43 The Self-Build and Custom Housebuilding Act 2015 places a duty on local authorities to keep a register of individuals and community groups who have expressed an interest in acquiring land to bring forward self-build and custom-build projects. Also, to take account of, and make provision for, the interests of those on such registers in developing their housing initiatives and their local plans; allowing volume house builders to include self-build and custom-build projects as contributing towards their affordable housing obligations, when in partnership for this purpose with a Registered Provider.

3.44 The Council is supportive of self-build housing. The term 'self-build' can be used to refer to a wide range of approaches to creating a bespoke home, the level of input from the individual can range from a complete DIY project to employing contractors to build to your specification. The Council would like to see larger development sites incorporating plots / serviced plots for self-build housing, but also recognises that self-build plots represent a unique approach to supporting rural communities. The Council will support provision of self-build in line with national guidance, policies in this plan and through Neighbourhood Planning.

3.45 Using information from the Self Build Portal's 'Need a Plot', the 2015 Central Norfolk SHMA identified a relatively low number of purchasers looking for a site in Central Norfolk. This is confirmed by the feedback given on the Council's emerging register.

Policy HOU 06 - Principle of New Housing

The design and layout will optimise the density of the development to a level which is appropriate and justified for the locality. Higher density proposals will be sought at appropriate locations, including town centres, areas with good public transport accessibility and sustainable urban extensions.

In rural locations and at the edges of settlements proposals for lower density development will be supported where it can be demonstrated that this is justified having regard to local character and wider sustainability issues.

Proposals for housing must take appropriate account of need identified in the most up to date Strategic Housing Market Assessment with particular regards to size, type and tenure of dwellings. These needs include appropriate provision for all groups in the community such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own home.

Planning permission will be granted where appropriate parking provision is provided by the developer to serve the needs of the proposed development. Development should provide sufficient parking spaces to avoid inappropriate on street parking, highway safety problems and to protect living and working conditions locally. The appropriate parking provision for a development will be determined using the parking standards in Appendix 2 as a 'starting point' which may be varied to reflect local conditions such as the availability of public parking, sustainable travel modes, Travel Plan provisions and design and conservation objectives.

Affordable Housing

3.46 A sufficient supply of housing of all tenures, including affordable housing, is essential to meet the objectives of the Local Plan and to meeting the wide range of housing needs that will be experienced in the District over the plan period.

3.47 Affordable housing is housing provided to those that are unable to meet their housing needs in the private sector. Government policy as set out in the NPPF defines affordable housing as 'social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market'. Intermediate housing provides the opportunity for local people, who are unable to afford open market prices, to access the housing market. Eligibility for affordable housing will be in line with the Council's allocation policies and Housing Strategy. Intermediate products such as housing for sale and rent at a cost above social rent, but below market levels, can include shared equity schemes and shared ownership and other low cost homes for sale and intermediate rent.

3.48 In line with the requirements of the NPPF, affordable housing should include provisions to remain at an affordable price for future eligible households or for any subsidy to be recycled for alternative affordable housing provision. Affordable rented properties are either Social-Rented or Affordable Rent, which determines the level of rent chargeable. The Council's adopted Tenancy Strategy supports the charging of Affordable Rent levels up to 80% of the local area's market rent for an equivalent property. In Breckland, affordable housing is delivered and managed across the District through partnership work with Registered Providers.

3.49 The jointly produced Central Norfolk Strategic Housing Market Assessment (CNSHMA), originally published in 2015 and subsequently updated in 2017, is a key part of the evidence base that underpins the Local Plan. The CNSHMA provides evidence of local housing needs across the housing market area for the plan period. The general housing needs information is used to set the housing targets for the District as a whole (as set out in Policy HOU 02). The CNSHMA also collates information on affordable housing need across the Central Norfolk Housing

Market Area and the District; it considers both the current unmet affordable housing need and the projected future affordable housing need in the context of the existing affordable housing stock. The approach of considering existing unmet affordable housing needs as part of the calculation ensures that any potential accumulated backlog from under delivery in the previous Plan period will have been accounted for as part of the assessment of need.

3.50 The proposed affordable housing policy set out below is based on the findings of the CNSHMA which takes existing unmet affordable housing need and projected future affordable housing need together. It concludes that there is a need to provide additional affordable housing across the housing market area over the period 2012 - 2036. The overall need across the Central Norfolk Housing Market Area is found to be 31.7%. Once the impacts of the City Deal are factored in for Norwich, Broadland and South Norfolk and the fact that more market housing is required in those authorities, the overall percentage across the Central Norfolk Housing Market Area falls to 26%. The study goes on to identify an individual District target of 35.7% for Breckland, this is equivalent to 220 dwellings per year. The CNSHMA may be subject to further updates and therefore the policy states that affordable housing will be sought in line with the current CNSHMA (the most up to date version).

3.51 The Government continues to promote a range of affordable housing products to address the shortage of homes available to first time buyers and those on low to middle incomes and is proposing to create a new definition of affordable housing in the NPPF. The Council notes the Government's stated intention in the Housing White Paper (March 2017) to make clear that starter homes should be made available to households who are first time buyers requiring a mortgage and with an income of less than £80,000. Also, in seeking delivery of a range of affordable homes to buy, that the NPPF be amended to introduce a policy expectation that housing sites deliver a minimum of 10% affordable home ownership units and provide clarification that starter homes with appropriate local connection tests, can be acceptable on rural exception sites. The policy refers to affordable housing as defined in national policy, which will take into account any subsequent changes to the definition.

3.52 The Local Plan CIL Viability Assessment (2017) provides the context for the formulation of the affordable housing policy. The study models a range of example housing site types with varying affordable housing thresholds and financial contributions to infrastructure. The results of the study highlight the challenges of Breckland's housing market, which is in the lowest third across England and Wales. The report recommends a target of 25% affordable housing in the Local Plan, which reflects the viability modelling work including consideration of financial contributions to infrastructure. Whilst below the target need identified in the CNSHMA, it is considered that the higher target cannot consistently be achieved due to implications on viability and deliverability and this is demonstrated by historical completions records in the District.

3.53 Proposals for affordable housing are not exempt from any requirement to provide mitigation measures for European sites (even if exempt from paying any other levy) In line with the Habitats Regulations 2010, and Policies ENV 02 and ENV 03 in the Plan.

3.54 Implementation

3.55 For the purposes of the policy the definition of residential development includes residential park homes and caravans where they are not subject to occupancy restrictions.

3.56 Where an existing dwelling (or dwellings) is to be demolished and replaced with substantially the same type of dwelling, provided it is not eligible for vacant building credit, no affordable housing contribution will be sought. Essentially no 'additional' development is being created, and therefore no development uplift will be created.

3.57 When considering fractions of affordable units, on sites of more than 10 dwellings all points differences will be calculated as a financial sum. For example 12.4 dwellings would equate to 12 affordable dwellings and 0.4 dwelling financial sum equivalent.

3.58 In line with the NPPF, affordable housing will be delivered on site. Where evidence is provided that the site is not viable if provision is made on site in line with the requirements set out in the policy, a commuted sum will be sought at £50,000 per equivalent whole dwelling as recommended by the Council's Local Plan CIL Viability Assessment.

Policy HOU 07 - Affordable Housing

- i. Residential development proposals capable of delivering 11 or more units (or exceeding a Gross Internal Area of 1000 sq m) will be expected to deliver a proportion of the development as affordable housing on-site to help meet existing and future affordable housing needs of the District as set out in the current Central Norfolk Strategic Housing Market Assessment (CNSHMA);
- ii. 25% of qualifying developments should be affordable housing;
- iii. The size, mix, type and tenure of affordable homes as defined in national policy, will meet the identified housing need of Breckland as established by the CNSHMA and agreed by Breckland District Council;
- iv. The affordable rented housing provided on-site should be maintained as affordable housing in perpetuity. Provision will be provided through planning obligations in order to provide the affordable housing and to ensure its availability to initial and successive occupiers;
- v. The Council will seek for affordable housing to be distributed across a development as single units or small clusters, rather than in a single area. The Council will consider exceptions if an applicant can demonstrate that it is necessary for the long term management or viability of the affordable housing. Their appearance should be indistinguishable from that of open market homes, reflecting local distinctiveness and design policies in the Local Plan and in subsequent neighbourhood plans; and
- vi. The applicant will be required to submit an open book viability assessment where schemes do not meet the above policy requirements. In such cases the Council will commission an independent review of the viability study, for which the applicant will bear the cost.

Commuted Sums

In exceptional circumstances, off-site contributions in lieu of built units on site will be considered where evidence is provided to the Council's satisfaction that the site is not otherwise viable. The applicant will be required to submit an open book viability assessment in accordance with clause vi of this policy.

Vacant Building Credit

In seeking a vacant building credit in respect of the affordable housing on brownfield land, an application will only be considered on the following basis:

- Where the building has not been vacated for the sole purpose of redevelopment;
- Where the existing building(s) has not been abandoned; and
- Where specific information on the floorspace of the proposed residential development and the calculation of the claimed offset has been provided.

Travellers and Travelling Showpeople

3.59 The Planning Policy for Travellers Sites (PPTS 2015) defines the travelling community as comprising Gypsies, Travellers and Travelling Showpersons. Gypsies and Travellers are defined in the PPTS as 'Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependents' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such'. Travelling Showpersons are defined in the PPTS as 'Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers as defined above'.

3.60 In determining whether persons are 'Gypsies and Travellers' for the purposes of this policy, consideration should be given to the following issues amongst other relevant matters:

- a. Whether they previously led a nomadic habit of life;
- b. The reasons for ceasing their nomadic habit of life;
- c. Whether there is an intention to living a nomadic habit of life in the future, and if so, how soon and in what circumstances.

3.61 The Council is required to plan for the future needs of Travellers in the District over the plan period up until 2036. In respect of those Gypsies and Travellers who do not lead a nomadic lifestyle, Breckland Council will continue to assess and plan to meet their needs as part of its wider responsibilities to plan to meet the accommodation needs of its settled community.

3.62 The needs assessment for the purposes of decision making is the Gypsy and Traveller Accommodation Needs Assessment (or successor document). The document covers the period 2012-2036. This document forms the main evidence base for the Local Plan. The study covers the needs of Gypsies (including English, Scottish, Welsh and Romany Gypsies), Irish Travellers, New (Age) Travellers, and Travelling Showpeople. There are 25 sites in total in the Breckland Council area. The GTANA has sought to establish the accommodation needs of the Gypsy, Traveller and Travelling Showpeople population in the study area (Breckland Council Area) through a combination of desk-based research, stakeholder interviews and engagement with members of the travelling community living on all known sites.

3.63 The study identified the following requirements:

Table 3.1 Need for Gypsy and Traveller and Travelling Show People Accommodation in Breckland

Year	Need for Gypsy and Traveller Pitches	Need for Travelling Showpeople Plots
2016-21	7	0
2021-26	1	0
2026-34	1	1
2031-36	1	1
Total	10	2

3.64 The GTANA shows that the need for 10 additional pitches for households that meet the new definition is made up of 1 unauthorised pitch, 3 concealed adult households, 2 older teenage children in need of a pitch of their own in the next 5 years, and 4 from new household formation.

3.65 The study identifies that transit sites should be used for temporary stopping only. They are useful particularly in circumstances where the authorities are re-directing travellers from inappropriate unauthorised encampments. It is important to understand that provision should be used to accommodate only travellers who are genuinely leading a nomadic lifestyle (evidenced by transient employment activities). It is not appropriate to use such sites as low cost provision for those with a permanent pitch elsewhere or are travelling to visit friends, family or en route to a holiday or festival destination.

3.66 It is considered that a criteria based policy approach is a reasonable, pragmatic and proportionate response to the current situation for the Local Plan. It can provide an appropriate response to any proposals received to address the modest level of need identified. Needs assessments are reviewed periodically. There will be a need to monitor the plan and review it as necessary to take account of more up to date evidence.

3.67 National policy sets out a range of issues to consider when assessing applications for Traveller site development. In assessing new sites, the site should be in a sustainable location and should be in reasonable proximity to local services and facilities. Community infrastructure needs will include health, education and transport links. In order to deliver sustainable communities, and quality place making, development proposals will be required to consider the amenity of new residents and impacts on surrounding communities or other neighbours/neighbouring land uses such as businesses and open space in line with relevant spatial and design policies. In doing so, regard will be had to community cohesion and good design principles such as integration, ensuring no adverse impacts arise from new development. Residential housing mitigation requirements for European sites are also applicable to plots and pitches for Gypsies, Travellers and Travelling Showpeople.

3.68 To ensure that the levels of Gypsy and Traveller and Travelling Showpeople accommodation are maintained, the Council will resist the loss of existing sites, including the conversion to permanent dwellings. Existing Traveller sites will therefore be safeguarded to meet the continuing housing needs of these communities ensuring that sites are not lost to competing uses. Unrestricted means not subject to conditions restricting the time of occupancy such as temporary or personal planning permission. The following policy will apply to any new permission granted as well as to existing sites.

Policy HOU 08 - Provision for Travellers and Travelling Showpeople

The Local Plan supports the provision of the following:

1. 10 additional pitches for Gypsy and Traveller households, of which 7 should be provided in the first five years of the plan;
2. 2 additional plots for Travelling Showpeople, to be delivered in years 11-15 of the Local Plan.

These additional pitches / plots (and any additional requirements associated with newly confirmed need from unknown households) will be secured via:

3. Support for the expansion of existing sites; and / or
4. The provision of new sites where the criteria below are met.

The provision of pitches and plots on new sites will be supported in accordance with the Gypsy and Traveller Accommodation Needs Assessment where:

1. The site is otherwise suitable for residential development and the associated necessary infrastructure requirements will be made available as part of the development proposal;
2. The site will have safe access to the highway and will not result in any unacceptable impact on the capacity and environment of the highway network;
3. The site is in a sustainable location in reasonable proximity to relevant services and facilities including but not limited to transport, education, healthcare and other community infrastructure provision;
4. The ability to achieve neighbourliness can be demonstrated in relation to the living conditions of current or future residents of the site and interaction with immediate neighbours and the wider settled community neighbourhood; and
5. The site is sensitive to local character and does not have an adverse visual impact on the character and appearance of the surrounding landscape.

Preference will be given to brownfield locations and those that can readily be serviced. Transit sites should be in close proximity to the main established travelling routes in the area.

Sites that have unrestricted planning permission for Gypsy and Traveller or Travelling Showpeople use are safeguarded for this use. Planning permission for alternative development or changes of use will not be permitted.

Specialist Housing

3.69 It is important that a proportion of new homes can provide for the needs of those with, or who may develop, accessibility needs through the design of those homes. The NPPF states that a mix of housing to meet the needs of different groups in the community should be planned for, including older people and people with disabilities. In common with many parts of the country, and local authorities in the region, Breckland has an ageing population. Most older people are likely to prefer to remain in their own homes and some will require support to enable them to do so. National policy is to support people living at home for as long as possible. Specialist housing is intended to enable people to live as independently as possible, but is designed so that support can be provided.

3.70 The Council considers that specialist provision for the elderly and people with disabilities forms an important part of the housing mix within the District. As established in the spatial principles section of this Local Plan, it is more sustainable for future growth to take place within key settlements to ensure residents have access to a range of facilities and services and can lead more sustainable lives. The same principles arguably apply even more so to specialist housing provision. Specialist housing for the elderly or anyone in need of care or health support must be located close to medical or care services, shops and suitable transport, therefore it should be located within higher order settlements. In Breckland this includes the Key Settlements, Market Towns and Local Service Centre villages as defined within Policy GEN 02. It may be provided as part of a larger residential or mixed use scheme, where this is the case it is important that specialist housing be as integrated as possible into wider development in an area to ensure community cohesion.

3.71 Specialist housing for older people covers a broad spectrum of accommodation, from sheltered housing to care homes. Whilst there is a growing need for care, there is also a desire, supported by the Council, to move away from providing care in an institutional setting as this fails to promote independence and dignity, and because of the high cost of providing care in these settings. Personalised care budgets are also giving older people more choice over how their care is provided, the option that is delivered to them in their own home is increasingly favourable. Sheltered housing does not typically offer 24 hour care on site and in many ways is not very different to the mainstream housing stock, whilst residential and nursing care homes are not always associated with older people maintaining their independence. Housing with care – known as extra care - when delivered by registered providers and/or the public sector, or assisted living accommodation when provided by commercial developers is increasingly seen as a model which can allow older people to live independently for longer whilst receiving the care and support they need.

3.72 Accommodation is moving towards more flexible forms of living and support which seek to maintain people's independence and control of their lives. Mainstream housing needs to be suitable to meet the needs of older people, both through adaptation to the existing stock and by ensuring new housing is built with the flexibility to adapt to meet occupants' changing needs over time. Improving housing standards to strengthen local communities and reduce the need for residential care by enabling vulnerable people to remain in their homes, or be able to choose to move into a new home, is important as part of improving the overall housing mix within the District. Policy HOU 09 seeks to ensure that a proportion of new dwellings remain as accessible and adaptable dwellings and complies with the national technical design standards.

3.73 There are several models of care provision available where residents can enjoy their own self-contained home within a site offering extra facilities. These include retirement homes/villages, and extra care housing, where varying levels of care and support are provided in the home. These models often include a restaurant or dining room, health and fitness facilities and hobby rooms on site. Other forms of accommodation include care or nursing homes, which comprise single rooms within a residential setting where residents receive varying levels of care. Care can range from primarily personal care to nursing care for those who are bedridden, very frail or have a medical condition or illness.

3.74 The 2015 Central Norfolk Strategic Housing Market Assessment (CNSHMA) identifies an average population projection increase of 16.8% across the Central Norfolk Area. The over 60s population percentage growth is set to increase significantly across the Central Housing Market Area the over 60s population is set to increase from 179,272 to 258,587 between 2012 and 2036, representing an increase of 79,315 or 44% in this age cohort. Over the same period the over 85s population is set to increase even more markedly from 19,281 to 49,076, an increase of 29,795 or 155%. From this increase the draft CNSHMA, identifies that there will be a requirement for 4,551 communal places in residential care/communal establishments across the Central Norfolk Housing Market Area.

3.75 New supply for older people is a complex issue; many older people wish to remain in their own homes, as envisaged by the Government's recent reforms of Health and Adult Social Care. Therefore, despite the ageing population, current Government policy means that the number of care homes and nursing homes may actually decline, as people are supported to continue living in their own homes for longer.

Policy HOU 09 - Specialist Housing

To meet the anticipated levels of varied needs of an ageing population for supported and affordable provision, developments that provide housing solutions for older residents, or anyone in need of care or health support, will be encouraged by:

- a. Resisting development that would lead to a reduction in the number of extra care or care premises unless it can be demonstrated that a replacement facility will be provided or that such a use was not viable;
- b. Ensuring that new specialist housing is located within a higher order settlement;
- c. Ensuring the design and scale of schemes is appropriate to the setting and surroundings with no adverse impact on local character and amenity; and
- d. Ensuring that proposals include a mix of on-site affordable and market dwellings in line with policies in this Plan.

Technical Design Standards for New Homes

3.76 In the pursuit of sustainable development, paragraph 17 of the NPPF sets out a set of core land-use planning principles that should underpin both plan-making and decision-taking, including that “planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings”.

3.77 In March 2015, the Government set out in a Written Ministerial Statement New Technical Housing Standards in England explaining how these would be applied through planning policy. The aim of the national set of standards is to enhance residential quality whilst reducing the administrative burden on new housing developments by simplifying and rationalising the wide variety of standards that local authorities across England apply to new homes. The Housing Standards Review prevents LPAs from influencing the design of the building fabric in terms of energy efficiency as the Government moved away from the Code for Sustainable Homes, leaving Building Regulations Part L as the sole energy efficiency delivery mechanism. The industry as a whole is challenged to close the performance gap and improve compliance with the 2013 Part L standard. However, national standards for some issues that can be applied by planning authorities.

3.78 LPAs have the option through the Local Plan to set technical requirements in addition to those required by Building Regulations in respect of access and water efficiency, and a Nationally Described Space Standard (NDSS). In this context access relates to how people access and use a dwelling and its facilities and for space, relate to the internal space of a dwelling. The intention is that no other standards relating to housing should be set locally.

3.79 National Planning Practice Guidance sets out information on the application of the Optional Housing Technical Standards, stating that LPAs will need to gather evidence to determine whether there is a need for additional standards in their area, and justify setting appropriate policies in their Local Plans. In addition it is necessary to consider the impact of applying any standards as part of their Local Plan viability assessment.

3.80 The evidence to support the approach to the policy is set out in the ‘Optional Technical Standards’ topic paper, part of the suite of documents that provide the evidence base supporting the Local Plan.

3.81 In terms of the optional standards relating to access and internal space there is evidence to support a policy applying the national standards. The evidence relating to access and space is also reflected in the supporting text for policy HOU 09 Specialist Housing which helps inform this policy setting out Breckland Council’s requirements.

Water

3.82 Breckland sits within a much larger area covered by the Anglian Water Company. The Environment Agency report: Water Stressed Areas - Final Classification July 2013, shows that the area as a whole is classified as an area of serious water stress. Breckland itself is predominantly an area of low water stress with only pockets of moderate water stress.

3.83 Part G of the Building Regulations includes requirements for water efficiency in residential properties. The baseline requirement is a maximum water consumption rate of 125 litres per person per day. The new optional housing technical standard for water efficiency is 110 litres per person per day, set out in the Building Regulations. This figure includes 5 litres per person per day allowance for external water use. The higher standard would be met through either a fittings-based approach, which imposes maximum consumption rates for various fittings such as WCs, basin taps, and showers, or calculating the whole house water consumption using a 'water efficiency calculator' for new dwellings.

3.84 The Water Cycle Study Update 2017 considers the feasibility of attaining a 'water neutral' position in the District. Whilst the study concludes that this aspiration is unlikely to be a feasible option for the District the study provides a 'pathway'. The study recommends that new development be built to the optional Building Regulations for water efficiency. The policy recommendation sets out that new housing development should be built at a standard of 110 l/h/d and that non-domestic buildings should, as a minimum, reach 'good' BREEAM status.

Access

3.85 National Planning Practice Guidance highlights; firstly, the aspiration for most older people to live independently and safely in their own home for as long as possible; secondly that 'supporting independent living can help to reduce the costs to health and social services'. The NPPG also acknowledges that 'many older people may not want or need specialist accommodation or care and may wish to stay or move to general housing that is already suitable, such as bungalows, or homes which can be adapted to meet a change in their needs'.

3.86 As noted in paragraph 3.71 above, Breckland's older population is increasing and as people age so does the prevalence of illness and disability. The 2015 Central Norfolk Strategic Housing Market Assessment (CNSHMA) states that across the Central Market Area between 2012 and 2036 the over 60's population will increase by 44% in this age cohort and the over 85s is set to increase 155%. For Breckland specifically, the CNSHMA states that in 2012 10.47% of the population were aged 75 and over increasing to 18.22% of the population by 2036, an increase of 7.75% over the 24 year period.

3.87 Approximately 5% of Breckland's population are living with a disability based on Norfolk County Council's latest statistical profile of the District (proportion of total DLA claimants as at February 2015 to total population of the District). Breckland also, (as at November 2014), has the highest number of attendance allowance claimants of any of the Central Norfolk authorities with over 3,500 and the highest number of applications for Disabled Facilities Grants (Local Authority Records), with over 200 applications in 2012/13. The NPPG states that applications for DFGs 'will provide an indication of levels of expressed need, although this could underestimate total need'.

3.88 Meeting the needs of our ageing population and those living with a disability presents challenges for housing provision, which is already evidenced by the funding being spent on adapting homes to meet need and the impact on public services of treating people who fall in the home. Providing more accessible homes will ensure that the District's housing stock is more easily adaptable and will help people to maintain their independence for longer.

3.89 The Council will implement the nationally described optional accessibility standards as defined by Building Regulations and which cover accessibility and adaptability of dwellings. Requirements M4(2) and M4(3) are optional and defined by Building Regulations. Both Standards cover accessibility and adaptability of dwellings.

3.90 It is the Government's view that optional requirement M4(2) will be met where a new dwelling makes reasonable provision for most people to access the dwelling and incorporates features that make it potentially suitable for a whole range of occupants, including older people, those with reduced mobility and some wheelchair users. Reasonable provision is made if the dwelling complies with the following key aims:

- Step free access to dwelling, car park space and communal areas;
- Step free access to WC and other accommodation within entrance storey and to private outdoor space connected directly to the entrance storey;
- A wider range of people including the elderly, disabled people and some wheelchair users can use the accommodation and its facilities; and
- Able to be adapted in the future.

3.91 Requirement M4(3) will be met where a new dwelling makes reasonable provision, either at completion or at a point following completion, for a wheelchair user to live in the dwelling and use associated private and outdoor space, parking and communal facilities that may be provided for the use of occupants. Reasonable provision is made if the dwelling complies with the following key aims:

- Within the curtilage of the dwelling (or building containing the dwelling) a step free approach to:
 - The dwelling;
 - Every private entrance door, any private outdoor space, car parking space, and any communal facility for occupants' use;
 - Internal WC at entrance storey;
 - Other accommodation required on entrance storey;
 - The dwelling is to be adaptable for future wheelchair access; and
 - Services are accessible by people with reduced reach.

3.92 The specific technical requirements are contained in the Approved Document M of the Building Regulations.

Internal Space

3.93 The amount of space in a home influences how people live, impacting on the occupant's health and wellbeing. Providing homes of sufficient size to allow residents and families 'room to grow' is a critical part of delivering sustainable communities. A survey of new homes built in Breckland will be undertaken to establish whether they are generally being built to the optional Nationally Described Space Standard (NDSS) set by the Government. The NDSS reflects the need for rooms to be able to accommodate a basic set of furniture, fittings, activity and circulation space appropriate to the function of each room. The overall objective is to ensure that all homes are highly functional in terms of meeting typical day to day needs at a given level of occupation.

3.94 The standard deals with internal space within new dwellings and is suitable for application across all tenures. It sets out requirements for the gross internal floor area (GIA) of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height (2.3m for 75% of the dwelling). These are minimum standards which developers are encouraged to exceed.

3.95 The Council will implement the nationally described space standards and successors to new dwellings. This means that developers should state the number of bedspaces / occupiers a home is designed to accommodate rather than simply stating the number of bedrooms. The following policy only applies to new dwellings and therefore is not applicable to either an extension to a dwelling or material change of use.

Policy HOU 10 - Technical Design Standards for New Homes

To ensure that new homes provide quality living environments for residents both now and in the future and to help delivery sustainable communities, the following standards will apply, subject to viability:

Water efficiency

All new housing must meet Building Regulation requirement of 110 l/h/d.

Non-domestic buildings should as a minimum reach 'Good' BREEAM status.

Internal Space in a Home

All new homes across all tenures will meet the Government's Nationally Described Space Standard (NDSS).

Accessibility of Homes:

Market Housing

A minimum of 20 % of all new major housing developments are to meet building regulation M4(2) – 'Accessible and adaptable dwellings'

Affordable Homes

1. A minimum of 20 % of all new housing developments, excluding low-rise non-lift serviced flats , should meet building regulation M4(2) – 'Accessible and adaptable dwellings'.
2. A minimum of 5 % of all new affordable housing developments should meet building regulation M4(3) (2) (b) – 'Wheelchair user dwellings' standards. When providing for wheelchair user housing, early discussion with the Council is required to obtain the most up-to-date information on specific need in the local area. Where there is no specific need identified, then M4 (3) (2) (a) will apply, to allow the adaptation of the dwelling to meet the need of occupants who use wheelchairs.

Sufficient space should be provided in the curtilage of the site to provide parking standards to meet Building Regulations and BS8300.

3.96 Residential Replacement, Extensions and Alterations

3.97 As a predominantly rural District, Breckland has a large amount of housing stock located in the rural area. Although these houses are not in the most sustainable locations, they nevertheless form an important part of the housing stock. Whilst the spatial strategy does not seek significant growth in the rural area it is recognised that replacement, extensions and alterations to existing rural dwellings may be appropriate to ensure the stock remains viable and safe.

3.98 However, replacing and extending homes in the countryside could create an oversupply of large properties which could ultimately result in a limited choice of house types in rural areas. The policy below aims to allow moderate change to properties in rural locations but also to retain an appropriate range and mix in terms of size and tenure of housing types in the countryside to ensure choice and variety.

3.99 In rural areas, it is vital to ensure that any replacements, alterations and extensions to residential properties do not adversely impact the character of the countryside. Proposals must therefore have particular regard to the Council's design policies, GEN 02 and COM 01. Additionally proposals will be subject to consideration of any potential impact on European sites in line with the Habitats Regulations 2010 and Policies ENV 02 and ENV 03.

Policy HOU 11 - Residential Replacement, Extension and Alteration

Proposals for replacement, extension or alteration of rural dwellings must be contained within the existing curtilage. The building must be in residential use and not classed as abandoned.

Replacement

Replacement dwellings must be of a scale and design sensitive to the countryside setting, with a height and size similar to that of the original dwelling. If an alternative height or scale is proposed, the applicant will be expected to demonstrate that the scheme exhibits exceptionally high quality of design and enhances the character and appearance of the locality.

Extension or alteration

Extensions or alterations to existing residential properties will be permitted where all the following criteria are met:

- A. The extension or alteration is not disproportionate in size in relation to the original dwelling/plot and does not alter substantially the character of the dwelling.
- B. The extended or altered dwelling respects the character of the existing dwelling.
- C. The design remains in keeping with the existing dwelling and building materials.
- D. The extension or alteration will not adversely affect the amenity of neighbouring property.

Extensions or alterations that adversely affect the setting of a Listed Building or a group of Listed Buildings will be refused.

3.100 The original dwelling is taken to be the house as it stood at 1st July 1948 (or as originally built if constructed after this date).

Barn Conversions

3.101 This policy relates to the re-use and replacement of non-residential buildings in the countryside, such as barns and other agricultural buildings. The General Permitted Development Order 2015 at class Q allows the conversion of agricultural buildings to dwelling houses subject to a number of criteria, including the number of dwellings to be converted and the size of the building proposed for conversion. Outside of the exemptions set out within class Q, the conversion of non-residential buildings to residential use in rural areas will be strictly controlled. Re-use for economic development purposes will usually be preferable, but residential conversions may be more appropriate in some locations, and for some types of building.

3.102 The Council recognises that to sustain an active rural economy and support rural living, conversion of redundant buildings should be supported where appropriate. Proposals for the conversion of redundant farm buildings to retail, residential, leisure, office, industrial and storage uses will be considered against the policy below.

Policy HOU 12 - Conversion of Buildings in the Countryside

The sustainable re-use of appropriately located and constructed buildings in the countryside for economic purposes will be supported.

The re-use of existing buildings in the countryside for residential purposes will be permitted where the commercial use of the building has been shown to not be viable. The building proposed to be converted should be substantially intact and capable of conversion without significant extension or re-building and of value to the landscape of the District. The residential re-use of modern agricultural or industrial buildings considered to be of no aesthetic value, regardless of their location, will not be considered appropriate

For the conversion of buildings in the countryside, regard will be had to the following criteria:

1. The impact of the development on the character and appearance of the landscape and the quality of design. Development will be resisted where a proposal fails to take the opportunity to make a positive contribution to the appearance of the locality;
2. Access to the highway and the ability of the highway network to accommodate the demands resulting from the proposed development; and
3. Consideration of potential conservation and biodiversity issues, in line with Policy ENV 03 and national regulations.

For residential conversions, it is often the case that buildings require substantial works to enable them to be re-used, in order to meet Building Regulations and the demands of the new use. Therefore, in order to be acceptable in planning terms, a building should be capable of residential conversion without the need for significant rebuilding or extension. This restriction will mainly apply to modern buildings which are limited in their suitability for re-use due to their modular and/or temporary construction. The policy limits residential re-use to buildings that are predominately constructed using traditional local techniques as these buildings are more suited to residential re-use.

Agricultural Workers Exceptions

3.103 As a rural district, Breckland is home to a significant number of rural enterprises. The needs of these businesses are different to an urban office based business and may require staff to be located in close proximity to their place of work. The following policy sets out how proposals for dwellings in the countryside catering for rural workers will be assessed.

Policy HOU 13 - Agricultural Workers Exceptions

Proposals for permanent dwellings in the countryside for full-time workers in agriculture, horticulture, forestry, and other rural activities will be permitted where:

- d. It can be demonstrated that the dwelling is essential to the functional needs of the business i.e. there is a need for one or more full time workers to be readily available on-site at most times;
- e. It can be demonstrated that the enterprise has been established for at least three years and is, and should remain, financially viable;
- f. There is no other accommodation within the site/holding or within the surrounding area which is currently suitable and available, or could be made available;
- g. A dwelling or building suitable for conversion to a dwelling within the site/holding has not been sold on the open housing market without an agricultural or other occupancy condition in the last five years;
- h. The proposed dwelling is no larger than that required to meet the functional needs of the enterprise, nor would it be unusually expensive to construct in relation to the income that the enterprise could sustain;
- i. The proposed dwelling is sensitively designed and in keeping with its rural surroundings and will not adversely affect the setting of any heritage asset;
- j. The proposed dwelling will have satisfactory access;
- k. The proposed dwelling is well landscaped, is sited to minimise visual intrusion and is in close proximity to existing buildings to meet the functional need of the business; and
- l. Where the proposal involves a new business that cannot yet demonstrate financial soundness, a temporary dwelling (in the form of a caravan, mobile home or wooden structure that can easily be dismantled and removed from the site) may be acceptable provided all the other criteria outlined above are met.

Where a new dwelling is permitted, the occupancy will be restricted by condition to ensure that it is occupied by a person, or persons currently or last employed in local agriculture, horticulture, forestry, and other rural activities, or their surviving partner or dependant(s). Applications for the removal of an occupancy condition related to rural workers will only be permitted where it can be demonstrated that:

- There is no longer a need for accommodation on the holding/business and in the local area
- The property has been marketed for a reasonable period (at least 1 year) and at a price which reflects the existence of the occupancy condition. The applicant will be required to submit an independent valuation to justify the market price, for which the applicant will bear the cost; and
- The dwelling has been made available to a minimum of three Registered Providers operating locally on terms which would prioritise its occupation by a rural worker as an affordable dwelling - and that option has been refused.

Affordable Housing Exceptions

3.104 In rural areas national planning policy states that local planning authorities should be responsive to local circumstances and plan to reflect local needs, particularly affordable housing, including through rural exception sites where appropriate. Para 54 of the NPPF allows an element of market housing on rural exception sites to facilitate the delivery of affordable housing.

3.105 The Council proposes to maintain a rural exceptions policy to help address local housing needs and ensure sufficient provision of affordable housing in the District.

Policy HOU 14 - Affordable Housing Exceptions

In rural locations where residential development would not normally be considered in line with Policies HOU 04 and HOU 05, the Council will support 'rural exception sites' provided that the following criteria are met:

- a. The scheme delivers 100% affordable housing for local people who are unable to obtain accommodation on the open market (as defined in the definition of affordable housing in the NPPF and Breckland District Council's Housing Allocations Policy);
- b. The affordable housing is justified by a Local Housing Needs Assessment;
- c. Proposals should be either adjacent, or well related, to existing settlements;
- d. The dwelling will remain as affordable housing in perpetuity (secured through s106 and a Local Connection Criteria as per the Council's Housing Allocation Policy will apply);
- e. The scheme is of a style appropriate to its immediate surroundings and scale proportionate to existing development;
- f. There is clear evidence of the viability of the scheme;
- g. The scheme demonstrates good design that is sympathetic to the local area and existing settlement; and
- h. The scheme provides an element of specialist housing, subject to local need.

"Local need" is a need for affordable housing arising from current residents within the parish and adjoining parishes, those who have an existing family or employment connections, or those who have had to leave the parish due to a lack of suitable affordable housing.

There may be circumstances where an element of market housing is essential to bring forward affordable housing to meet an identified local housing need otherwise this need would go unmet. In such circumstances, the Council will permit an element of open market housing to cross-subsidise the scheme; the principal use of the site being for affordable housing and not open market.

In such cases independent third party valuation expertise will be requested at the developer's expense in order to, through the production of open and transparent viability evidence, justify such an exception. In principle all schemes are affordable housing schemes and the Council expects that the market housing component should be the minimum needed to bring forward the delivery of the site and that all other funding options have been exhausted. Development of the site must be part of a comprehensive scheme, where development is brought forward as a whole.

3.106 This Policy will enable affordable housing to come forward where a proven affordable housing need is identified. It is expected that rural exception sites will come forward on agricultural land value and in the most suitable locations identified following a sequential approach.

3.107 In order to assist in the justification of such development from the locational strategy and assessment of suitability for applications with regard to the above policy, applicants must provide supporting justification. This includes a supporting statement around how the proposal as set out would justify the departure from the settlement hierarchy and supports sustainable development.

3.108 Criteria as set out in the policy above is not an exhaustive list and may be updated in line with Planning Committee requirements. The statement should also provide reasoned argument of how the proposal as set out is: the most suitable location; well related to the settlement and follows a sequential approach.

3.109 Proposals must be of a size, design and scale that seek to meet the identified local affordable housing need and the setting. Careful siting, massing, use of surrounding landscape features and screening are important as are the enhancement of existing local characteristics. The statement should also demonstrate how the site is connected to the surrounding settlement; in areas of greater landscape visibility, sensitive design and landscaping are particularly important. The Council's development management service will be able to provide further guidance and comment on emerging schemes.

3.110 Local need is based on the geographical areas and is defined in this case as that in the parish and surrounding parishes. An application would be expected to be supported by an assessment appraisal which clearly demonstrates that there is a local housing need.

3.111 The Local Plan also supports the development of Community Land Trusts (CLTs), Neighbourhood Plans and other Community Led Affordable Housing vehicles for the delivery of affordable housing.

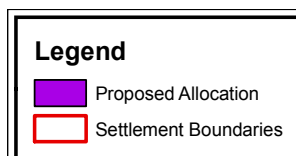
Site Allocations

3.112 This section of the Plan provides more detail on the key areas of housing growth in the District set out as individual site allocations.

3.113 As set out in the locational strategy, development will be focused around the three tiers of the sustainable settlement hierarchy established in Policy GEN 03:

- **Key Settlements:** Attleborough and Thetford
- **Market Towns:** Dereham, Swaffham and Watton
- **Local Services Centres:** Banham, Bawdeswell, Garboldisham, Great Ellingham, Harling, Hockering, Kenninghall, Litcham, Mattishall, Narborough, Necton, North Elmham, Old Buckenham, Shipdham, Sporle, Swanton Morley and Weeting.
- The approach to development in smaller villages and hamlets outside the sustainable hierarchy of Key Settlements, Market Towns and Local Service Centres is set out in Policy HOU 4 and HOU 5 - outlining the approach to rural areas. Through this policy no allocations have been made in these areas and the limits of growth for these rural settlements are defined within each section of the policy.

**Figure 3.1 Key for
Site Allocation
Maps**



Dereham

3.114 Dereham is identified as a market town through the locational strategy. The town will provide an additional 1554 dwellings over the plan period to 2036. Of these 1554 dwellings, 804 dwellings have either been completed or are committed developments since 2011. This means that the new allocation for the remainder of the Local Plan period to 2036 is 750 dwellings.

3.115 The 2011 census showed that the town had a population of 18,609 and is currently the second largest town in Breckland. The town was previously allocated for development through the Core Strategy and Development Control Policies (DPD) across 3 sites, 2 of which now have the benefit of planning permission. The housing allocations from the Core Strategy have been included within the committed and completed growth figures for the town and have impacted upon the housing target through the Local Plan.

3.116 Dereham has a rich historic environment with an extensive Conservation Area, historic market place and a number of Listed Buildings in the centre of the town. The key gateways entering the market place and high street have a historic value along with the Church and Bishop Bonners Cottage to the west of the town. The Dereham stream (a tributary of the River Wensum) flows through the town and is culverted through a large part of the urban area. To the south of the town, the River Tud flows west to east onto Badley Moor which is a European protected site. There are a number of areas to the west of the town (towards Scarning Parish) that are at risk of fluvial flooding.

3.117 Breckland Council commissioned a study to consider the transport impacts of the potential land use developments in Dereham and the surrounding area, including Yaxham and Mattishall. It is a technical highway engineering study intended to inform the local plan making process, in terms of providing an understanding of the current position and the impact of different levels of housing growth on the local highways network. In relation to the current position, the study identifies that the existing highways network is already over capacity in the peak hours at the Tavern Lane/Yaxham Road signalised junction.

3.118 The study considered four growth scenarios, of which scenario 3 is most closely aligned to the current proposed development approach (proposed growth level of 1493 dwellings against the emerging target of 1554). When considering this growth scenario alongside expected traffic growth over the next 20 years, the study demonstrates that 7 of the 9 junctions assessed would be over capacity.

3.119 In terms of the locational impact of development, the study concluded that based on an assessment of trip generation data (where people travel to and from), there was no discernible benefit to focusing development in a particular location around the town. Based on current patterns, it is assumed that 23% of trips would be into the centre. Trips out of Dereham were split with 27% going south, 35% going east/west and 15% going north. As a consequence, any development strategy is likely to have a similar impact upon localised traffic and the junctions assessed, and require mitigation measures. The individual allocation policies require improvements in line with the requirements of the transport study.

3.120 The Landscape Character Assessment settlement fringe study shows that the majority of the land surrounding the town has moderate to high sensitivity to change, and the area to the southeast of the town (Old Hall Tributary Farmland) identified as moderate sensitivity to built development. Dereham also has a number of important green corridors that run through the town. The majority of the land surrounding the town is grade 3 agricultural, however there are some areas of grade 2 agricultural land.

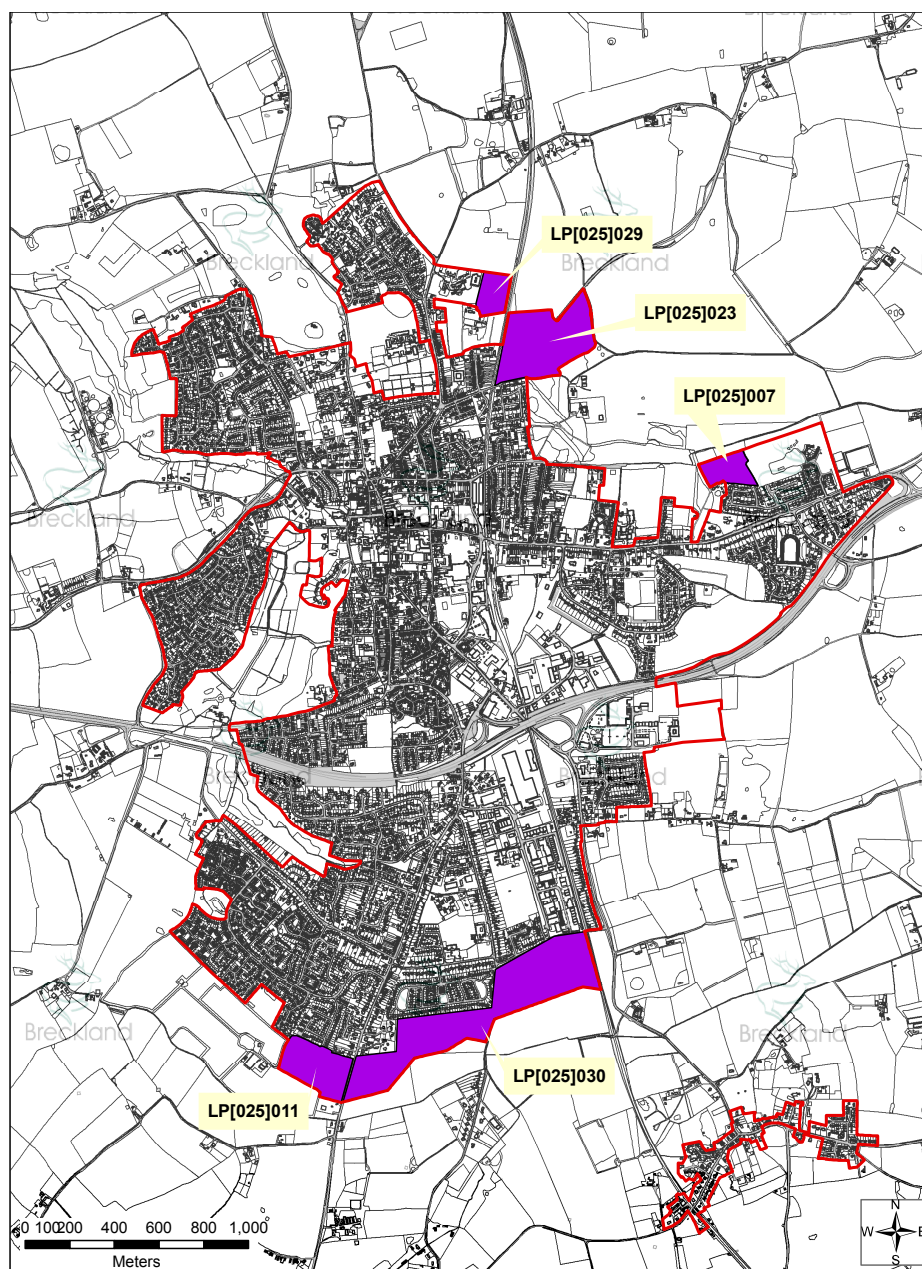
3.121 Dereham Town Council are currently preparing a neighbourhood plan for the town.

3.122 The following sites will provide for the allocated 750 dwellings over the remainder of the plan period:

Table 3.2 Residential Allocations

Site Reference	Number of Dwellings
LP[025]007: Land to the west of Etling View	60
LP[025]011: Land to the west of Shipdham Road	130
LP[025]023: Land off Swanton Road	210
LP[025]029: Land to the rear of Dereham Hospital	60
LP[025]030: Land to the east of Shipdham Road	290
TOTAL	750

Map 3.1 Summary of the Dereham Allocations.



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Dereham Housing Allocation 1

Land to the west of Etling View (LP[025]007)

Land amounting to approximately 2.3 hectares is allocated for a residential development of approximately 60 dwellings. Development will be permitted subject to compliance with the following criteria:

1. The principal access to the site is provided through Etling View;
2. The development should provide a minimum of two Local Areas for Play (LAPs). The open space requirements should be set out in a manner which maximises opportunities to enhance biodiversity corridors including the setting of Shilling Lane;
3. Retention and enhancement of native hedgerows and trees on the outer edge of the site boundary;
4. Development should contribute towards required highways improvements in Dereham having regard to the Dereham Transport Study;
5. A pre-application enquiry with Anglian Water Services to demonstrate that sufficient capacity is available to treat wastewater from the proposal. Furthermore the pre-application enquiry should also consider whether there is sufficient capacity available to transfer wastewater for treatment and to demonstrate where a developer needs to financially contribute to that provision;
6. Development should consider use and promotion of water efficiency measures.

3.123 The site comprises of 2.3 hectares of agricultural land and is located between the existing development on Etling View and Windmill Avenue. The site is located to the east of the town, and is bordered by residential development to the south and east. A mature woodland is located to the west of the site known as the Little Neatherd. The allocation site is generally open and level comprising rough grassland scrubland with a mature hedgerow running north to south. To the north of the site is the historic Shilling Lane and the Neatherd Moor. Shillings Lane is recognised within the Dereham Green Infrastructure Study as an important green infrastructure corridor between the Neatherd and Etling Green. Development should not only protect this corridor but also enhance it by securing appropriate green space to the north of the site.

3.124 The principal access to the site should be provided through the development site at Etling View. The site is well related to services and facilities within the town. Neatherd High School is located to the west of the site, whilst Dereham Football Club is located to the east.

3.125 The historic characterisation study has indicated that the development should seek the retention of important boundary trees. Furthermore, it notes that development proposals must demonstrate a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. Any design proposal should have regard to the established pattern of adjacent development.

3.126 The water cycle study has identified the requirement that all development sites within Dereham are accompanied by a pre-application enquiry with Anglian Water Services to demonstrate that sufficient capacity is available to treat wastewater from the proposal. Furthermore, the pre-application enquiry should also have considered that there is sufficient capacity available to transfer wastewater for treatment and to demonstrate where a developer needs to financially contribute to that provision.

Dereham Housing Allocation 2

Land to the west of Shipdham Road (LP[025]011)

Land amounting to approximately 5.7 hectares is allocated for a residential development of approximately 130 dwellings. Development will be permitted subject to compliance with the following criteria:

1. Provision of safe highways access from Shipdham Road. Secondary access should be provided to Colleen Close;
2. Landscaping to the south of the site should be provided and important boundary trees should be retained;
3. Development should contribute towards required highways improvements in Dereham having regard to the Dereham Transport Study;
4. Design of the scheme should have regard to and respect the gateway location of the site;
5. Development should provide a minimum of 1 Locally Equipped Area for Play (LEAP); and
6. A pre-application enquiry with Anglian Water Services to demonstrate that sufficient capacity is available to treat wastewater from the proposal. Furthermore the pre-application enquiry should also consider whether there is sufficient capacity available to transfer wastewater for treatment and to demonstrate where a developer needs to financially contribute to that provision.

3.127 The full extent of the site is 5.7 hectares and includes both previously developed land and greenfield land. The site is currently occupied by Toftwood Garden Centre and Randells Garden Machinery. The western section of the site is greenfield arable land. The site is predominantly occupied by glass houses associated with the garden centre. The western edge of the site is arable fields, whilst it also comprises three residential properties. To the north of the site there is residential development.

3.128 The site is located to the south of the town with access from Shipdham Road. It is a gateway location from the south of the District. The settlement fringe landscape character assessment includes this site within the Scarning Fen Tributary Farmland character area which has a moderate to high sensitivity to change. The historic characterisation study notes that development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this case the established pattern of adjacent mixed development will be an additional factor in the formation of the proposal, as will the site's prominent gateway position.

3.129 The site's location on the southern edge of the town means that it is distant from the town centre, which is approximately 2km away. The site is however well related to the Rashes Green General Employment Area and the schools in Toftwood.

3.130 Highways improvements will be needed to form a suitable access from Shipdham Road. In relation to the provision of a suitable access point, this should have regard to the allocation of site LP[025]030, opposite. Furthermore, the Dereham Transport Study indicates the requirement for this development alongside other developments within Dereham to mitigate the impact upon the Tavern Lane/Yaxham Road junction.

3.131 The water cycle study has identified the requirement that all development sites within Dereham are accompanied by a pre-application enquiry with Anglian Water Services to demonstrate that sufficient capacity is available to treat wastewater from the proposal. Furthermore the pre-application enquiry should also consider whether there is sufficient capacity available to transfer wastewater for treatment and to demonstrate where a developer needs to financially contribute to that provision.

Dereham Housing Allocation 3

Land off Swanton Road (LP[025]023)

Land amounting to approximately 10.5 hectares is allocated for residential development of approximately 210 dwellings. Development will be permitted subject to compliance with the following criteria:

1. The principal highways access should be provided from Swanton Road;
2. Development should contribute towards required highways improvements in Dereham having regard to the Dereham Transport Study;
3. Development should provide highways improvements to the Mid-Norfolk Railway level crossing;
4. Pedestrian and cycle facilities should be included within the development and along Swanton Road. The development should also provide improvements for pedestrian facilities at Theatre Street/Kings Street junction;
5. Retention and enhancement of native hedgerows and trees. Suitable screening should be agreed within the application;
6. The site specific flood risk assessment included with the planning application shall address the existing surface water flooding risk on the site. Given the existing drainage issues downstream of this site in Dereham Town Centre and the surrounding area it should be demonstrated how any proposed mitigation to achieve flood free development does not worsen flooding elsewhere. Appropriate sustainable surface water attenuation measures should be included as part of the landscaping scheme;
7. Development should provide a minimum of 2 Locally Equipped Areas for Play and an Outdoor Sport Area;
8. A pre-application enquiry with Anglian Water Services to demonstrate that sufficient capacity is available to treat wastewater from the proposal. Furthermore the pre-application enquiry should also consider whether there is sufficient capacity available to transfer wastewater for treatment and to demonstrate where a developer needs to financially contribute to that provision; and
9. Development should consider use and promotion of water efficiency measures

3.132 This allocation is located to the northeast of Dereham with access from Swanton Road which dissects the centre of the site, and should provide the principal access point. The site is currently greenfield land in agricultural use. It is classified as grade 2 agricultural land. The western edge of the site is separated from development within the town by the Mid-Norfolk railway line. The Neatherd Moor runs to the south of the site. To the north-east of the site is open countryside. The settlement fringe landscape character assessment includes this site within the Northall green Open Arable Plateau character area which has a moderate to high sensitivity to change. The site is visually detached from the town by the railway line and there are open views from the southwest of the site towards Swanton Morley. Appropriate screening would need to be provided with this site to mitigate any impact.

3.133 The site's location to the northeast of the town means that it is well related to Northgate High School and King's Park Infant School. The site is within 500m of Dereham's defined town centre and the services and facilities contained within it.

3.134 Highways improvements will be needed for Swanton Road, in the form a roundabout. This will have the affect of slowing traffic whilst also serving as the access point to the development. The Dereham Transport Study indicates the requirement for this development alongside other developments within Dereham to mitigate impact upon the Tavern Lane/Yaxham Road junction. Other improvements are also required to the Mid-Norfolk Railway crossing and to the pedestrian facilities at the Theatre Street/Kings Road junction.

3.135 The historic characterisation study has noted that development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. The established pattern of adjacent mixed development will be an additional factor in the formation of the proposal.

3.136 The water cycle study has identified the requirement that all development sites within Dereham are accompanied by a pre-application enquiry with Anglian Water Services to demonstrate that sufficient capacity is available to treat wastewater from the proposal. Furthermore the pre-application enquiry should also consider whether there is sufficient capacity available to transfer wastewater for treatment and to demonstrate where a developer needs to financially contribute to that provision.

3.137 There is a small area of the site located within flood zone 3a for fluvial flooding, on the southern and eastern boundary. The majority of the site is located within flood zone 1. Development should be directed away from those areas at higher risk of flooding. There is a larger area of surface water flooding to the south west of the site. A site specific flood risk assessment should be included with any application. This should address identified issues and the use of SUDs should be implemented to manage increased run off from new development.

Dereham Housing Allocation 4

Land to the rear of Dereham Hospital (LP[025]029)

Land amounting to 2.4 hectares is allocated for a residential development of approximately 60 dwellings. Development will be subject to compliance with the following criteria:

1. Provision of safe highways access from Northgate;
2. A masterplan is required for the site in conjunction with the re-organisation of Dereham Hospital;
3. Development should have regard to the main Dereham Hospital building as a non-designated heritage asset;
4. Retention and enhancement of native hedgerows and trees. Suitable screening should be agreed within the application;
5. Development should provide a minimum of 2 Local Areas for Play (LAPs);
6. Development should contribute towards required highways improvements in Dereham having regard to the Dereham Transport Study;
7. A pre-application enquiry with Anglian Water Services to demonstrate that sufficient capacity is available to treat wastewater from the proposal. Furthermore the pre-application enquiry should also consider whether there is sufficient capacity available to transfer wastewater for treatment and to demonstrate where a developer needs to financially contribute to that provision; and
8. Development should consider use and promotion of water efficiency measures.

3.138 This is a greenfield allocation which is currently in arable use. The allocation is located on grade 2 agricultural land. The land is promoted in conjunction with land at Dereham Hospital. The access to the site is proposed through the hospital and it will be subject to a re-organisation of the hospital site. The site size is 2.4 hectares, however the required re-organisation of the hospital may alter this. The policy includes the requirement for a masterplan of this site, setting out how it will be developed alongside the hospital.

3.139 The site's location to the north of the town means that it is well related to Northgate High School and King's Park infant school. The site is 800m from the designated town centre and has good access to the services and facilities within it. Due to the size of the site it would be expected to provide at least 2 Local Areas for Play.

3.140 The principal access to the allocation is from Northgate. The Dereham Transport Study indicates the requirement for this development alongside other developments within Dereham to mitigate impact upon the Tavern Lane/Yaxham Road junction.

3.141 The historic characterisation study notes that the main Dereham Hospital building should be classified as a non-designated heritage asset. It is an Edwardian hospital building, in a prominent gateway location into the town from the north. Access to the land behind the hospital should have regard to the setting of the hospital building. The historic characterisation study also notes that development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. The established pattern of adjacent mixed development will be an additional factor in the formation of the proposal.

3.142 The water cycle study has identified the requirement that all development sites within Dereham are accompanied by a pre-application enquiry with Anglian Water Services to demonstrate that sufficient capacity is available to treat wastewater from the proposal. Furthermore the pre-application enquiry should also consider whether there is sufficient capacity available to transfer wastewater for treatment and to demonstrate where a developer needs to financially contribute to that provision.

Dereham Housing Allocation 5

Land to the east of Shipdham Road (LP[025]030)

Land amounting to approximately 22.17 hectares is allocated for a residential development of approximately 290 dwellings. Development is subject to compliance with the following criteria:

1. The principal access to the site will be from Shipdham Road. Secondary access to the site should be provided from Westfield Lane;
2. An access link should be provided from Shipdham Road to Westfield Lane;
3. Development proposals should include upgrades to the railway bridge over the Mid-Norfolk railway line and the provision of a new footbridge;
4. Development should contribute towards required highways improvements in Dereham having regard to the Dereham Transport Study;
5. Appropriate landscaping to the south of the development. Development should avoid coalescence with Westfield;
6. Development proposals should have regard to and respect the gateway location of this site, as identified through the Breckland Historic Characterisation Study;
7. Development should provide a minimum of 2 Locally Equipped Areas for Play (LEAPs) and an outdoor sport area;
8. A pre-application enquiry with Anglian Water Services to demonstrate that sufficient capacity is available to treat wastewater from the proposal. Furthermore the pre-application enquiry should also consider whether there is sufficient capacity available to transfer wastewater for treatment and to demonstrate where a developer needs to financially contribute to that provision;
9. Appropriate sustainable surface water attenuation measures are provided within the site, and where possible included as part of the agreed landscaping scheme;
10. Development proposals should respond to the density of the surrounding area. Lower density development would be more appropriate to the south of the site to reflect the rural edge; and
11. Development should consider use and promotion of water efficiency measures.

3.143 The allocation is located to the south of Dereham between Shipdham Road and Yaxham Road. The allocation is dissected by Westfield Lane. The allocation site is located on a greenfield site which is currently in arable use. The site is classified as grade 3 arable land. To the north of the site is residential development, whilst the Mid Norfolk railway line represents the eastern boundary of the site. Shipdham Road represents the western boundary of the site, whilst the River Tud is located to the south of the site.

3.144 The site's location to the south of the town means that it is distant from the town centre and the associated services and facilities within it. However, this site is well related to the Rashes Green General Employment Area. It is also well related to Toftwood Infant and Junior School. There are currently bus stops located along the northern edge of the site. Due to the size of the site it would be expected to provide onsite open space.

3.145 The principal access to the site will be achieved from Shipdham Road. The development should have regard to the adjacent allocation LP[025]011 which will also require access from Shipdham Road. A secondary access point should be provided from Westfield Lane. A railway bridge over the Mid- Norfolk railway line currently connects Westfield Lane to Yaxham Road. Development of this allocation will be expected to provide upgrades to the bridge. Furthermore a footbridge should also be provided adjacent to it. The Dereham Transport Study indicates the requirement for this development alongside other developments within Dereham to mitigate impact upon the Tavern Lane/Yaxham Road junction.

3.146 The historic characterisation study notes that development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. The established pattern of adjacent mixed development and the site's gateway location will be important factors in the formation of the proposal. The historic characterisation study goes on to note that development should avoid the coalescence of Dereham and Westfield and maintain the visual break between the settlements.

3.147 The water cycle study has identified the requirement that all development sites within Dereham are accompanied by a pre-application enquiry with Anglian Water Services to demonstrate that sufficient capacity is available to treat wastewater from the proposal. Furthermore the pre-application enquiry should also consider whether there is sufficient capacity available to transfer wastewater for treatment and to demonstrate where a developer needs to financially contribute to that provision.

Swaffham

3.148 Swaffham is identified as a market town. The town is located to the west of Breckland and is bounded to the north by the A47. The town will provide an additional 1612 new dwellings over the plan period. Of these 1612 dwellings, 1007 have either already been completed or are committed, leaving 605 dwellings. It is proposed to allocate 600 additional dwellings, of which there are 525 dwellings proposed through planning applications with decision to grant subject to Section 106 agreements.

3.149 Swaffham at the 2011 census had a population of 7,258. The town is entirely contained within the Swaffham parish boundary. The town was previously allocated a single site for residential development through the Site Specifics Policies and Proposals DPD for 250 dwellings. This site is located to the south of the town, to the east of Brandon Road, and is currently under construction. The housing allocations from the Core Strategy have been included within the committed and completed growth figures for the town and have impacted upon the housing target through the Local Plan.

3.150 The town's employment areas are concentrated to the north of the town, with the principle location being the Green Britain employment area. This employment area has good links to the A47 which provides a regular bus service between Peterborough and Lowestoft. There are two saved employment allocations in Swaffham from the Site Specifics, one of which is located to the north of the Green Britain employment area, and the other is to the west. The Local Plan intends to save these areas for future employment use.

3.151 Swaffham has a rich historic environment with a Conservation Area, historic market place and a significant number of listed buildings in the centre of the town. The key gateways on Norwich Road and North Pickenham Road have a historical value with the Manor House and grounds on Norwich Road and a couple of listed farmhouses on North Pickenham Road. The town is bordered by three landscape character areas as identified in the Breckland Landscape Character Assessment. To the northwest of the town is Plateau Farmland, to the west is the Brecks Landscape Character and to the east and south the landscape character consists of Settled Tributary Farmland. The Plateau Farmland and the Brecks Landscape Character areas are identified in the settlement fringe assessment as having the greater sensitivity to change.

3.152 Swaffham Town Council is currently in the early stages of preparing a neighbourhood plan for the town which will guide future planning applications.

3.153 There have been a number of major planning applications considered in Swaffham recently. Where decisions have now been made on sites that were previously preferred sites these allocations have been included to ensure that policy requirements are met on these sites. The following table summarises the status of each of the allocations within the settlement.

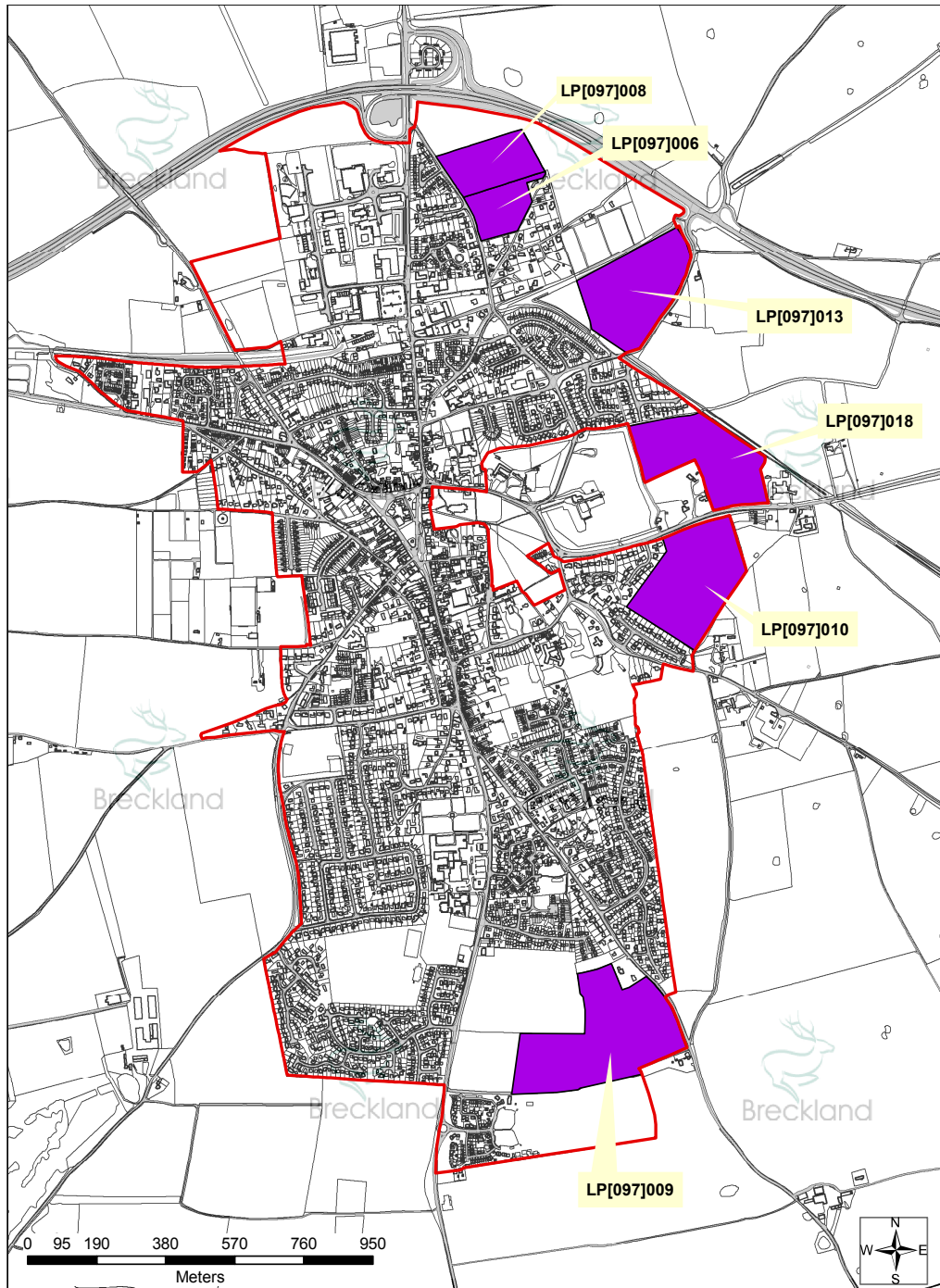
Table 3.3 Swaffham Proposed Site Allocations

Local Plan Reference	Number of dwellings proposed	Current status
LP[097]006	51	Outline planning permission (counted as part of completions and commitments)
LP[097]008	75	Proposed Allocation
LP[097]009	175	Proposed Allocation (Planning application has decision to grant subject to S.106)
LP[097]010	185	Proposed Allocation (Planning application has decision to grant subject to S.106)

Local Plan Reference	Number of dwellings proposed	Current status
LP[097]013	130	Outline planning permission (counted as part of completions and commitments)
LP[097]018	165	Proposed Allocation (Planning application has decision to grant subject to S.106)
	Total : 781 (Of which 181 are already included within completions and commitments)	

3.154 All proposed allocations within Swaffham are within 1500m and 3km of the Brecks SPA. The Breckland Local Plan Submission HRA identifies that there is a likely significant effect on European sites through the screening of allocations in the Local Plan. Due to a lack of data it is not possible to rule out the potential impact of development on functionally linked land for Stone Curlews. All allocations will be required to be supported by a project level HRA, which may consist of additional survey work and will determine site specific mitigation measures.

Map 3.2 Summary of the Swaffham Allocations.



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Swaffham Allocation 1

Land off New Sporle Road (South) (LP[097]006)

Land amounting to approximately 2 hectares is allocated for residential development of at least 51 dwellings. A minimum of 1 Local Equipped Area for Play (LAP) will be provided on site. Residential development will be permitted subject to compliance with adopted policies in the Local Plan and the following criteria:

1. Principal highway access is provided from New Sporle Road;
2. The layout and design of the site will provide an appropriate response to the established pattern of development along the west of New Sporle Road and respect the site's location as a key gateway into Swaffham;
3. A pre-application enquiry with Anglian Water Services is required for this site in accordance with the Water Cycle Study to demonstrate that sufficient capacity is available to transfer wastewater for treatment. Where insufficient capacity within the wastewater network is identified, financial contributions may be sought;
4. Submission of a project level Habitats Regulation Assessment to determine the impact of proposed development on Breckland SPA/SAC and to assess habitat suitability, the need for additional survey work and mitigation strategies where required.

3.155 This is a greenfield site on grade 3 agricultural land. The site has access from New Sporle Road and Norfolk County Council Highways have indicated that whilst there are some highways constraints associated with the site these can be mitigated against. There is residential development to the west, south and east of the site with an arable field to the north and a residential planning permission beyond this. The site itself currently has outline planning permission for 51 dwellings.

3.156 The site's location to the north of the town makes it within close proximity to the general employment areas which are located to the north and the town centre. The site is connected to the town with existing footpaths. The settlement fringe landscape character assessment includes this site within the Clarence Hills Open Tributary Farmland character area which has a moderate sensitivity to change. It should be noted that this is the lowest sensitivity of any of the character areas surrounding Swaffham.

3.157 The site has few constraints; however, the Historic Characterisation Study (2017) states that "Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this particular instance, respecting the site's location on the edge of the settlement, the surrounding character and form of existing development and the site being a prominent gateway into the village will be additional factors in the formation of proposals".

Swaffham Allocation 2

Land off New Sporle Road (North) (LP[097]008)

Land amounting to approximately 3 hectares is allocated for residential development of at least 75 dwellings. A minimum of 1 Local Equipped Area for Play (LEAP) will be provided on site. Residential development will be permitted subject to compliance with adopted policies in the Local Plan and the following criteria:

1. Principal highway access is provided from New Sporle Road;
2. The layout and design of the site will provide an appropriate response to the established pattern of development along the west of New Sporle Road and respect the site's location as a key gateway into Swaffham;
3. Appropriate noise attenuation measures are provided at the border of the site with the A47 trunk road if required;
4. A pre-application enquiry with Anglian Water Services is required for this site in accordance with the Water Cycle Study to demonstrate that sufficient capacity is available to transfer wastewater for treatment. Where insufficient capacity within the wastewater network is identified, financial contributions may be sought; and
5. Submission of a project level Habitats Regulation Assessment to determine the impact of proposed development on Breckland SPA/SAC and to assess habitat suitability, the need for additional survey work and mitigation strategies where required.

3.158 This is a greenfield site on grade 3 agricultural land. The site has access from New Sporle Road and Norfolk County Council Highways have indicated that whilst there are some highways constraints associated with the site these can be mitigated against. Land to the north and south of the site has planning permission for residential development, whilst there is also residential development to the west.

3.159 The site's location to the north of the town makes it within close proximity to the general employment areas which are located to the north and the town centre. The site is connected to the town with existing footpaths. The settlement fringe landscape character assessment includes this site within the Clarence Hills Open Tributary Farmland character area which has a moderate sensitivity to change. It should be noted that this is the lowest sensitivity of any of the character areas surrounding Swaffham.

3.160 The site has few constraints; however, the Historic Characterisation Study (2017) states that "Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this particular instance, respecting the site's location on the edge of the settlement and the site being a prominent gateway into the village will be additional factors in the formation of proposals".

Swaffham Allocation 3

Land to the east of Brandon Road (LP[097]009)

Land amounting to approximately 9.5 hectares is allocated for residential development of at least 175 dwellings. A minimum of 1 Local Equipped Area for Play (LEAP) will be provided on site. Residential development will be permitted subject to compliance with adopted policies in the Local Plan and the following criteria:

1. Principal highway access is provided from Brandon Road;
2. Retention and enhancement of perimeter hedgerows and trees;
3. Provision of adequate planting and landscaping on the eastern boundary;
4. The layout and design of the site will provide an appropriate response to the established pattern of development along Norwich Road and respect the site's location as a key gateway into Swaffham;
5. The site specific flood risk assessment included with the planning application shall address the significant overland flow path running through the site. If the flow path cannot be avoided then it should be demonstrated how any proposed mitigation to achieve flood free development does not worsen flooding elsewhere. Appropriate sustainable surface water attenuation measures should be included as part of the landscaping scheme;
6. A pre-application enquiry with Anglian Water Services is required for this site in accordance with the Water Cycle Study to demonstrate that sufficient capacity is available to transfer wastewater for treatment. Where insufficient capacity within the wastewater network is identified, financial contributions may be sought; and
7. Submission of a project level Habitats Regulation Assessment to determine the impact of proposed development on Breckland SPA/SAC and to assess habitat suitability, the need for additional survey work and mitigation strategies where required.

3.161 This is a greenfield site to the south of Swaffham, situated upon grade 3 agricultural land. The site is currently the subject of an outline planning application which has the decision to grant planning permission subject to the agreement of the section 106. The site is bordered on three sides by residential development and this would form an extension to the Abel Homes development which is currently under construction. The access to the site would be through this development from Brandon Road. Norfolk County Council highways have not provided any objections subject to planning conditions to the development of the site.

3.162 The sites location to the south of the town makes it distant from the general employment areas which are located to the north and the town centre. However it is within close proximity of the high school and junior school. The site is connected to the town with existing footpaths. The settlement fringe landscape character assessment includes this site within the Clarence Hills Open Tributary Farmland character area which has a moderate sensitivity to change. It should be noted that this is the lowest sensitivity of any of the character areas surrounding Swaffham. There are currently open views to the east of the site from an existing residential development, however appropriate design of the scheme would ensure that there is not an impact on adjoining residential amenity.

3.163 The site benefits from limited constraints; however, the Historic Characterisation Study (2017) sets out that development proposals "must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this particular instance, respecting the site's location on the edge of the settlement, the site being a prominent gateway into the village and respecting the landscape character sensitivity will be additional factors in the formation of proposals".

3.164 the Sequential Test (2017) highlighted that approximately 10% of the site is subject to 1 in 30, 1 in 100 and 1 in 1000 year flood event surface water flooding. As a result of this the Sustainability Appraisal has been updated to reflect this and that a site specific flood risk assessment should address identified issues and the SuDS be implemented, where appropriate, to manage increased run off from new development.

Swaffham Allocation 4

Land to the south of Norwich Road (LP[097]010)

Land amounting to approximately 6.8 hectares is allocated for residential development of at least 185 dwellings. A minimum of 1 Local Equipped Area for Play (LEAP) will be provided on site. Residential development will be permitted subject to compliance with adopted policies in the Local Plan and the following criteria:

1. Principal highway access is provided from Norwich Road;
2. Suitable improvements to pedestrian and cycle links from the site to the village along Norwich Road are provided;
3. The layout and design of the site will provide an appropriate response to the established pattern of development along Norwich Road and respect the site's location as a key gateway into Swaffham;
4. The scheme design, whilst preserving and enhancing, is complementary to the special interest of the existing designated heritage assets and conservation area. The scheme design proposal will be informed via a detailed appraisal of the assets' significance;
5. The site specific flood risk assessment included with the planning application shall address the significant overland flow paths running through the site. If the flow paths cannot be avoided then it should be demonstrated how any proposed mitigation to achieve flood free development does not worsen flooding elsewhere. Appropriate sustainable surface water attenuation measures should be included as part of the landscaping scheme;
6. Important boundary trees are retained within the detailed site design;
7. A pre-application enquiry with Anglian Water Services is required for this site in accordance with the Water Cycle Study to demonstrate that sufficient capacity is available to transfer wastewater for treatment. Where insufficient capacity within the wastewater network is identified, financial contributions may be sought; and
8. Submission of a project level Habitats Regulation Assessment to determine the impact of proposed development on Breckland SPA/SAC and to assess habitat suitability, the need for additional survey work and mitigation strategies where required.

3.165 This is a greenfield site located to the south of Norwich Road in Swaffham. The site is located on grade 3 agricultural land and is currently the subject of an outline planning application for 185 dwellings. The planning application has the decision to grant approval subject to section 106 agreement. Comments have been provided by Norfolk County Council highways in regards to this site, which indicate that access can be achieved subject to improvements to the footway and cycleway along Norwich Road.

3.166 Whilst this site is located outside of the town's settlement boundary it is bordered by residential development to the west and south west. There is low density residential to the north. The proposal would therefore be well related to the built development of the town. Wood Farmhouse is located to the south of the site, which is a grade II listed building. The farmhouse can be seen from the north of the site. In addition to this the Swaffham conservation

area and open grounds of the grade II* manor house are located to the northwest, with the Church of St Peter and St Paul located further to the west along Norwich Road. The impact upon these designated heritage assets have been considered through the planning application for the site.

3.167 Further to this, the Historic Character Study (2017) sets out that development proposals regarding the site "must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this particular instance, respecting the site's location on the edge of the settlement and the site being a prominent gateway into the village and respecting the setting of the nearby listed buildings, in particular Wood Farm, will be additional factors in the formation of proposals".

3.168 The site is reasonably well located to the town centre, however it is further from other services and facilities within the town. The settlement fringe landscape character assessment includes this site within the Clarence Hills Open Tributary Farmland character area which has a moderate sensitivity to change. It should be noted that this character area is the lowest sensitivity of the character areas surrounding Swaffham. The Norwich Road does form a key gateway into Swaffham and the design of the development should reflect this.

3.169 The site has few constraints, however, the Sequential Test (2017) highlighted that approximately 30% of the site is subject to 1 in 30, 1 in 100 and 1 in 1000 year flood event surface water flooding. As a result of this the Sustainability Appraisal has been updated to reflect this and the developable area of the site should be reduced in order to ensure that new development would be free from the risk of flooding and that there would not be an increased risk of flooding elsewhere.

Swaffham Allocation 5

Land off Sporle Road (LP[097]013)

Land amounting to approximately 6 hectares is allocated for residential development of at least 78 dwellings. A minimum area of on site open space of 0.64 hectares will be provided on site. Residential development will be permitted subject to compliance with adopted policies in the Local Plan and the following criteria:

1. The dwellings shall be no greater than two storeys in height;
2. Appropriate footpaths and cycleways are provided linking the site with existing footways at Sporle Road;
3. Important boundary trees are retained within the detailed site design;
4. The layout and design of the site will provide an appropriate response to the established pattern of development along Sporle Road and respect the site's location as a key gateway into Swaffham;
5. Existing boundary screening is retained and enhanced to include new structural landscaping to minimise the visual impact of development and extent of new build development into the open countryside;
6. Appropriate noise attenuation measures are provided at the border of the site with the A47 trunk road, if required;
7. A pre-application enquiry with Anglian Water Services is required for this site in accordance with the Water Cycle Study to demonstrate that sufficient capacity is available to transfer wastewater for treatment. Where insufficient capacity within the wastewater network is identified, financial contributions may be sought; and
8. Submission of a project level Habitats Regulation Assessment to determine the impact of proposed development on Breckland SPA/SAC and to assess habitat suitability, the need for additional survey work and mitigation strategies where required.

3.170 The site is situated upon agricultural land of grade 3 agricultural quality to the east of the dismantled railway. There are open fields to the south of the site and the A47 lies to the east with further arable land beyond. The site has access from Sporle Road and Norfolk County Council Highways have indicated that whilst there are some highways constraints associated with the site these can be mitigated against.

3.171 The site's location to the north of the town makes it within close proximity to the general employment areas which are located to the north and the town centre. The site is connected to the town with existing footpaths. The settlement fringe landscape character assessment includes this site within the Clarence Hills Open Tributary Farmland character area which has a moderate sensitivity to change. It should be noted that this is the lowest sensitivity of any of the character areas surrounding Swaffham.

3.172 The Historic Characterisation Study (2017) states that "Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this particular instance, respecting the site's location on the edge of the settlement and the site being a prominent gateway into the village and preserving native trees where possible, will be additional factors in the formation of proposals".

Swaffham Allocation 6

Land to the north of Norwich Road (LP[097]018)

Land amounting to approximately 5.8 hectares is allocated for residential development of at least 165 dwellings. A minimum of 1 Local Equipped Area for Play (LEAP) will be provided on site. Residential development will be permitted subject to compliance with adopted policies in the Local Plan and the following criteria:

1. Principal highway access is provided from Norwich Road;
2. Suitable improvements to pedestrian and cycle links from the site to the village along Norwich Road are provided;
3. The scheme design, whilst preserving and enhancing, is complementary to the special interest of the existing designated and non-designated heritage assets and conservation area. The scheme design proposal will be informed via a detailed appraisal of the assets' significance;
4. Important boundary trees, particularly to the west of the site, are retained within the detailed site design;
5. The layout and design of the site will provide an appropriate response to the established pattern of development along Norwich Road and respect the site's location as a key gateway into Swaffham;
6. The site specific flood risk assessment included with the planning application shall address the issue of lack of connectivity to the wider drainage network should infiltration be unfeasible for this site. It should be noted that there have been reports of historic flooding in close vicinity of this site. Appropriate sustainable surface water attenuation measures should be included as part of the landscaping scheme;
7. A pre-application enquiry with Anglian Water Services is required for this site in accordance with the Water Cycle Study to demonstrate that sufficient capacity is available to transfer wastewater for treatment. Where insufficient capacity within the wastewater network is identified, financial contributions may be sought; and
8. Submission of a project level Habitats Regulation Assessment to determine the impact of proposed development on Breckland SPA/SAC and to assess habitat suitability, the need for additional survey work and mitigation strategies where required.

3.173 This site is currently the subject of an outline planning application, which has received the decision to grant planning permission subject to the completion of the section 106 agreement. The outline planning permission is for up to 165 dwellings.

3.174 This is a greenfield site located to the east of Swaffham. The site is located on grade 3 agricultural land. The site borders residential development to the north. To the south there is low density residential development. The development is located to the east of Swaffham conservation area and is directly adjacent to the grounds of the grade II listed manor house. The impact upon the designated heritage assets has been considered through the assessment of the planning application. The settlement fringe landscape character assessment includes this site within the Clarence Hills Open Tributary Farmland character area which has a moderate sensitivity to change.

It should be noted that this is the lowest sensitivity to change of any of the land surrounding Swaffham. Norwich Road forms a key gateway into Swaffham and this should be taken into consideration through the detailed planning application.

3.175 Norfolk County Council highways have provided comments on the planning application. Subject to appropriate conditions being secured through the planning permission, they have not objected to the development of the site on highways grounds. Highways conditions include the requirements for footpaths and cycle ways to the town.

3.176 The site benefits from limited constraints; however, the Historic Characterisation Study (2017) sets out that development proposals "must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this particular instance, respecting the site's location on the edge of the settlement and the site being a prominent gateway into the village, preserving trees that act as screening for the site and respecting the setting of the nearby listed buildings and non-designated asset, will be additional factors in the formation of proposals".

3.177 The site is well located in relation to the town centre, however it is distant from the schools and the general employment area which are located to the south and north of the town respectively.

Watton

3.178 Watton is a mid-size market town located in the centre of Breckland. The town's settlement boundary includes land within not only Watton parish, but also Carbrooke and Griston to the east and Little Cressingham to the west. The town has been identified through the Local Plan for 1,305 dwellings over the plan period from 2011 to 2036. Of these dwellings 1,130 are currently either committed or completed, this leaves a further 175 for consideration through the Local Plan.

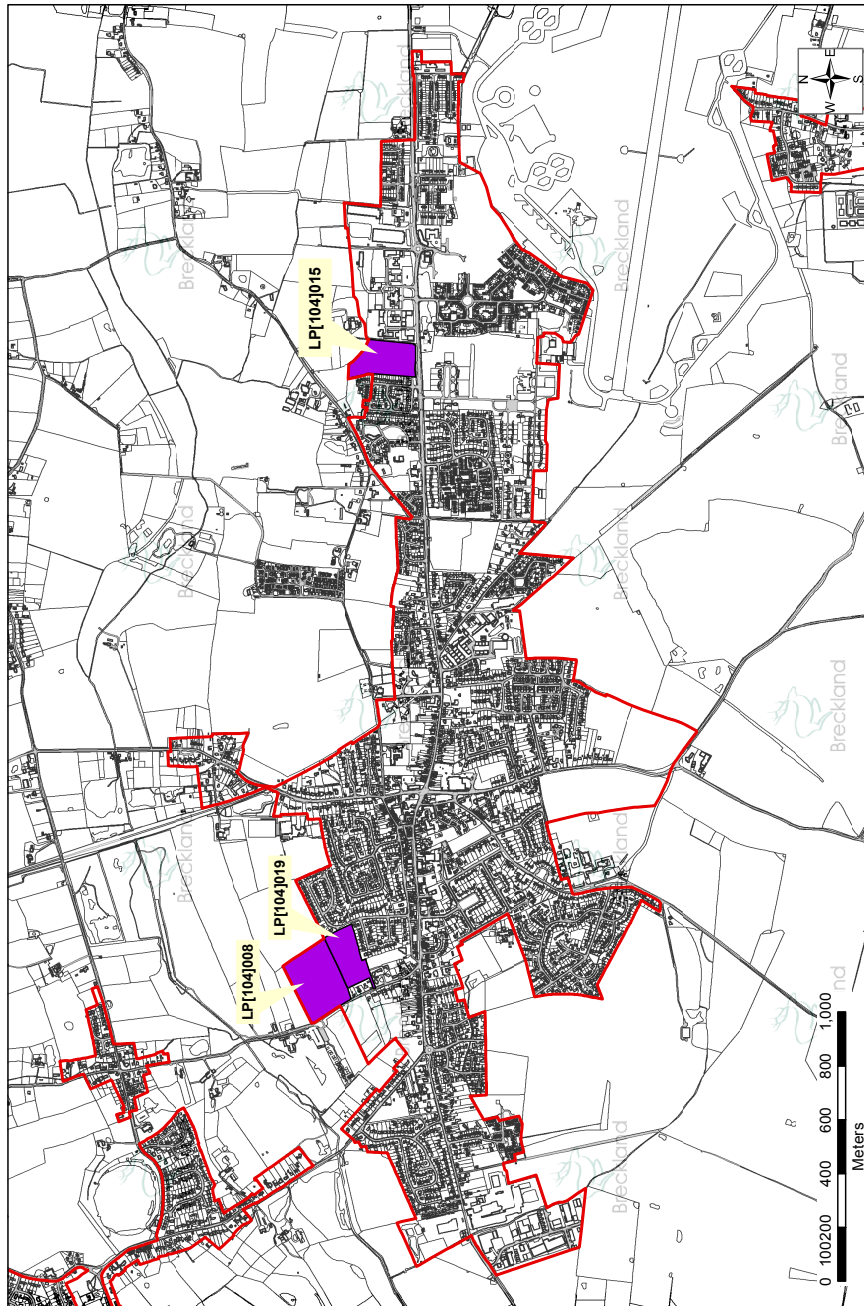
3.179 Watton previously had site allocations through the Site Specific Policies and Proposals DPD. This allocated four sites within the town for residential development. The housing provision on these sites has been taken into account in the committed development figures. Watton has seen significant development in recent years both along the Norwich Road and more recently the Thetford Road. Development to the east of the town along Norwich Road has included land on the former RAF Watton, this includes the former technical site, the officers mess site and the radar site.

3.180 The landscape character assessment settlement fringe study shows that there are three character areas surrounding Watton. Land to the north of the town is included within the Watton Brooke Tributary Farmland character, which has a moderate to high sensitivity to change. The Watton Brook runs to the north of the town and there are high flood risk areas in this vicinity. The western extent of the town forms part of the distinctive heathland and plantation landscape which has a moderate sensitivity to change. The final landscape area is to the south of the town which is the Watton Airfield Plateau which has a low sensitivity to change. Within the character area is Wayland Wood which is an ancient woodland and also a SSSI, which is sensitive to change.

3.181 Land to the south west of the town is located within 1500m of the Breckland Farmland Special Protection Area, which is designated for the special interest feature Stone Curlews. Evidence has shown that development up to 1500m from the site can impact upon Stone Curlew. A Habitats Regulations Assessment has been undertaken to assess the impact upon the Breckland Special Protection Area. All proposed allocations within Watton are within 1500m and 3km of the Brecks SPA. The Breckland Local Plan Submission HRA identifies that there is a likely significant effect on European sites through the screening of allocations in the Local Plan. Due to a lack of data it is not possible to rule out the potential impact of development on functionally linked land for Stone Curlews. All allocations will be required to be supported by a project level HRA, which may consist of additional survey work and will determine site specific mitigation measures.

3.182 Watton town centre is located to the west of the town and forms the historic core of the town. The majority of the the town centre is included within a conservation area, and this is the focus for the town's listed buildings.

Picture 3.1 Summary of Watton Allocations



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Watton Housing Allocation 1

Land off Saham Road (LP[104]008 & LP[104]019)

Land amounting to 6.6ha is allocated for residential development of at least 160 dwellings. Development will be permitted subject to compliance with the following criteria:

1. Vehicular access to the site is provided from Saham Road with a link road through to a further vehicular access off Sharman Avenue;
2. Implementation of a package of transport mitigation measures to the satisfaction of Norfolk County Council Highway Authority;
3. Appropriate density to respond to the surrounding development with lower density development located on site 019 to reflect the edge of settlement rural location;
4. Retention and enhancement of native hedgerow and trees on the outer edge of the site boundary. A landscaping buffer should be provided at the north and east boundary of the site to respond to the rural setting;
5. Provision of 1 Local Equipped Area for Play (LEAP);
6. Consideration of the gas pipeline on the site frontage adjacent to Saham Road;
7. Submission of a coordinated scheme for the design and layout of the entire site;
8. Appropriate sustainable surface water attenuation measures are provided, and where possible included as part of landscaping schemes;
9. a pre-application enquiry with Anglian Water Services is required for this site in accordance with the Water Cycle Study to demonstrate that sufficient capacity is available to transfer wastewater for treatment. Where insufficient capacity within the wastewater network is identified, financial contributions may be sought;
10. Any development proposal should protect and enhance the wider setting of the Conservation Area, listed buildings and non-designated heritage assets. The scheme design proposal will be informed by a detailed appraisal of the assets' significance; and
11. Submission of a project level Habitats Regulation Assessment to determine the impact of proposed development on Breckland SPA/SAC and to assess habitat suitability, the need for additional survey work and mitigation strategies where required.

3.183 The site comprises two adjoining sites currently undeveloped and categorised as grade 3 agricultural land. The site is to the north west of Watton and has access onto Saham Road and Sharman Avenue. The site presents the opportunity to create a comprehensive development incorporating a link road and has good pedestrian and cycle access to the town centre.

3.184 The site is in relatively close proximity to the services and facilities within the town, including the town centre, schools and general employment areas. The site is located within a character area with a moderate to high sensitivity to change. The rural edge of settlement location should be taken into account in the design and layout of the scheme, and in the density of development. Retention of native boundary hedgerow and trees in addition to a further landscape buffer on the north and east boundary of the site will help to protect the rural character of this area of Watton.

3.185 NCC highways have indicated that improvements to the B1108 and Saham Road junction will be required and therefore a package of transport mitigation measures will be sought. Furthermore there is also a gas pipeline located at the front of the site which would need to be taken into consideration.

3.186 Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken to inform an appropriate design response. In this particular instance, respecting the nearby non designated heritage assets and conservation area will be additional factors in the formation of proposals.

Watton Housing Allocation 2

Land north of Norwich Road, Watton (LP[104]015)

Land amounting to 2.7ha is allocated for residential development of at least 45 dwellings and at least 60 bed care home. Development will be permitted subject to compliance with the following criteria:

1. Vehicular access to the site is provided from Norwich Road;
2. Implementation of transport mitigation measures to the satisfaction of Norfolk County Council Highway Authority;
3. Appropriate density to respond to the surrounding development;
4. Retention and enhancement of native hedgerow and trees on the north-east site boundary to form a landscaping buffer which responds to the rural setting and protects the setting of the adjacent listed building;
5. A further landscaping buffer is required on the eastern boundary of the site to provide screening from the adjacent business park. Additional mitigation measures may be required to ensure the protection of residential amenity from the adjacent business park, in line with Policy COM 03;
6. Provision of 1 Local Area for Play (LAP);
7. Appropriate sustainable surface water attenuation measures are provided, and where possible included as part of landscaping schemes;
8. A pre-application enquiry with Anglian Water Services is required for this site in accordance with the Water Cycle Study to demonstrate that sufficient capacity is available to transfer wastewater for treatment. Where insufficient capacity within the wastewater network is identified, financial contributions may be sought; and
9. Any development proposal should protect and enhance the setting of the Grade II listed building: Rokeles Hall. The scheme design proposal will be informed by a detailed appraisal of the assets' significance.
10. Submission of a project level Habitats Regulation Assessment to determine the impact of proposed development on Breckland SPA/SAC and to assess habitat suitability, the need for additional survey work and mitigation strategies where required.

3.187 The site comprises agricultural land which is sited between existing residential areas to the west and north and a small business park to the east. The site has good access to Norwich Road and is accessible to the town centre and associated facilities.

3.188 The demography of the District supports the need for consideration of other forms of housing to support an ageing population as detailed in the CNSHMA. This site offers the opportunity to deliver a new care home in a sustainable location in one of Breckland's Market Towns, helping to provide choice for older people and to meet identified need within the Central Norfolk Housing Market Area.

3.189 The site would constitute infill development, providing a natural extension to the north of Norwich Road. Due to the existing mature vegetation on the site boundary, development of the site would have a minimal impact on the wider countryside.

3.190 The location of the business park to the east of the site requires consideration in any development proposal to ensure that adjacent uses don't have an adverse impact on the amenity of new residents.

3.191 Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken to inform an appropriate design response. In this particular instance, respecting the nearby designated heritage asset: Rokeles Hall is an additional factor in the formation of proposals.

Ashill

3.192 Ashill is identified as a Local Service Centre through the locational strategy and it will see 10% growth through the plan period to 2036, providing an additional 90 dwellings over the plan period to 2036. Of this 90 there are currently 22 completions and 49 commitments (including a decision to grant subject to S.106), meaning that the new allocation for the remainder of the Local Plan Period to 2036 is 20.

3.193 Planning Permission has recently been granted (November 2016) for residential development on land adjacent to the community centre along Hale Road. A further planning application at the Willows on Hale Road has decision to grant subject to a Section 106 agreement. These are now reflected by a change to the settlement boundary instead of allocations.

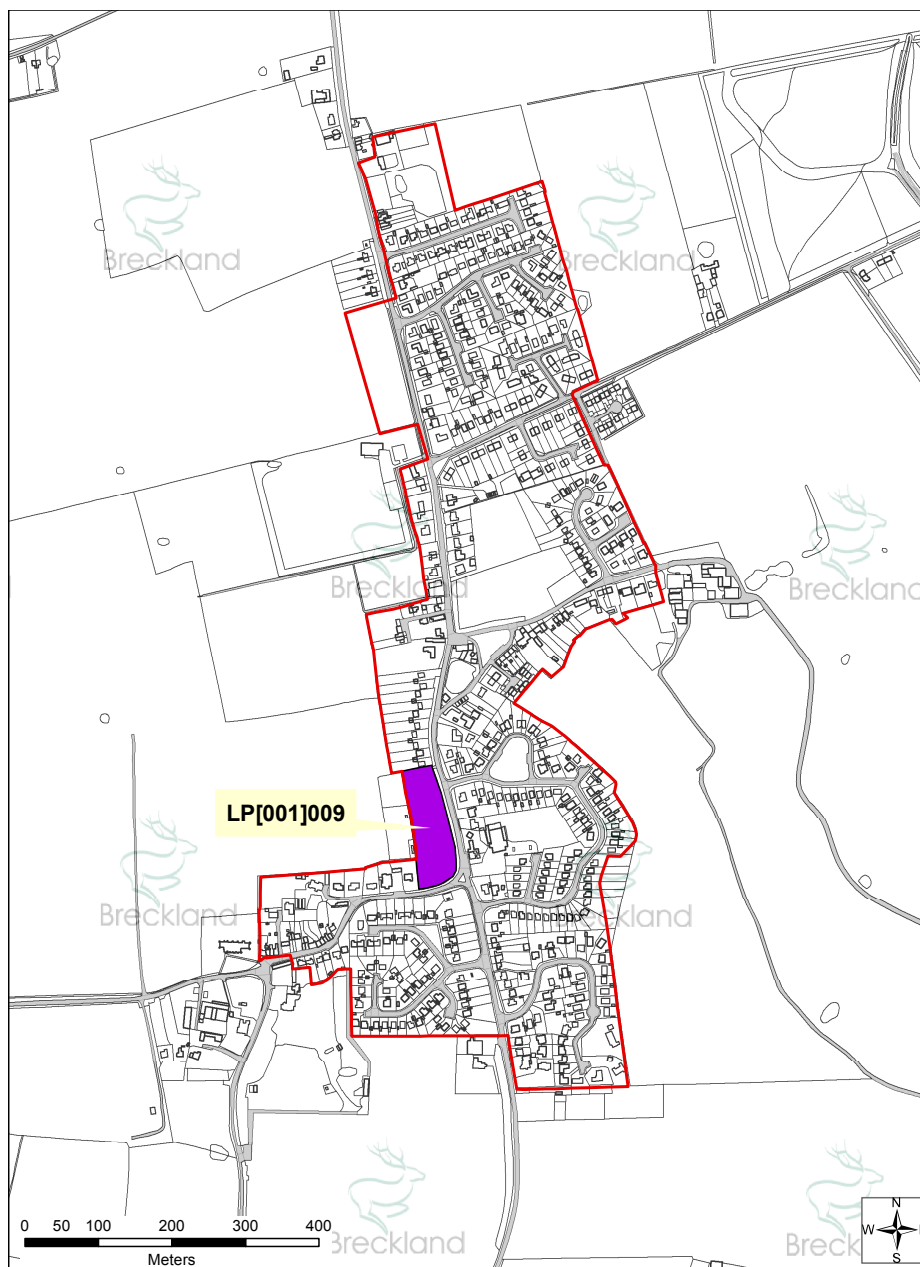
3.194 The 2011 Census showed that there was a population of 1411. Ashill was identified as a Local Service Centre through the Core Strategy and continues to be identified as a Local Service Centre village through the Local Plan as it meets the criteria by having the following services:

- Ashill VC Primary School;
- Ashill Food and Wine Newsagents;
- McTaggarts Freehouse and Ashill Community Centre;
- Regular bus service to Swaffham and Watton; and
- From IDBR (2016) shows that there are 22 registered businesses within the parish.

3.195 The Breckland Landscape Character Assessment shows that most of the land surrounding the village is situated within the Landscape Character Area 'Shipdham Plateau'.

3.196 The land surrounding Ashill is of grade 3 agricultural quality.

Map 3.3 Summary of Ashill Allocations



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Ashill Housing Allocation 1

Land between Church Street and Hale Road (LP[001]009)

Land amounting to approximately 0.8 hectares is allocated for a residential development of at least 20 dwellings (average density 25 dwellings per hectare). Development will be subject to compliance with adopted Local Plan policies and:

1. Development should provide equivalent sized allotment land that is both suitable and accessible;
2. The scheme design, whilst preserving and enhancing, is complementary to the special interest of the existing designated and non-designated heritage assets. The scheme design proposal will be informed via a detailed appraisal of the assets' significance;
3. Facilitate a safe crossing point on Hale Road;
4. Provision of safe highway access from Hale Road; and
5. A pre-application enquiry with Anglian Water Services is required for this site in accordance with the Water Cycle Study to demonstrate that sufficient capacity is available to transfer wastewater for treatment. Where insufficient capacity within the wastewater network is identified, financial contributions may be sought.

3.197 The site is situated upon 0.8 hectares of Grade 3 allotment land within the existing settlement boundary. The site is located within the centre of Ashill and, as such, has good access to the local shop, primary school, public transport and community facilities. The southern boundary of the site fronts onto Church street while the eastern boundary fronts onto Hale Road. There is existing linear development to the north and south of the site with Ashill VC Primary school to the east between cul-de-sac development. Natural screening to the west of the site is good due to mature trees and hedging.

3.198 The site has very few constraints. The site is currently situated on allotment land, which would need to be re-provided in a suitable and accessible location.

3.199 The Historic Characterisation Study, 2017, indicated that development proposals must respect the setting of the nearby non-designated heritage asset and respect the views to the Grade I listed Church of St. Nicholas. A non-designated heritage asset is defined in the Government's Planning Practice Guidance as 'buildings, monuments, sites, places, areas or landscapes identified by local planning authorities as having a degree of significance meriting consideration in planning decisions but which are not formally designated'. The 19th Century school with attached master's house is identified within the study as a non-designated heritage asset. Due to the location of this site in relation to designated and non-designated heritage assets, the scheme design proposal will need to be informed via a detailed appraisal of the asset's significance.

Banham

3.200 Banham is identified as a Local Service Centre through the locational strategy and it will see 10% growth through the plan period, providing an additional 118 dwellings over the plan period to 2036. Of this 118 there are currently 16 completions and 60 commitments, meaning that the new allocation for the remainder of the Local Plan Period to 2036 is 42.

3.201 The 2011 Census showed that there was a population of 1481. Banham is identified as a Local Service Centre village through the Local Plan as it meets the criteria by having the following services:

- Banham Community Primary School;
- Post Office;
- Banham Barrel, Village Hall, Shop;
- Bus service to Norwich, Diss and Quidenham; and
- The Inter-Departmental Business Register (2016) shows 45 businesses within the parish. Larger employers include Banham Zoo.

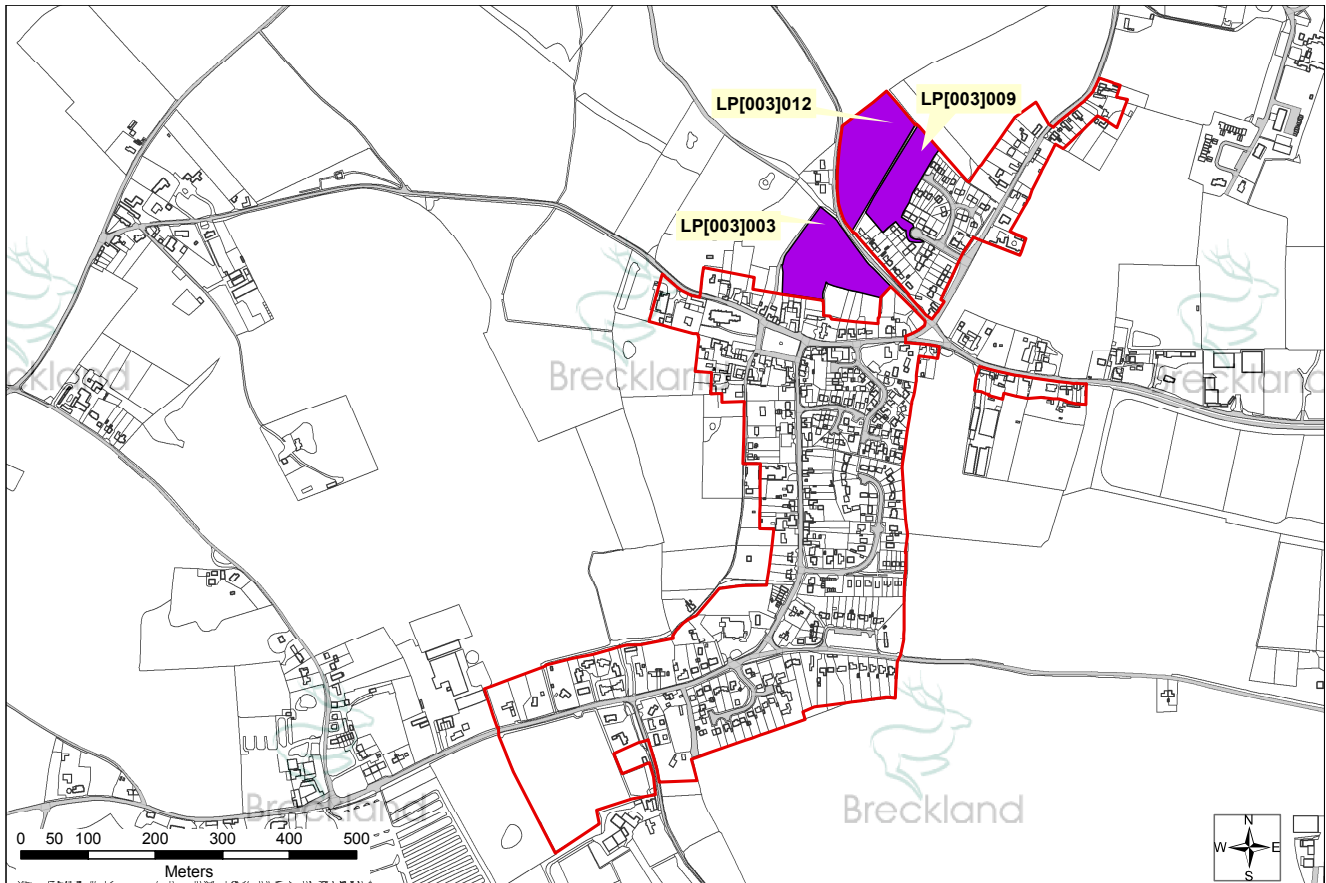
3.202 Banham has a rich historic environment with an extensive conservation area with a number of listed buildings.

3.203 The Breckland Landscape Character Fringe Assessment shows that the land surrounding the village is situated within the Landscape Character Area 'The Buckenham Tributary Farmland' and of Moderate/High Landscape sensitivity.

3.204 The majority of the settlement is situated upon Grade 3 Agricultural Land with a small area of Grade 2 to the north of the settlement and a small area of Grade 4 Agricultural Land to the north west.

3.205 Banham Zoo operates as a significant tourist attraction and local employer within the Parish. Applications for non-operational 'enabling' development which supports the retention, enhancement or expansion of these facilities will be considered in line with relevant strategic policies in this plan.

Map 3.4 Summary of Banham Allocations.



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Banham Housing Allocation 1

Land adjacent to Gaymer Close and to the south of Greyhound Lane (LP[003]003, LP[003]009 & LP[003]012)

Land amounting to 3.2 ha is allocated for a residential development of at least 42 dwellings. A minimum of 1 ha of open space including a children's play facility will be provided on land to the south of Greyhound Lane (LP[003]003). Development will be subject to compliance with the following criteria:

1. Access to residential development to be provided from Wayland Way including associated improvements to the local highway and footway provision to the satisfaction of Norfolk County Council as Highway Authority, including a footpath link from the housing development to Greyhound Lane;
2. Appropriate density to reflect and respect existing development;
3. Appropriate use of height and scale to ensure the site's position as a gateway to the settlement;
4. Retention of native hedgerow and trees on the site boundary, where appropriate, with further natural screening to be provided on the north west boundary of the residential site;
5. Development proposals should seek to protect and enhance the setting of Banham Conservation Area;
6. Appropriate sustainable surface water attenuation measures are provided, and where possible included as part of landscaping schemes;
7. Subject to provision of equivalent replacement new open space of a minimum of 0.75ha including a Local Area for Play (LAP) on land south of Greyhound Lane (LP[003]003). The risk of surface water flood and fluvial flood risk is required to be addressed in the planning application, and appropriate solutions implemented to improve drainage and ground conditions to enable the open space and LAP to be in use throughout the year; and
8. A pre-application enquiry with Anglian Water Services is required for this site in accordance with the Water Cycle Study to demonstrate that sufficient capacity is available to transfer wastewater for treatment. Where insufficient capacity within the wastewater network is identified, financial contributions may be sought.

3.206 The site comprises three parcels of land which total approximately 3.2ha. All parts of the site are within 800m (10 minutes walking distance) to key services, meaning that the site is sustainable and will limit the use of personal car journeys.

3.207 Land adjacent to Gaymer Close is located adjacent to existing development on Wayland Way which forms the access to the site. The eastern part of the site (0.75ha) is currently used as open space. At present there is no physical infrastructure or child play equipment on site.

3.208 Land to the south of Greyhound Lane is situated upon 1.2 hectares of Grade 2 agricultural land to the north west of the existing settlement boundary. There is existing development to the north, south and east of the site with agricultural land to the west. This site is within Banham Conservation Area. The site is subject to constraints in terms of access, fluvial flood risk (partly within zone 3a) and surface water flood risk and therefore is considered unsuitable for residential development.

3.209 A landowner agreement for the three parcels of land has presented the opportunity to improve the open space and play facilities for the village by relocating the equivalent area of open space on the land to the south of Greyhound Lane. The existing open space and adjacent undeveloped agricultural land is suitable for a development of 42 dwellings. A footpath link from the proposed new housing development to the new open space on Greyhound Lane will ensure new residents have good access to open space.

3.210 Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken as to inform an appropriate design response. In this particular instance, the setting of the conservation area will be an additional factor in the formation of proposals.

Bawdeswell

3.211 Bawdeswell is identified as a Local Service Centre through the locational strategy and it will see 10% growth through the plan period, providing an additional 36 dwellings over the plan period to 2036. Of these 36, there are currently 6 completions, meaning that the new allocation for the remainder of the Local Plan Period to 2036 is 30.

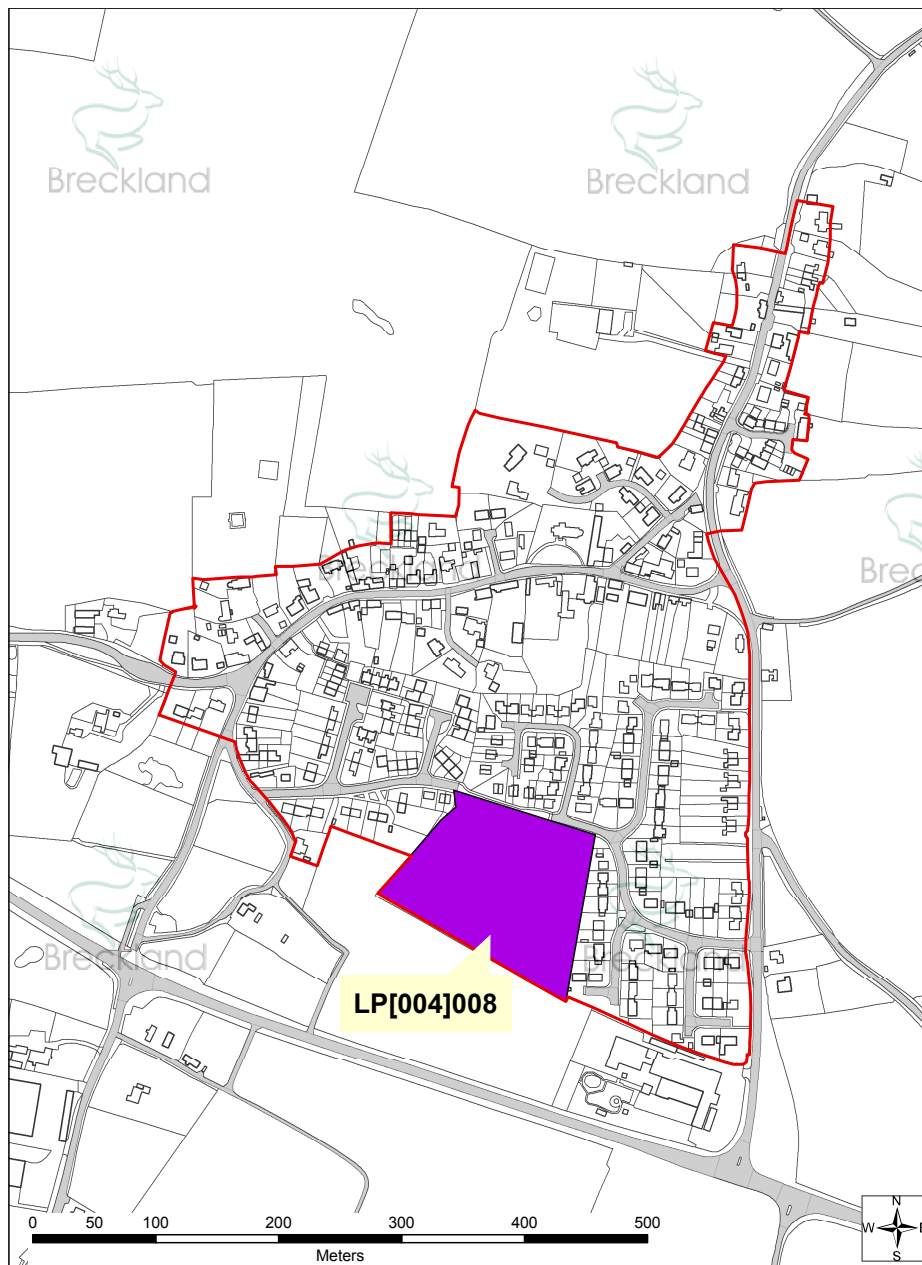
3.212 The 2011 Census showed that there was a population of 828. Bawdeswell is identified as a new Local Service Centre village as it meets the criteria by having the following services:

- Bawdeswell Community Primary School;
- McColls Shop;
- The Old Workhouse & Village Hall;
- X29 bus service with two hourly journeys between Norwich and Fakenham; and
- The Inter-Departmental Business Register (2016) shows 23 businesses within the parish. Larger employers within the parish include Bawdeswell Garden Centre, including the Bluebell Square Shopping Centre.

3.213 Bawdeswell has a rich historic environment with an extensive conservation area and a number of listed buildings around the church.

3.214 The Breckland Landscape Character Assessment shows that the settlement is located within the character area 'Wensum and Tud Settled Tributary Farmland', where development will have to be taken into consideration. The majority of the settlement is situated upon Grade 3 Agricultural Land with Grade 2 Agricultural land to the south, east and west.

Map 3.5 Summary of Bawdeswell Allocations.



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Bawdeswell Housing Allocation 1

Land off Hall Road (LP[004]008)

Land amounting to 1.7 hectares is allocated for a residential development of at least 36 dwellings. A Local Area for Play (LAP) should be provided on the site along with related landscaping. Development will be subject to compliance with the following criteria:

1. Provision of safe highways access from Hall Road;
2. Appropriate density and scale to reflect and respect existing development; and
3. Retention of important trees and hedgerows. Screening should be provided to the south of the site.

3.215 This is a greenfield site located to the south of Bawdeswell. The site is located adjacent to existing residential development off Hall Road and Paradise Lane. The site is therefore closely related to the built form of the village. The site itself is well related to the services and facilities within Bawdeswell. The school, public house, convenience shop, garden centre, cafe, shop and community facilities are all within walking distance. In addition the site is well related to the bus stops.

3.216 To the south of the site is Fakenham Road (A1067), which is the main road between Fakenham and Norwich. The site would be visible from the A1067, however it would be separated from it by other fields. Appropriate native screening should be provided on this boundary.

3.217 The site benefits from very limited constraints. The historic characterisation study highlights that development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. Furthermore, a pre-application enquiry with Anglian Water Services is required for this site in accordance with the Water Cycle Study to demonstrate that sufficient capacity is available to transfer wastewater for treatment. Where insufficient capacity within the wastewater network is identified, financial contributions may be sought.

Garboldisham

3.218 Garboldisham is identified as a Local Service Centre through the locational strategy and it will see 10% growth through the plan period, providing an additional 43 dwellings over the plan period to 2036. Of these 43 there are currently 6 completions and 3 commitments, meaning that the new allocation for the remainder of the Local Plan Period to 2036 is 35.

3.219 The 2011 Census showed that there was a population of 969. Garboldisham is identified as a Local Service Centre village through the Local Plan as it meets the criteria by having the following services:

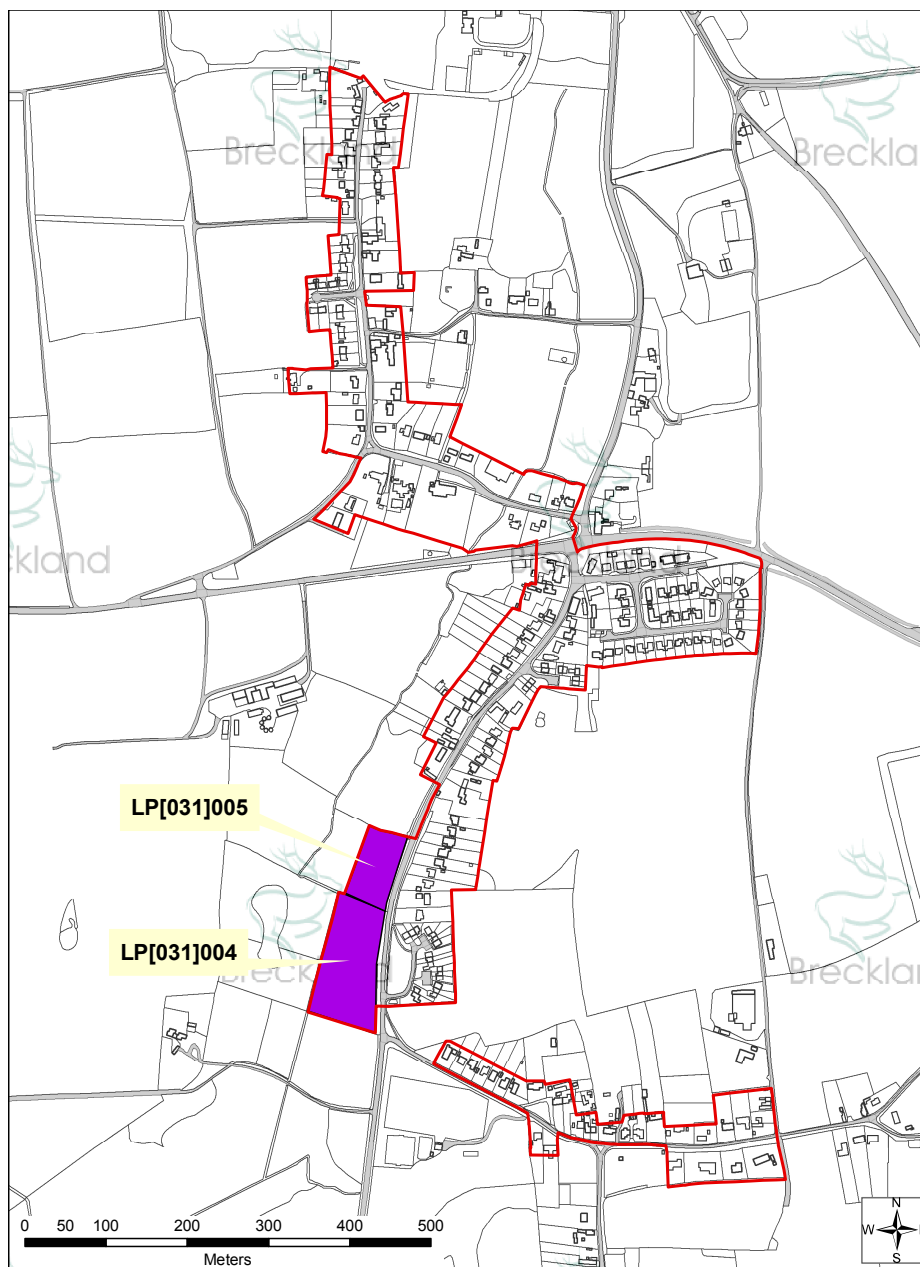
- Garboldisham CE VC Primary School;
- Shop and Post Office;
- Village Hall;
- The Fox Public House - recently re-opened as an asset of community value, currently operating friday-sunday.
- Bus service to Bury St Edmunds; and
- There are 25 businesses in the inter-departmental business register 2016. The largest employer within the village is Mervyn Lambert Plant Hire.

3.220 Garboldisham has a rich historic environment with an extensive conservation area with several listed buildings.

3.221 The Breckland Landscape Character Fringe Assessment shows that the land to the north and south of the village is situated within the Landscape Character Area 'The Brecks – Heathland with Plantation,' a small section of land to the north east is situated within the Landscape Character Area 'North Lopham Plateau' and the west and south west of the village is situated within the Landscape Character Area 'Little Ouse Tributary.'

3.222 The Water Cycle Study (WCS) has indicated that the Waste Water Treatment Works which serve the village do not currently have available flow headroom at the discharge point into the Little Ouse, to accommodate the growth proposed within the Local Plan. Improvements would therefore be needed to the treatment works. The WCS has indicated that a technically feasible engineering solution can be delivered to accommodate all of the growth proposed. The upgrades are within the limit of conventional treatment and should be included within Anglian Water's business plan going forward.

Map 3.6 Summary of Garboldisham Allocations



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Garboldisham Housing Allocation 1

Land to the west of Hopton Road (LP[031]004 and LP[031]005)

Land amounting to approximately 1.45 hectare is allocated for residential development of at least 35 dwellings. A minimum of 1 Local Area for Play (LAP) will be provided within the site, alongside related landscaping and facilities. Development will be subject to compliance with the following criteria:

1. Provision of safe highways access from Hopton Road;
2. Provision of improvements to the footpath network to provide safe pedestrian access on Hopton Road;
3. Appropriate density to reflect and respect existing development;
4. A masterplan approach should be included to ensure a cohesive development, with particular regard to respecting site levels and landscape;
5. A site specific flood risk assessment should be included with the planning application. Appropriate sustainable surface water attenuation measures should be provided within the site. Where possible this should be included as part of the landscaping scheme;
6. A pre-application enquiry with Anglian Water Services is required for this site in accordance with the Water Cycle Study to demonstrate that sufficient capacity is available to transfer wastewater for treatment. Where insufficient capacity within the wastewater network is identified, financial contributions may be sought;
7. The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. Any future development on this site will need to address the requirements of Norfolk Minerals and Waste Core Strategy Policy CS16 - 'safeguarding' in relation to mineral resources; and
8. Appropriate use of height and scale to ensure the site's position as a key gateway to the settlement.

3.223 This is a greenfield site, located on grade 4 agricultural land to the south of Garboldisham on Hopton Road. The site is situated within a gateway location into Garboldisham from Suffolk. The Development along Hopton Road is predominantly linear in nature, and characterised by detached dwellings. This site is opposite Thomas Bole Close, which includes terraced properties around a central area of open space. Land to the west and south of the site is in agricultural use. The site is closely related to the recreation ground within Garboldisham. The other services and facilities within the village are located within walking distance of this site.

3.224 The principal highways and pedestrian access to the site will be provided from Hopton Road. Improvements will be required to ensure suitable viability splays and connection to the footpath network along Hopton Road.

3.225 The historic characterisation study has indicated that development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken to inform an appropriate design response. This site will need to be designed and developed in tandem with site LP[031]005 due to shared complexities relating to site levels and landscape impact. A masterplan approach to the development is therefore required.

3.226 The water cycle study has indicated the need for improvements to the Garboldisham Waste Water Treatment Works in order to accommodate the growth levels proposed. The study has stated that these improvements are within conventional treatments. In relation to the waste water network a pre-application enquiry with Anglian Water Services is required for this site in accordance with the Water Cycle Study to demonstrate that sufficient capacity is available to transfer wastewater for treatment. Where insufficient capacity within the wastewater network is identified, financial contributions may be sought.

3.227 The sequential test has indicated that the western boundary of this site is subject to 1 in 1000 and, to a lesser extent, 1 in 100 year flood events. A site specific flood risk assessment should be included with any application to address issues of surface water flooding and appropriate mitigation requirements. The extent and location of the surface water flooding along the western boundary will need to be taken into consideration through the layout of the scheme. The use of SUDs should be implemented to manage increased run off from new development.

Great Ellingham

3.228 Great Ellingham is identified as a Local Service Centre through the locational strategy and it will see 10% growth through the plan period, providing an additional 88 dwellings over the plan period to 2036. There are currently 19 completions and 165 commitments (including 75 with decision to grant subject to a Section 106 legal agreement), meaning that Great Ellingham has already exceeded the numbers required over the plan period and, as a result, it is not proposed to allocate further sites through this plan.

3.229 The 2011 Census showed that there was a population of 1132. Great Ellingham is identified as a Local Service Centre village through the Local Plan as it meets the criteria by having the following services:

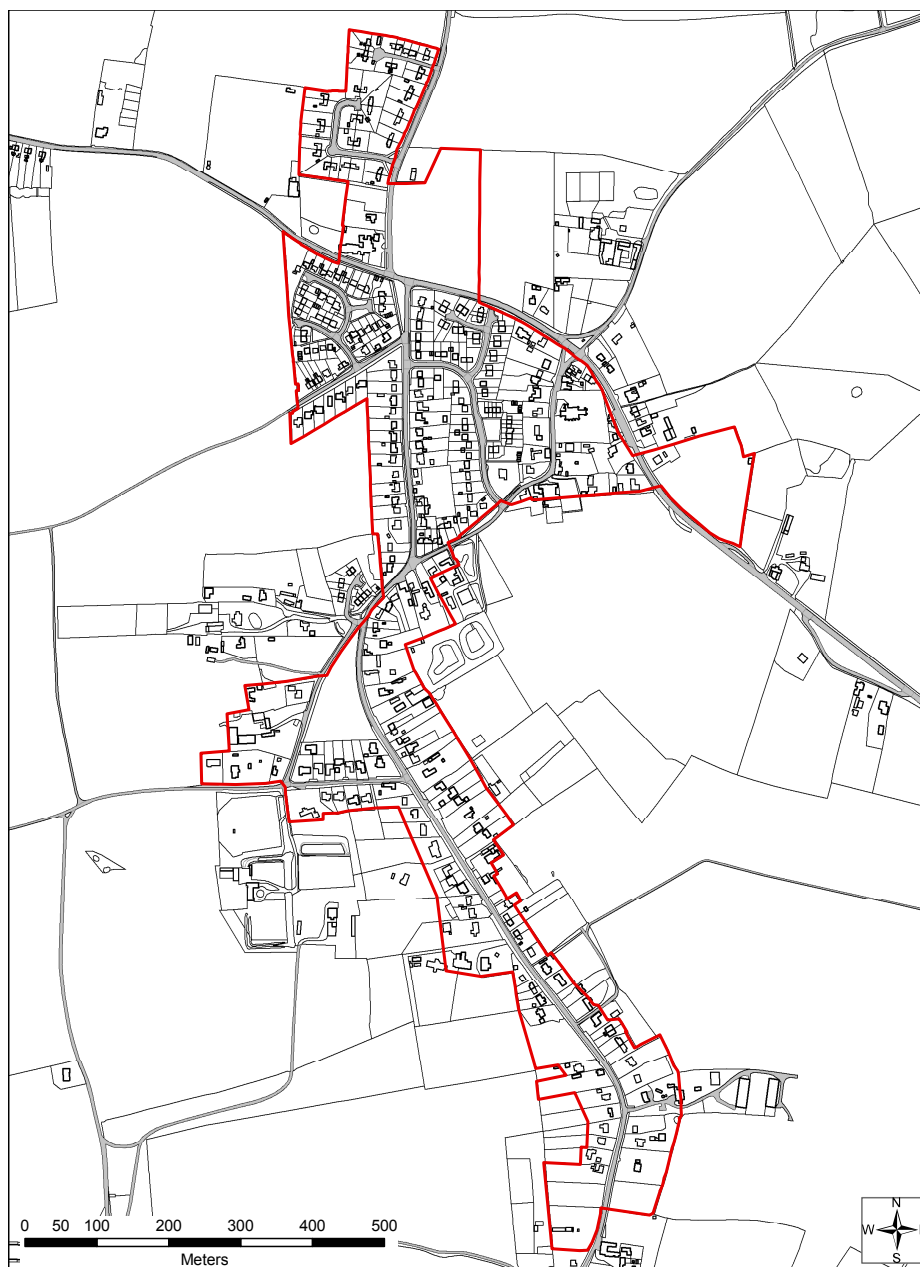
- Great Ellingham Primary School;
- Great Ellingham Village Stores and Post Office;
- The Crown Public House, Village Hall;
- Bus service to Attleborough and Norwich; and
- From IDBR Data (2016) there are 55 registered businesses.

3.230 Great Ellingham has several listed buildings within and around the settlement.

3.231 The Breckland Landscape Character Fringe Assessment shows that the north of village is situated within the Landscape Character Area 'Watton Ridge Plateau' and the south of the village is situated within the Landscape Character Area 'River Thet Tributary Farmland.' Both are of moderate sensitivity.

3.232 Land to the south of the settlement is predominantly of Grade 3 quality agricultural land while most of the area to the north is of Grade 2 quality.

Map 3.7 Great Ellingham Settlement Boundary



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Harling

3.233 Harling is identified as a Local Service Centre through the locational strategy and it will see 10% growth through the plan period to 2036. The village will provide an additional 242 dwellings over the plan period to 2036. Of these 242, there are currently 97 completions and 60 commitments, meaning that the new allocation for the remainder of the Local Plan Period to 2036 is 85.

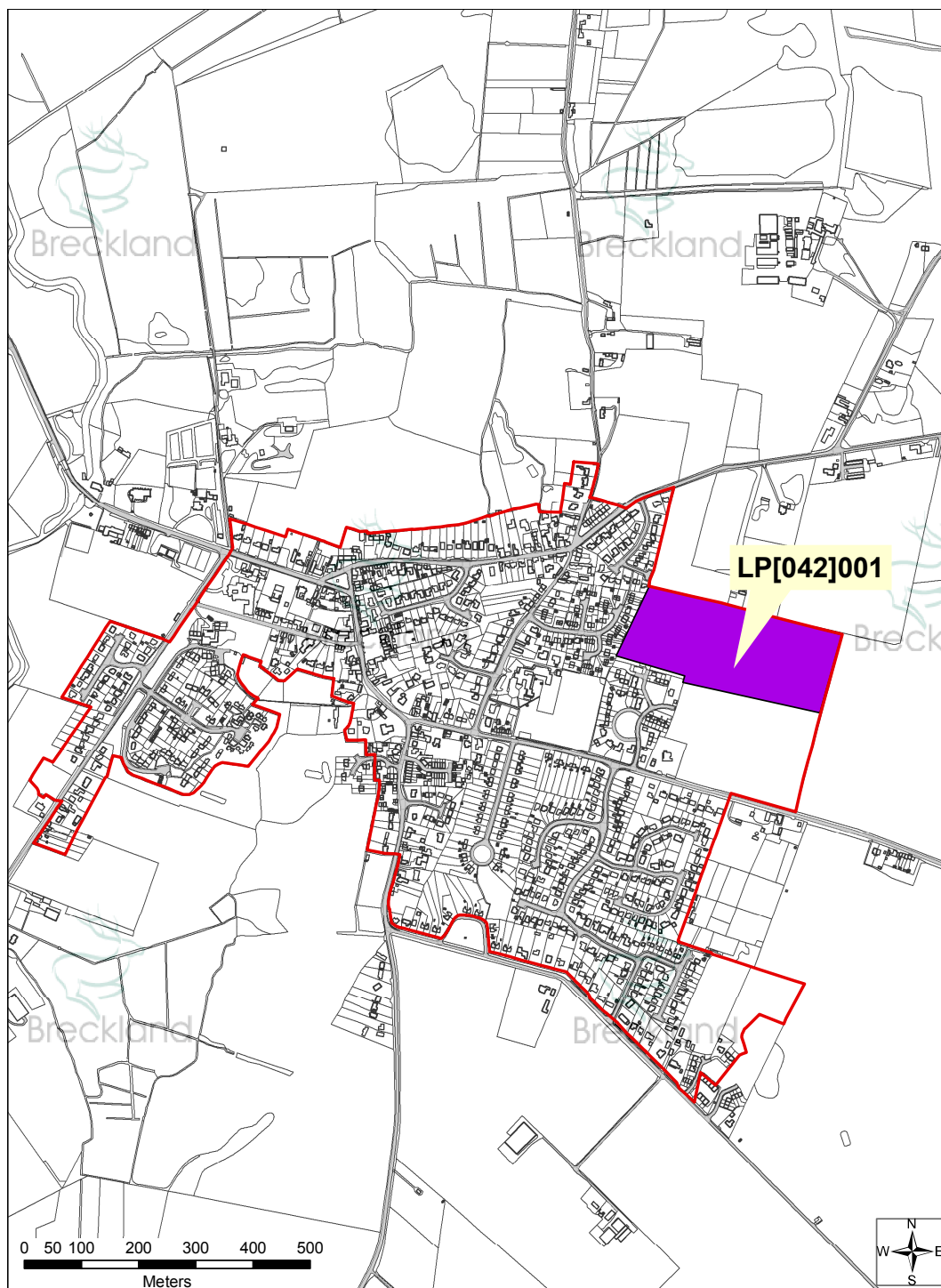
3.234 The 2011 Census showed that there was a population of 2142. East Harling was previously allocated for development through the Core Strategy and Development Control Policies DPD with a single site for 50 dwellings which has the benefit of planning permission and is now being built out. East Harling is identified as a Local Service Centre village as it meets the criteria by having the following services:

- East Harling Primary School and Nursery;
- East Harling Shopper, Butchers, Fish and Chip Shop;
- The George & Dragon Public House, the Old Swan Public House, Doctors and Village Hall;
- No.10a bus service between Harling and Norwich; and
- The Inter-Departmental Business Register (2016) shows there are 85 registered businesses in Harling. Additionally there is significant employment at Roudham (less than 2km from East Harling village).

3.235 The Breckland Landscape Character Assessment Fringe Study shows that most of the land surrounding the village is of moderate sensitivity (East Harling Heathlands). There is an area of moderate-high sensitivity to the west/south west (Middle Harling Valley Floor) and an area of high landscape sensitivity to the north of the settlement (East Harling Fen).

3.236 The land to the east of Harling is predominantly Grade 3 agricultural land with the land to the west being Grade 4 agricultural land.

Figure 3.2 Summary of the Harling Allocations.



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Harling Housing Allocation 1

Land off Kenninghall Road (LP[042]001)

Land amounting to approximately 5.3 hectares is allocated for a residential development for at least 85 dwellings. Development will be subject to compliance with the following criteria:

1. The provision of safe access to the site from Kenninghall Road. Access should be provided through the existing development to the south of the site;
2. Retention and enhancement of trees and hedgerows to provide screening;
3. The layout and design of the site will have regard to adjoining development, particularly in regard to density, massing and scale;
4. A pre-application enquiry with Anglian Water Services is required for this site in accordance with the Water Cycle Study to demonstrate that sufficient capacity is available to transfer wastewater for treatment. Where insufficient capacity within the wastewater network is identified, financial contributions may be sought; and
5. The development will provide a Locally Equipped Area for Play (LEAP) on site along with related landscaping and facilities.

3.237 The site is an arable field which is classified as grade 3 agricultural land. The site is well related to the built extent of Harling, existing residential development is located to the west and south-west. The primary school is also located to the south-west of the site. Land directly to the south of the site has planning permission under application 3PL/2014/0620/F for 37 dwellings. Access to the site will be required to be met through the existing development to the south of the site, off Kenninghall Road.

3.238 The site benefits from very limited constraints. The site is considered to be in a sustainable location, with good access to services and facilities within the village. The Breckland Historic Characterisation Study noted that the development proposal for the site should demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. Development of the site should have regard to the surrounding densities.

3.239 Due to the size of the site it would be expected to provide onsite open space facilities. This should include as a minimum, a Locally Equipped Area for Play (LEAP).

Hockering

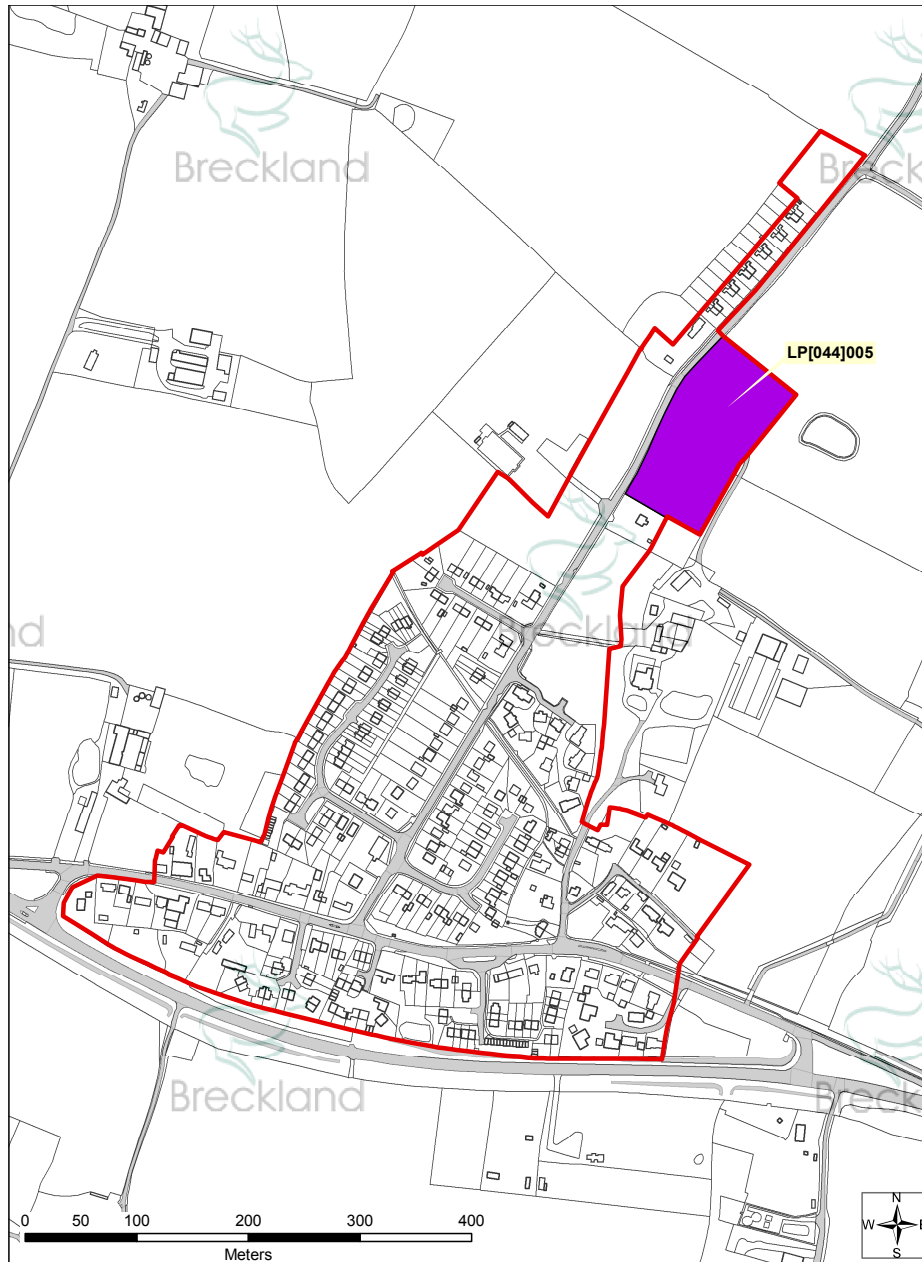
3.240 Hockering is identified as a Local Service Centre through the locational strategy and it will see 10% growth through the plan period 2036. The village will provide an additional 68 dwellings over the plan period to 2036. Of these 88 there are currently 6 completions and 57 commitments, meaning that the new allocation for the remainder of the Local Plan period to 2036 is 25.

3.241 The 2011 Census showed that there was a population of 711. Hockering is identified as a Local Service Centre village through the Local Plan as it meets the five criteria by having the following services:

- Hockering Primary School;
- Shop and Post Office;
- The Victoria Public House, Village Hall;
- The village is located on the X1 bus route, which provides an hourly service between Dereham and Norwich; and
- The Inter-Departmental Business Register (2016) shows 19 businesses within the parish.

3.242 The Breckland Landscape Character Assessment shows that the entire village is situated within the Landscape Character Area 'River Tud'. Hockering Wood, situated to the north west of the settlement, is an ancient woodland and a designated SSSI.

Map 3.8 Summary of the Hockering Allocations.



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Hockering Residential Allocation 1

Residential Allocation - Land to the east of Heath Road (LP[044]005)

Land amounting to approximately 1.2 ha is allocated for a residential development of at least 25 dwellings. Development will be subject to compliance with the following criteria:

1. Access to the site is from Heath Road;
2. Retention of existing boundary native hedgerow and trees, where possible, to act as screening from the wider landscape and for ecological benefit;
3. Appropriate density to reflect and respect existing development;
4. Appropriate use of height and scale to ensure the site's position as a key gateway to the settlement;
5. a pre-application enquiry with Anglian Water Services is required for this site in accordance with the Water Cycle Study to demonstrate that sufficient capacity is available to transfer wastewater for treatment. Where insufficient capacity within the wastewater network is identified, financial contributions may be sought.

3.243 The site is situated upon 0.8 hectares of agricultural land of Grade 3 quality. This site was originally submitted as part of a significantly larger site, however this has been reduced to reflect the housing target within the village. The site is located to the north of Hockering with access onto Heath Road. Planning approvals have recently been granted on land to the west of Heath Road.

3.244 The site is located on a gateway into the village from the north and the scale of the development should reflect this location. Adjacent to the site is the playing field and there are good links into the village from the site.

3.245 Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this particular instance, respecting the topography of the land and the views of the landscape to the west will be additional factors in the formation of proposals.

3.246 No fundamental constraints to the delivery of the site were identified through the site assessments.

Kenninghall

3.247 Kenninghall is identified as a Local Service Centre through the locational strategy and it will see 10% growth through the plan period 2036. The village will provide an additional 68 dwellings over the plan period to 2036. Of these 68, there are currently 25 completions and 7 commitments, meaning that the new allocation for the remainder of the Local Plan Period to 2036 is 36. Due to constraints regarding alternative sites, particularly around the historic environment, it is proposed that only 15 dwellings will be allocated through the Local Plan.

3.248 The 2011 Census showed that there was a population of 941. Kenninghall is identified as a Local Service Centre village through the Local Plan as it meets the criteria by having the following services:

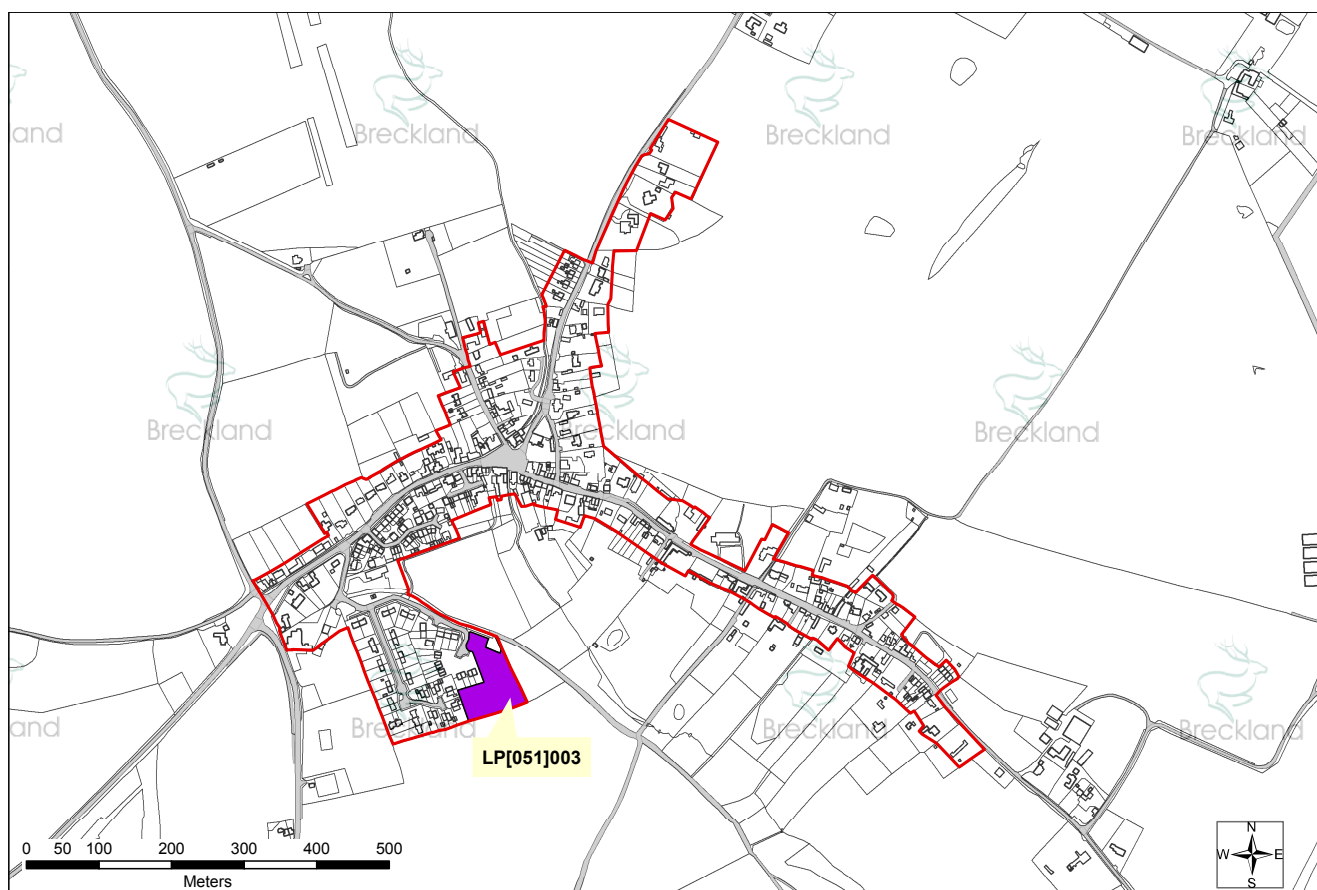
- Kenninghall Primary School;
- Kenninghall Store and Post Office;
- The Red Lion Public House, The White Horse Public House (Closed), Village Hall, Doctors Surgery;
- Bus service to Norwich; and
- From IDBR (2016) there are 38 registered businesses.

3.249 Kenninghall has a rich historic environment with an extensive conservation area with a number of listed buildings.

3.250 The Breckland Landscape Character Fringe Assessment shows that the land to the south and east of the village is situated within the Landscape Character Area 'The Buckenham's Tributary Farmland,' and land to the north and west of the village is situated within the Landscape Character Area 'The Brecks – Heathland with Plantation.'

3.251 The majority of the land surrounding Kenninghall is of grade 3 agricultural quality, with an area of grade 4 land encompassing the east of the settlement.

Map 3.9 Summary of the Kenninghall Allocations.



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Kenninghall Housing Allocation 1

Land off Powell Close (LP[051]003)

Land amounting to approximately 0.6 hectares is allocated for a residential development of at least 15 dwellings. Development will be subject to compliance with adopted Local Plan policies and:

1. The scheme design, whilst preserving and enhancing, is complementary to the special interest of the designated heritage assets and the conservation area. The scheme design proposal will be informed via a detailed appraisal of the assets' significance;
2. Provision of safe highway access onto Powell Close;
3. The layout and design of the site will provide an appropriate response to the established pattern of development at Powell Close;
4. The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. As the site is under 1 hectare it is exempt from the requirements of Norfolk Minerals and Waste Core Strategy Policy CS16 – 'safeguarding', in relation to mineral resources. If the site area is amended in the future to make the area over 1 hectare CS16 will apply; and
5. A pre-application enquiry with Anglian Water Services is required for this site in accordance with the Water Cycle Study to demonstrate that sufficient capacity is available to transfer wastewater for treatment. Where insufficient capacity within the wastewater network is identified, financial contributions may be sought.

3.252 The site is situated upon 0.6 hectares of Grade 3 agricultural land to the south of the existing settlement boundary. There is existing development to the north and west of the site with agricultural land to the south and the east. The site also adjoins the conservation area. Norfolk County Council Highways, through consultation, raised no objection to the site subject to a safe access and adequate visibility.

3.253 The site itself is within 800m (10 minutes walking distance) to key services within the village: Primary school, shop & post office, doctors surgery, village hall and bus stop.

3.254 The site benefits from limited constraints; however, the Historic Characterisation Study (2017) sets out that development proposals "must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this particular instance, the existing pattern of established development will be an additional factor in the formation of proposals".

Litcham

3.255 Litcham is identified as a Local Service Centre through the locational strategy and it will see 10% growth through the plan period, providing an additional 27 dwellings over the plan period to 2036. Of these 27, there are currently 3 commitments and 2 completions, meaning that the new allocation for the remainder of the Local Plan Period to 2036 is 22.

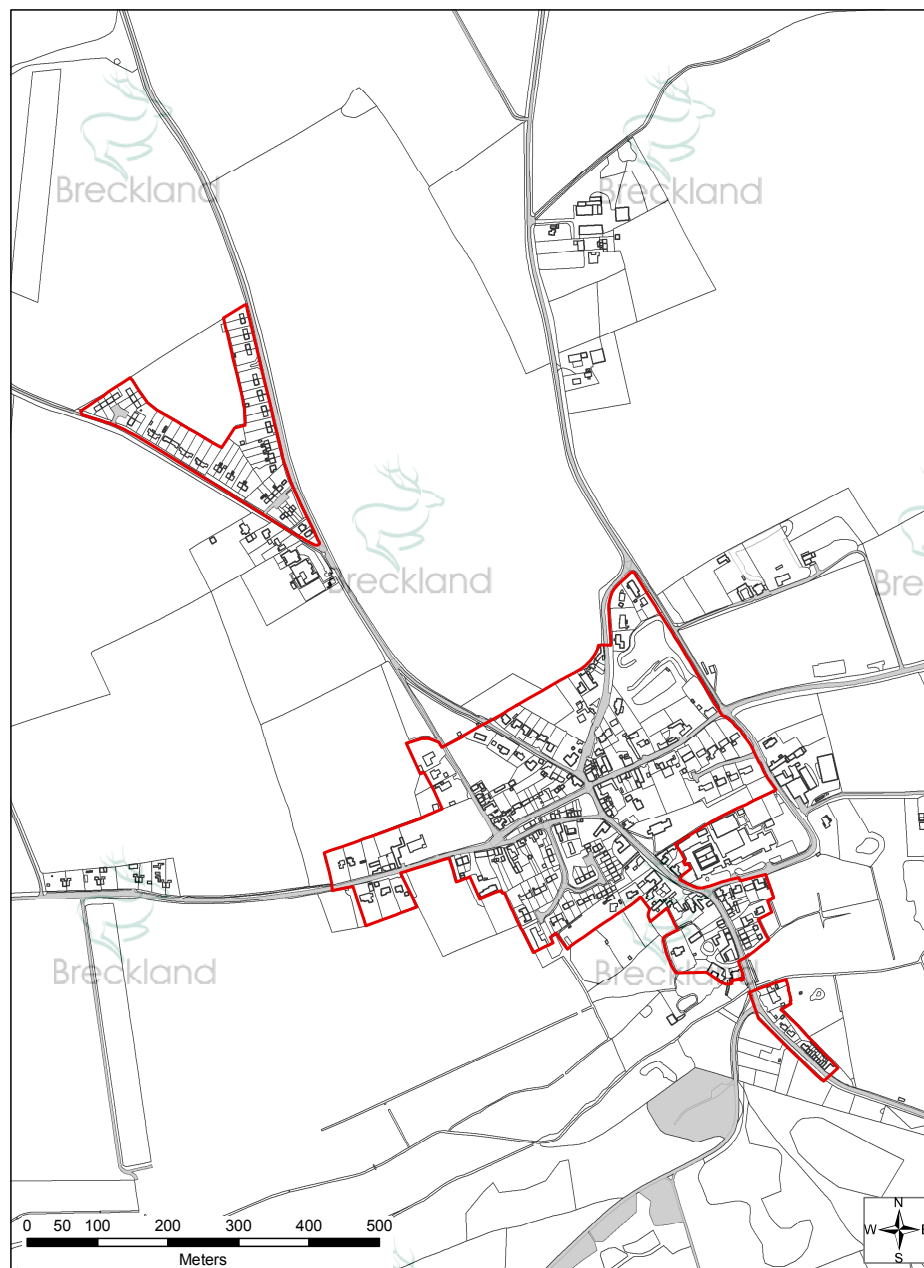
3.256 The 2011 Census showed that there was a population of 618. Litcham was identified as a Local Service Centre through the Core Strategy and continues to be identified as a Local Service Centre village through the Local Plan as it meets the criteria by having the following services:

- Primary school and High School;
- Post Office and General Store;
- The Bull Public House and Restaurant, Village Hall and Litcham Health Centre;
- Good range of bus services; and
- The Inter-Departmental Business Register (2016) shows 22 businesses within the parish.

3.257 Litcham has a rich historic environment with an extensive conservation area and a number of grade II listed buildings along with the 12th century grade I listed church. The Breckland Landscape Character Assessment shows that most of the land surrounding the village is situated within the Landscape Character Area 'River Nar Tributary Farmland'. The majority of the land to the north of Litcham is Grade 2 agricultural land with the land to the south being of Grade 3 agricultural quality.

3.258 As part of the preparation of the Local Plan, earlier iterations have assessed sites for inclusion within the settlement boundary. There are no suitable sites which have been put forward. As such no allocation is included within the Local Plan, but the need is to be met through a criteria based policy, HOU 03.

Map 3.10 Litcham Settlement Boundary.



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Mattishall

3.259 Mattishall is identified as a Local Service Centre through the locational strategy and it will see 10% growth through the plan period, providing an additional 141 dwellings over the plan period to 2036. Of these 141, there are currently 21 completions and 55 commitments, with a further 23 with decision to grant subject to a section 106, meaning that the new allocation for the remainder of the Local Plan Period to 2036 is 42.

3.260 The 2011 Census showed that there was a population of 2617. Mattishall is identified as a Local Service Centre village as it meets the criteria by having the following services:

- Mattishall Primary school;
- Post Office, 2 shops, butchers and a pharmacy;
- Village Hall, Swan Inn, Fish and Chip Shop and Mattishall Sports and Social Club;
- Konnect bus 4 to Norwich, Konnect bus 13a to Easton College; and
- The Inter-Departmental Business Register (2016) shows 79 businesses within the parish.

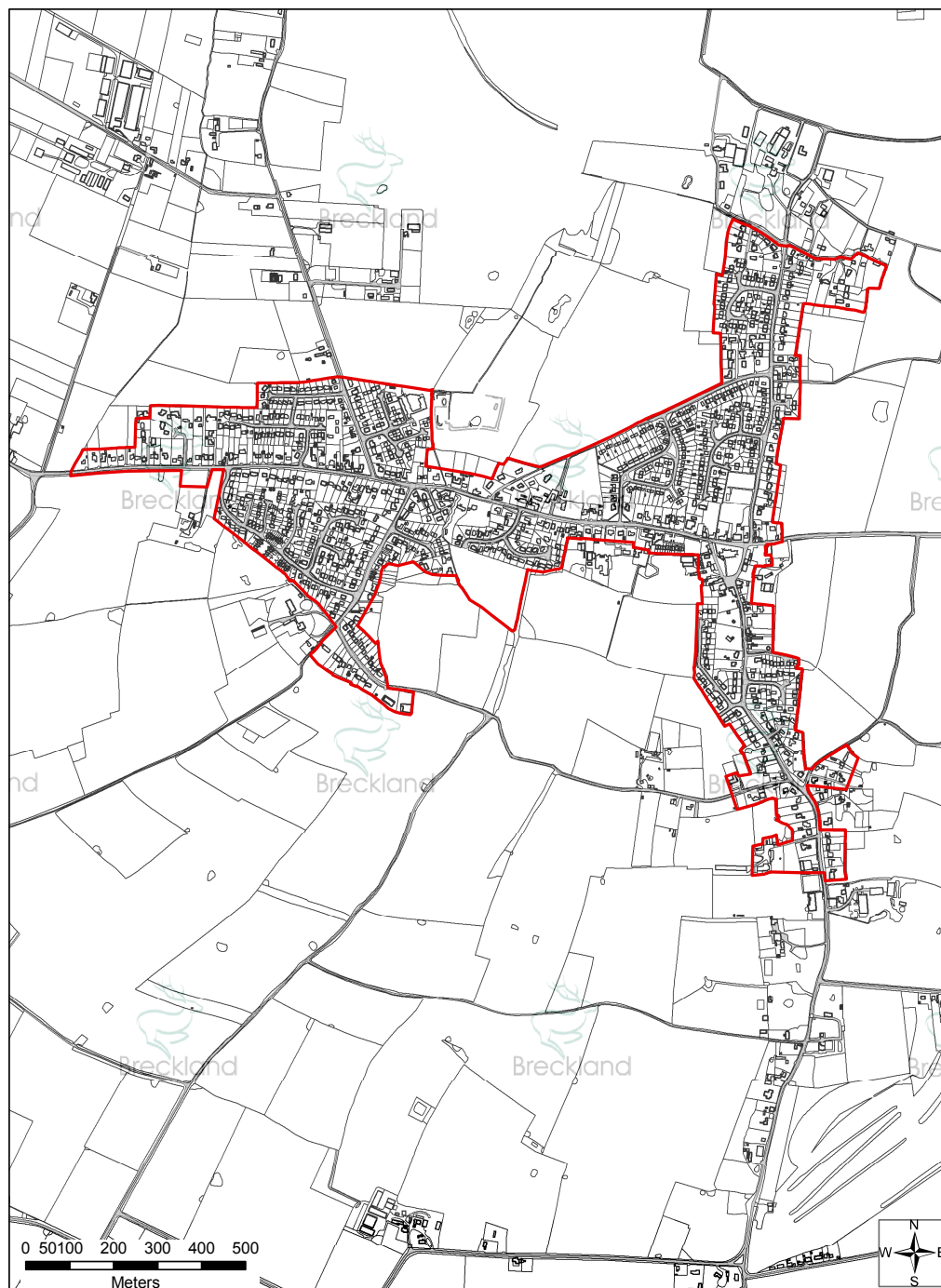
3.261 Mattishall has a rich historic environment with two separate conservation areas with a number of listed buildings.

3.262 The Breckland Landscape Character Fringe Assessment shows that most of the land surrounding the village is situated within the Landscape Character Area 'Mattishall Hall Small Scale Plateau', which is of Moderate/High Landscape sensitivity. The land to the east of the settlement is located within the Landscape Character Area 'Mattishall Burgh Large Scale Plateau Farmland', which is of Moderate Landscape Sensitivity.

3.263 The majority of the land surrounding Mattishall is of Grade 3 Agricultural quality.

3.264 As part of the preparation of the Local Plan, earlier iterations have assessed sites for inclusion within the settlement boundary. There are no suitable sites which have been put forward. As such no allocation is included within the Local Plan, but the need is to be met through a criteria based policy, HOU 03.

Map 3.11 Summary of the Mattishall Allocations.



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Narborough

3.265 Narborough is identified as a Local Service Centre through the locational strategy and it will see 10% growth through the plan period to 2036. The village is located to the west of Breckland and is in close proximity to the market town of Swaffham. The housing distribution sets out that the village will provide an additional 147 dwellings over the plan period to 2036. Of these, there are currently 9 completions and 98 commitments. The new allocation for Narborough is therefore 40 dwellings over the remainder of the Local Plan period to 2036.

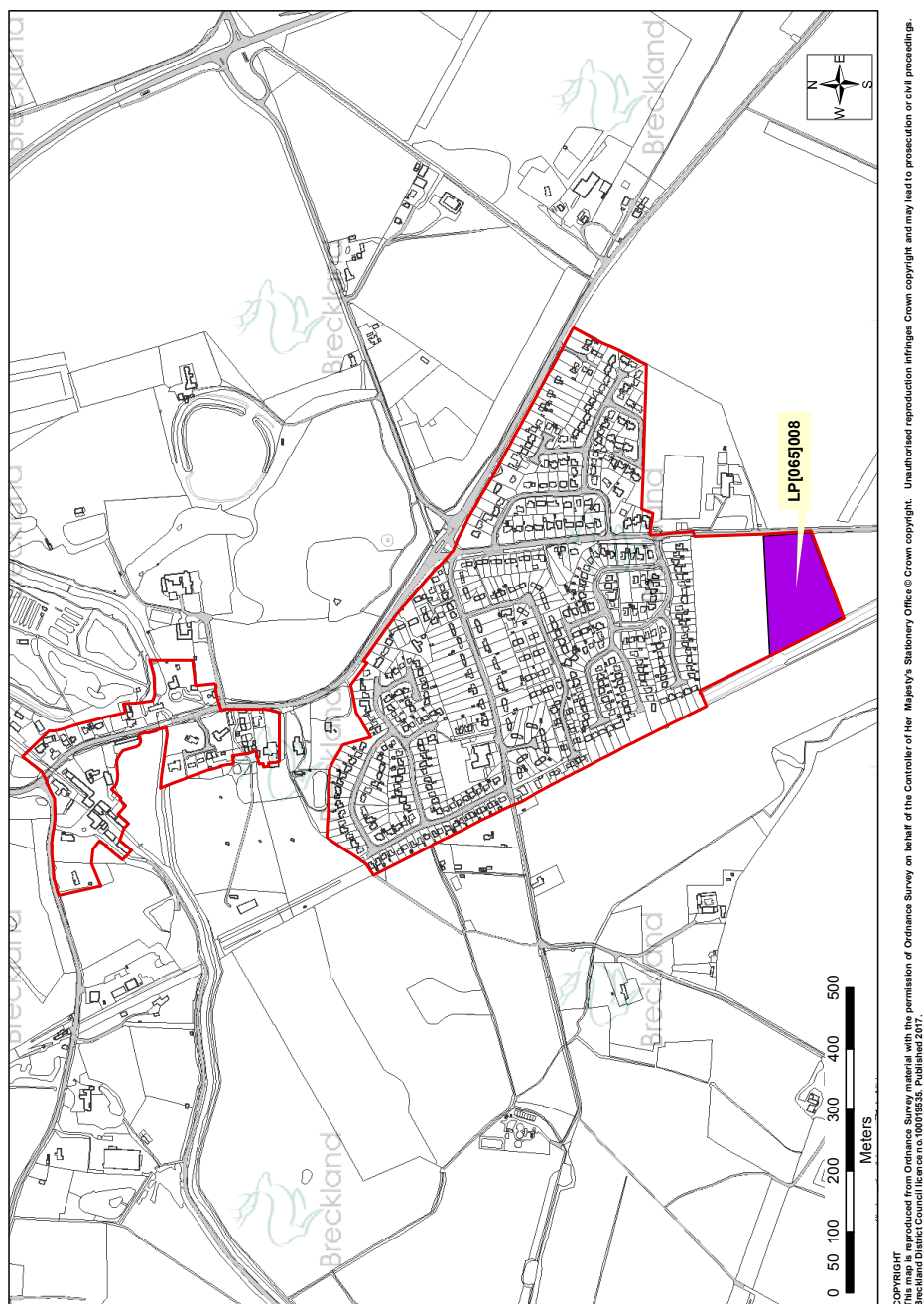
3.266 The 2011 Census showed that the village had a population of 1094. Narborough was previously identified as a local service centre village through the Local Development Framework and was allocated 50 dwellings, on a single site to the south of the village off Chalk Lane. The village is closely related to the A47 trunk road.

3.267 Narborough is identified as a Local Service Centre village as it meets the criteria by having the following services:

- Narborough Primary School;
- Post office;
- Community facilities in the form of a community centre, The Ship Inn Chinese restaurant and a doctors surgery;
- The village has a regular bus service and is located on the X1 route between Peterborough and Lowestoft; and
- There are a good range of businesses and employment opportunities within the village.

3.268 The River Nar is located on the north of the village. This area is included within the Narborough Estate Valley Floor character area which had a high sensitivity to change as set out within the settlement fringe landscape character area. This area also incorporates a conservation area. The majority of the village falls within the Narborough Farmland and Plantation character area which has a moderate sensitivity to change.

Map 3.12 Summary of the Narborough Allocations.



Narborough Housing Allocation 1

Land to the south of Chalk Lane (LP[065]008)

Land amounting to approximately 1.7 hectares is allocated for a residential development of at least 40 dwellings. A minimum of 0.8 hectares of 1 Local Area for Play (LAP) will be provided. Development will be subject to compliance with adopted Local Plan policies and the following criteria:

1. The principle access is provided from Chalk Lane;
2. New structural landscaping is provided on the southern boundary of the site to minimise the impact of the new settlement edge formed by the development;
3. Important boundary trees are retained within the detailed site design;
4. Suitable improvements to Chalk Lane;
5. Suitable improvements to pedestrian and cycle links from the site to the village along Chalk Lane are provided;
6. A pre-application enquiry with Anglian Water Services is required for this site in accordance with the Water Cycle Study to demonstrate that sufficient capacity is available to transfer wastewater for treatment. Where insufficient capacity within the wastewater network is identified, financial contributions may be sought;
7. Submission of a project level Habitats Regulation Assessment to determine the impact of proposed development on Breckland SPA/SAC and to assess habitat suitability, the need for additional survey work and mitigation strategies where required; and

The precise provision of open space shall be considered having regard to the proximity of the site to the village playing field. The Council will consider flexibility of the open space provision where this would result in qualitative and quantitative benefits to the community.

3.269 The site is situated upon 1.7 hectares of greenfield land with an agricultural land grade of 3. The site is well related to the Narborough built form. It is adjacent to the settlement boundary, with the land to the north of the site currently under construction for 55 new dwellings. The northern site was allocated previously through the Site Specifics Policies and Proposals DPD. The site is within 800m of Narborough Primary School and approximately 600m from a bus stop. The site is also located to the west of the community centre, children's play area and playing fields.

3.270 There are limited constraints regarding the site; however, it is noted that the site is within relatively close proximity to the Railway Embankment SSSI, but not adjacent to it. As a result of the distance from the SSSI, it is considered that there are unlikely to be any detrimental effects on the SSSI as a result of the identification of the site. The remaining part of the former railway line backs on to the site and is of some biodiversity interest, although it is considered that this is not an overriding constraint to development provided that the detailed site design has regard to this important feature. The settlement fringe landscape character assessment includes this site within the Narborough Farmland and Plantation Character Area which has a moderate sensitivity to change. The site is located on a minor gateway into the village and this should be considered through any application. There is screening at the western edge of the site, adjacent to the dismantled railway line, however there is no screening to the east or north of the site.

3.271 The proposed allocation is within 1500m and 3km of the Brecks SPA. The Breckland Local Plan Submission HRA identifies that there is a likely significant effect on European sites through the screening of allocations in the Local Plan. Due to a lack of data it is not possible to rule out the potential impact of development on functionally linked land for Stone Curlews. The policy requires a project level HRA, which may consist of additional survey work and will determine site specific mitigation measures.

3.272 The Historic Characterisation Study, 2017, indicated that the site would have limited impact upon the historic environment, but that "Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. Preserving trees on the site, respecting the site's location on the edge of the settlement and the site being a prominent gateway into the village will be additional factors in the formation of proposals."

Necton

3.273 Necton is identified as a Local Service Centre through the locational strategy and it will see 10% growth through the plan period to 2036. The village is located between Dereham and Swaffham and has access from the A47. The housing distribution sets out that the village will provide an additional 301 dwellings over the plan period to 2036. Of these, 74 are currently completed and a further 155 are committed. The new allocation for Necton is for 72 dwellings over the remainder of the Local Plan period to 2036.

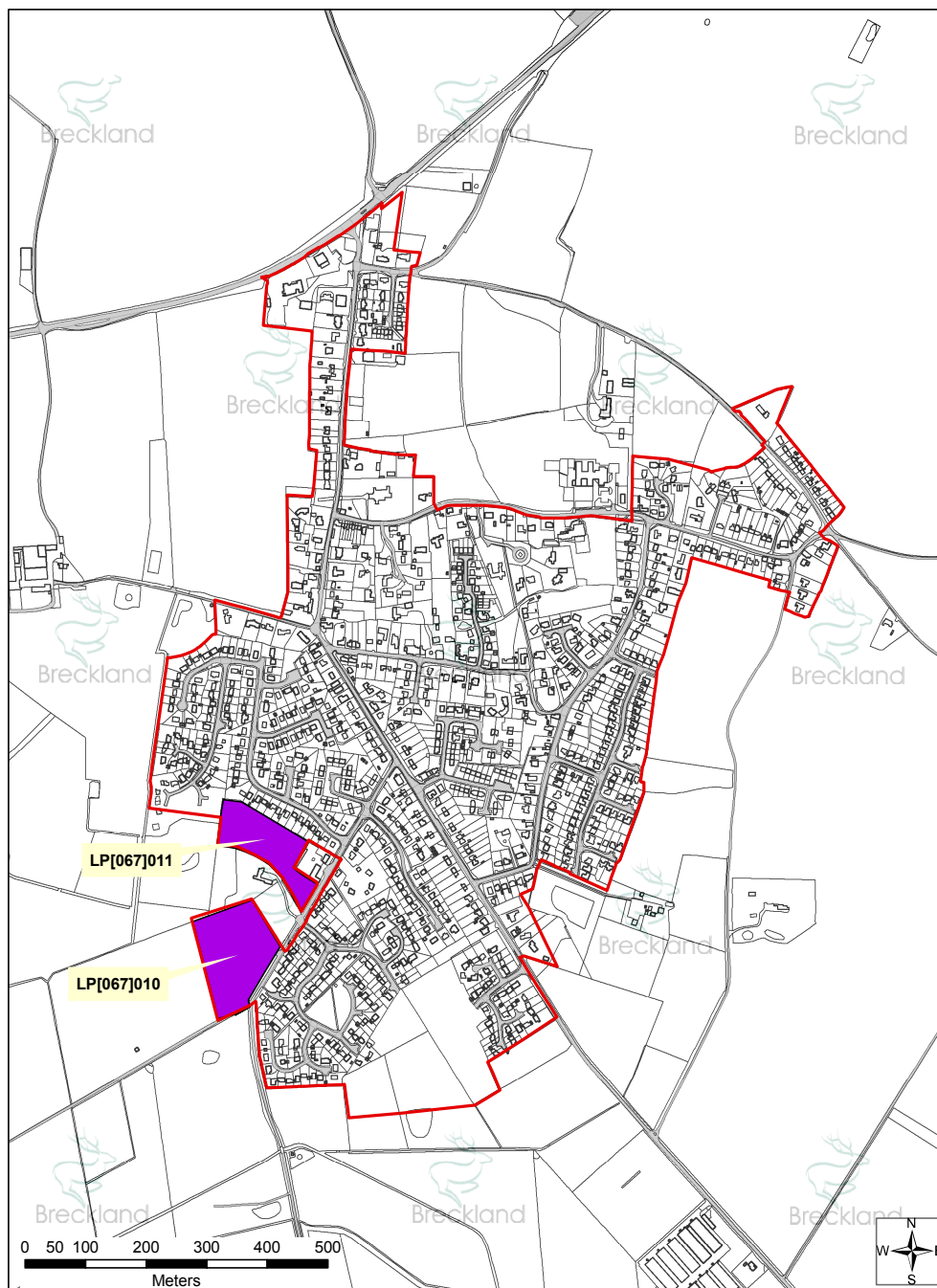
3.274 Necton was previously identified as a local service centre village through the Local Development Framework, however it did not receive an allocation due to the level of committed development within the village. The village is closely related to the A47 trunk road and has a population of 1923 (as of the 2011 census).

3.275 Necton is identified as a Local Service Centre village as it meets the criteria by having the following services:

- Necton Primary School;
- Sherwood Stores and Post Office;
- Community facilities in the form of a community centre, the Windmill Inn Pub and doctors surgery;
- The village has a regular bus service and is located on the X1 route between Peterborough and Lowestoft; and
- The IDBR (2016) shows 39 businesses within the parish.

3.276 The Settlement Fringe Landscape Character area includes the majority of the village within the Holme Hale Small Scale Tributary Farmland which has a moderate to high sensitivity to change. This is a slightly higher sensitivity than the land to the north and north-east of the village, which falls within the Sparham Hall Open Tributary Farmland which has a moderate sensitivity to change.

Map 3.13 Summary of the Necton Allocations.



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Necton Housing Allocation 2

Land off North Pickenham Road (LP[067]010)

Land amounting to 1.7 hectares is allocated for residential development of at least 40 dwellings. Development will be permitted subject to compliance with adopted policies in the Local Plan and the following criteria:

1. Principal highway access is provided from North Pickenham Road;
2. Suitable improvements to pedestrian and cycle links from the site to the village along Chalk Lane are provided;
3. The scheme design, whilst preserving and enhancing, is complementary to the special interest of the existing non-designated heritage assets. The scheme design proposal will be informed via a detailed appraisal of the asset's significance;
4. Important boundary trees are retained within the detailed site design;
5. New structural landscaping is provided to the south boundary of the site to minimise the impact of the new settlement edge formed by the development;
6. The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. Any future development on this site will need to address the requirements of Norfolk Minerals and Waste Core Strategy Policy CS16 - 'safeguarding' in relation to mineral resources; and
7. A pre-application enquiry with Anglian Water Services is required for this site in accordance with the Water Cycle Study to demonstrate that sufficient capacity is available to transfer wastewater for treatment. Where insufficient capacity within the wastewater network is identified, financial contributions may be sought.

3.277 This site currently includes buildings and land associated with Erne Farm. The land representation for this site also included land south of Brown's Lane with a view that this would be used to provide open space. Norfolk County Council highways have not raised any objections to the site.

3.278 The site is located within flood zone 1, there are higher areas of flood risk located to the south, but not on the site itself. The site is adjacent to the settlement boundary to the east of North Pickenham Road, however it is detached from the settlement boundary to the north which finishes at Mason's Drive. To the north of the site is the property Greensleeves, and there is a tree preservation order on the woodland at the front of the property.

3.279 The site has reasonably good access to the services and facilities within the village. However it is distant from the primary school, village hall and playing fields.

3.280 The historic characterisation study highlights the importance of Erne Farm and associated barn, which date from around 1817 and are constructed from shuttered clay, which is rarer than clay lump. These buildings are considered to be non-designated heritage assets and are worthy of retention. The study states that "Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. Preserving the site as a key gateway into the village, retaining the trees on site that are subject to TPOs and considering the impact upon the non-designated heritage assets will be additional factors in the formation of proposals." This has informed the proposed density of the site which has been reduced in order to conserve and protect the non-designated heritage asset.

Necton Housing Allocation 3

Land between North Pickenham Road and Masons Drive (LP[067]011)

Land amounting to 1.1 hectares is allocated for residential development of approximately 15 dwellings. Development will be permitted subject to compliance with adopted policies in the Local Plan and the following criteria:

1. Principal highway access is provided from North Pickenham Road;
2. Suitable improvements to pedestrian and cycle links from the site to the village along Chalk Lane are provided;
3. The scheme design, whilst preserving and enhancing, is complementary to the special interest of the existing non-designated heritage assets. The scheme design proposal will be informed via a detailed appraisal of the assets' significance;
4. Important trees are retained, including the mixed deciduous woodland to the rear of the site protected under TPO 2006 No.2;
5. The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. Any future development on this site will need to address the requirements of Norfolk Minerals and Waste Core Strategy Policy CS16 - 'safeguarding' in relation to mineral resources; and
6. A pre-application enquiry with Anglian Water Services is required for this site in accordance with the Water Cycle Study to demonstrate that sufficient capacity is available to transfer wastewater for treatment. Where insufficient capacity within the wastewater network is identified, financial contributions may be sought.

3.281 This site is located to the south of the village and directly adjoins the settlement boundary at Masons Drive. The site is accessed via North Pickenham Road, and NCC highways through their consultation comments, have not raised any objections to the development of the site. The site is well related to the services and facilities within Necton.

3.282 The site is greenfield land with an agricultural land grade of 3. The settlement fringe landscape character assessment includes this site within the Holme Hale Small Scale Tributary Farmland character area which has a moderate to high sensitivity to change. The site is located on a key gateway into the village and this will need to be considered through the planning application stage. The rear section of the site includes a woodland which is protected under a tree preservation order, this restricts the site area. There are also a significant number of trees at the front of the site which restrict visibility into the site.

3.283 The site benefits from few constraints; however, the Historic Characterisation Study (2017) outlined that development proposed must "demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this particular instance, preserving the site as a key gateway into the village, retaining the trees on site that are subject to TPOs and considering the impact upon the non designated heritage assets will be additional factors in the formation of proposals."

North Elmham

3.284 North Elmham is identified as a Local Service Centre through the locational strategy and it will see 10% growth through the plan period to 2036. The village is located to the north of Breckland and is in close proximity to the market town of Dereham. The housing distribution sets out that the village will provide an additional 91 dwellings over the plan period to 2036. Of these, 50 are currently either completed or committed. The new allocation for North Elmham is therefore 41 dwellings over the remainder of the Local Plan period to 2036. The appraisal of sites through the Local Plan has indicated that there are not enough suitable sites within the village to provide the full 41 dwellings allocation. The Local Plan is only able to allocate land for 27 dwellings.

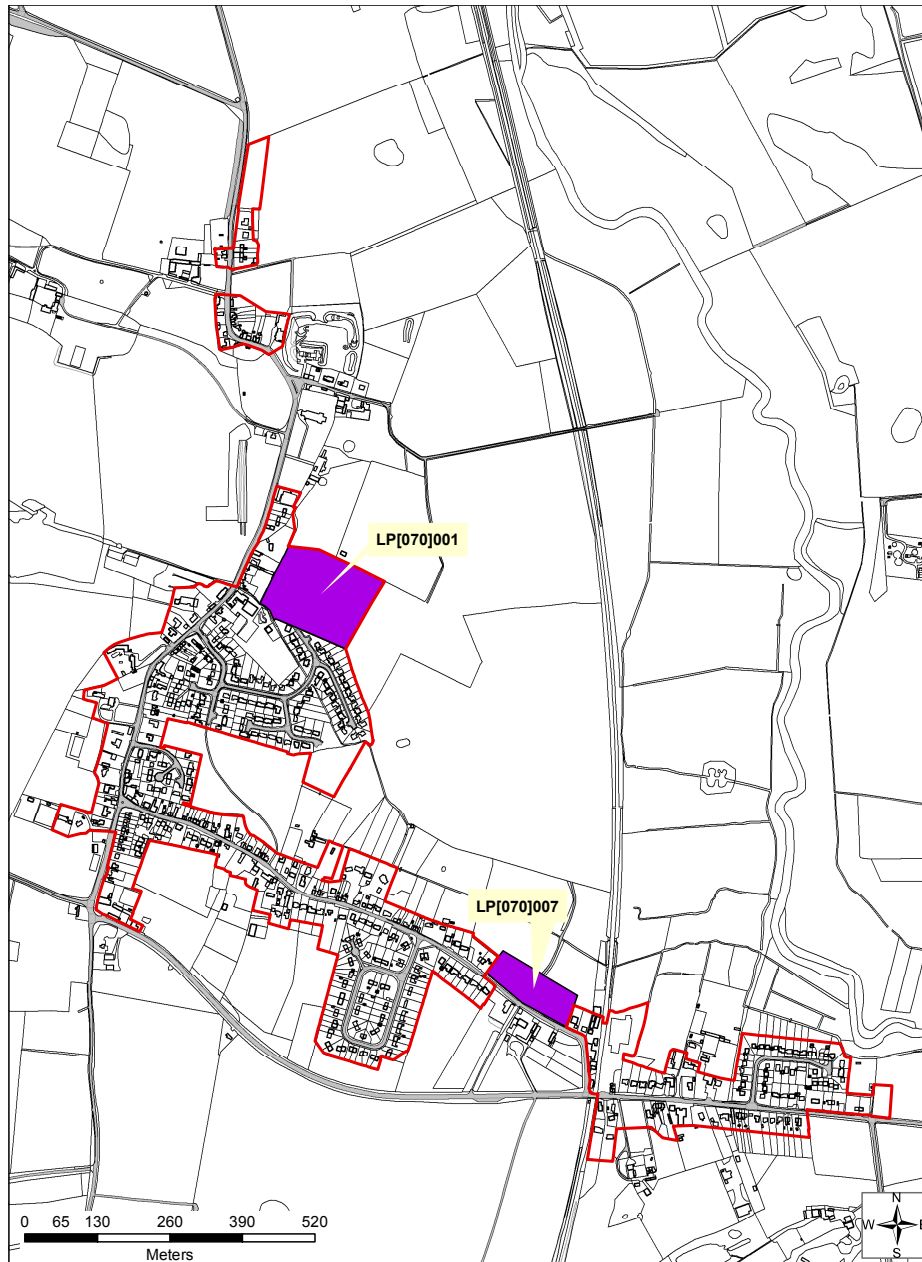
3.285 The 2011 Census showed that the village had a population of 1433. North Elmham was previously identified as a local service centre village through the Local Development Framework however it was not allocated for development but instead for the protection and enhancement of services and facilities.

3.286 North Elmham is identified as a Local Service Centre village as it meets the criteria by having the following services:

- North Elmham Primary School;
- Shop and Post Office;
- Community facilities in the form of a village hall, two public houses the Kings Head and the Railway Tavern, a cafe, takeaway and a doctors surgery;
- The village has a regular bus service; and
- There are a good range of businesses and employment opportunities within the village. The Inter-Departmental Business Register (2016) shows 41 businesses within the parish.

3.287 The settlement fringe landscape character assessment notes that there are two main landscape character areas surrounding the village. Land to the west is included within the Elmham Park Tributary Farmland character area which has a high sensitivity to change. This character area includes Elmham Park which is listed on the historic parks and gardens register. To the east is the County School Station Valley Floor character area which has a moderate sensitivity to change. The village contains two conservation areas. The River Wensum runs to the east of the village and is a special area of conservation.

Map 3.14 Summary of the North Elmham Allocations.



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North Elmham Housing Allocation 1

Land at Holt Road (LP[070]001)

Land amounting to approximately 2.4 hectares is allocated for a residential development of at least 16 dwellings. Development will be permitted subject to compliance with the following criteria:

1. Principal highways access will be provided from Holt Road;
2. Public car parking for local facilities provided within the site;
3. Provision of public footpaths to the primary school, Cathedral Drive and the adjacent community woodland;
4. Development proposals should respect the setting of designated heritage assets within the vicinity of the site;
5. Retention of boundary trees and appropriate screening should be provided with the development;
6. A site specific flood risk assessment should be included with the planning application. Appropriate sustainable surface water attenuation measures should be provided within the site. Where possible, these should be provided as part of a landscaping scheme;
7. The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. Any future development on this site will need to address the requirements of Norfolk Minerals and Waste Core Strategy Policy CS16 - 'safeguarding' in relation to mineral resources; and
8. A pre-application enquiry with Anglian Water Services is required for this site in accordance with the Water Cycle Study to demonstrate that sufficient capacity is available to transfer wastewater for treatment. Where insufficient capacity within the wastewater network is identified, financial contributions may be sought.

3.288 This site is predominantly greenfield land however there are some buildings on Holt Road which would be demolished in order to form safe access. The allocation site adjoins the main built up area of North Elmham, it is close to the village centre and is bounded on two sides by existing development. This site would be located within walking distance of the main services and facilities within the village, which includes a primary school, doctors surgery, public houses, village hall, shop and post office.

3.289 The boundary of this site which adjoins Holt Road is within one of North Elmham's conservation areas. The predominant form and character of the area along Holt Road is linear development, however there are areas where this isn't the case. The settlement fringe landscape character assessment includes this site within the Elmham Park Tributary Farmland character area which has a high sensitivity to change. The assessment notes the intact nature of the conservation area. The site is also in close proximity to North Elmham park which is a designated historic park and garden. The historic characterisation study notes that development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response.

3.290 The sequential test indicates that approximately 15% of the site is situated within an area of 1 in 1000 year flood event and, to a lesser extent, 1 in 100 year and 1 in 30 year flood event in relation to surface water. Furthermore, approximately 10% of the site is situated within flood zone 2 and 3a. The areas of fluvial and surface water flooding are located on the southern boundary of the site. A site specific flood risk assessment should be submitted with any planning application. The use of SUDs may be appropriate within this site to manage increased run off from new development.

3.291 There is currently congestion from on-street car parking along Holt Road. Development of this site offers the opportunity to alleviate this congestion due to the location of the primary school, doctors surgery and village hall. This is currently included within the planning application on the site and offers a benefit to the community.

North Elmham Housing Allocation 2

Land to the north of Eastgate Street (LP[070]007)

Land amounting to approximately 0.7 hectares is allocated for a residential development of 11 dwellings. Development will be permitted subject to compliance with the following criteria:

1. Provision of safe highways and pedestrian access from Eastgate Street;
2. Retention of views through the site, respecting setting of the conservation area and wider landscape character;
3. Development should respect the setting of adjacent listed buildings;
4. An archaeological assessment is required to support the application;
5. The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. As the site is under 1 hectare it is exempt from the requirements of Norfolk Minerals and Waste Core Strategy Policy CS16 – ‘safeguarding’, in relation to mineral resources. If the site area is amended in the future to make the area over 1 hectare CS16 will apply; and
6. A pre-application enquiry with Anglian Water Services is required for this site in accordance with the Water Cycle Study to demonstrate that sufficient capacity is available to transfer wastewater for treatment. Where insufficient capacity within the wastewater network is identified, financial contributions may be sought.

3.292 This site is greenfield pasture land located on Eastgate Street within North Elmham. The allocation site adjoins the built development to the east, west and south. To the north of the site is open countryside. The provision of safe highways and pedestrian access should be achieved from Eastgate Street. The site is located within recognised walking distances of services and facilities within North Elmham.

3.293 This site forms a significant undeveloped gap in the street scene which contributes to the open rural character of this part of Eastgate Street. The site falls within the North Elmham Conservation Area and is located in close proximity to a number of listed buildings. The site creates a break between the main body of the village to the west and development to the east on Station Road. The historic characterisation study notes that development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. The historic characterisation study goes on to note that development should seek to retain views through the site as part of the conservation area towards the valley floor.

3.294 The site is bisected by Old Hall Lane, which was, in the medieval period, one of the principal roads running through North Elmham. There is the potential that significant buried archaeological remains will be present in the area proposed. Any application will need to provide suitable archaeological evidence as part of its determination.

Old Buckenham

3.295 Old Buckenham is identified as a Local Service Centre through the locational strategy and it will see 10% growth through the plan period to 2036. The village will provide an additional 69 dwellings over the plan period to 2036. Of these 69, there are currently 16 completions and 16 commitments, meaning that the new allocation for the remainder of the Local Plan Period to 2036 is 37.

3.296 The 2011 Census showed that there was a population of 1270. Old Buckenham is identified as a Local Service Centre village through the Local Plan as it meets the criteria by having the following services:

- Primary School and High School;
- Shop and Post Office;
- Village Hall, Ox & Plough Public House;
- Regular bus service to Norwich and Diss; and
- The Inter-Departmental Business Register (2016) shows 49 businesses within the parish.

3.297 Old Buckenham has a rich historic environment with an extensive conservation area with a number of listed buildings.

3.298 Old Buckenham is reputed to have the largest village green in Britain.

3.299 The Breckland Landscape Character Fringe Assessment shows that the land surrounding the village is situated within the Landscape Character Area 'The Buckenhams Tributary Farmland,' which is of High Landscape sensitivity.