



Breckland Local Plan

Preferred Site Options
and Settlement
Boundaries

September 2016

(Regulation 18 consultation)



Local Plan Preferred Site Options

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1 Introduction

What is this Document?

1.1 On 8 January 2013, the Council resolved to prepare a new Local Plan for Breckland. Once adopted, the Local Plan will replace the existing suite of Development Plan Documents developed under the previous Local Development Framework (LDF), including the Core Strategy and Development Control Policies, Site Specific Policies and Proposals and Thetford Area Action Plan.

1.2 The preparation of the Local Plan is a staged process, informed and influenced by a range of different evidence base documents, and steered by several key consultation periods.

1.3 Between November 2014 and January 2015 the Council consulted on an Issues and Options document. The Issues and Options document was produced to generate initial discussions on the spatial issues, and set out the challenges facing Breckland. Comments were invited on all areas of the Plan with 70 specific questions asked by the Council.

1.4 Between January and February this year the Council consulted upon its Preferred Directions for its Local Plan. This included the Council's preferred approach (and alternatives) in relation to a wide range of issues, including a proposed strategy for the location of development (PD03), the level of growth in individual market towns and service centres (PD04) and the approach to development in the rural areas (PD05) including settlement boundaries.

1.5 The Preferred Directions Consultation document also set out emerging site options for the market towns and the local service centres as proposed at that time. These locations were proposed for housing allocations in order to achieve the growth targets identified in PD04. That document set out a summary of the interim site assessments of potential sites, showing suggested sites as either reasonable or unreasonable alternatives, and also excluded sites. Within each settlement section there was a summary of the interim assessment, and whether at that stage the Council considered a reasonable option to be deliverable or developable. Comments were invited on the suitability of the identified emerging site alternatives, both reasonable and unreasonable.

1.6 The purpose of this interim consultation is for further consultation on the key issues of development sites and the approach to development in the rural area (including settlement boundaries). A series of Local Plan Working Groups took place between 11th – 22nd July, with a further session on the 11th August to help inform the preparation of the document. Comments received during this consultation period will be used to inform the preparation of the draft Local Plan.

1.7 In order to be able to consider potential development sites it is first necessary to consider any further evidence which has emerged since the Preferred Directions document was produced that impacts upon the proposed strategy for the location and scale of housing. This is explored in section 2 - Housing Numbers and Distribution. Preferred (and alternative) sites to achieve these targets for the key settlements, market towns and local service centres are then explored in sections 4-26. Preferred and alternative employment sites are also considered in sections 27.

1.8 It is also necessary to revisit the approach to development in the rural areas based on feedback received since the Preferred Directions consultation, and clarifying the policy approach to development in the rural areas before advancing to proposing changes to settlement boundaries. This is explored in section 3 - Approach to the Rural Areas. Section 28 then looks at the particular amendments which are proposed to settlement boundaries.

Sustainability Appraisal

1.9 The preferred sites and settlement boundaries have been subject to Sustainability Appraisal (SA) (incorporating a Strategic Environmental Assessment). The interim SA is a key component of the development of a Local Plan. The purpose of SA is to ensure that the policies in the Local Plan are in keeping with the principles and aims of sustainable development. The Local Plan will be the subject of ongoing SA during its production. The interim SA to accompany this document includes assessment of social, economic and environmental impacts of the proposed policies. Comments are invited on the interim SA which accompanies this document as part of the consultation.

Habitats Regulation Assessment

1.10 Regulation 85B 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 Breckland Local Plan for European sites, a Habitats Regulation Assessment will be undertaken in order to comply with the Habitats Regulations. The findings of the Habitats Regulations Assessment might mean it is necessary to include mitigation measures to remove any significant effects or likely significant effects that the plan may have on European sites. Mitigation measures can include amendments made to policies to remove elements that could have an effect, or to require other actions that can eliminate any effects.

1.11 An HRA has been commissioned and used to inform the preparation of this document.

Duty to Co-operate

1.12 The Localism Act (2011) sets out a new 'Duty to Co-operate' which applies to all Local Planning Authorities, County Councils, National Park Authorities and a number of public bodies including the Environment Agency, Highways Agency and the Equality and Human Rights Commission.

1.13 Local Planning Authorities are expected to demonstrate evidence of having effectively co-operated with key partners on cross-boundary impacts when their Local Plans are submitted for examination. It is important that co-operation is a continuous process of engagement. This is all the more important as, in the past, strategic cross-boundary issues were considered through the now revoked Regional Plan process, but this responsibility now rests at the local level.

1.14 Breckland Council is a member of a Norfolk wide Duty to Co-operate Forum.

1.15 The Council has worked jointly across the Norfolk and adjacent authorities and has sought to engage with partners and statutory bodies under the Duty to Co-operate. Many have fed into the preferred options set out in this document and assisted in evidence gathering. As part of the consultation the Council will endeavour to engage directly with key partners.

How to Comment on this Document

1.16 All comments on these preferred options should be sent to the Planning Policy Team at Breckland Council. Where possible we would appreciate the comments being submitted online using the Council's specially designed web page, but comments can also be emailed or posted to us.

1.17 Comments should be clearly labelled, identifying the **settlement** and the **site reference number**.

Online: <http://consult.breckland.gov.uk>

By post: Planning Policy Team, Breckland Council, Elizabeth House, Walpole Loke, Dereham, Norfolk, NR19 1EE

By email: planningpolicyteam@breckland.gov.uk



1.18 The consultation will run between **19th September and 4pm on 31st October 2016**.

1.19 Please note that all comments will be placed on the Council's web page and as such will be publicly viewable. If you have any questions regarding the consultation or any of the issues raised in this document, please contact the Planning Policy Team on 01362 656 873.

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2 Housing Numbers and Distribution

2.1 As part of the Preferred Directions document, a split of housing development was proposed based on 68% in key settlements, 18% in market towns and 14% in local service centres. No allowance was made for rural areas. Furthermore, a potential amount of new dwellings (via allocation) was proposed for each of those settlements identified within the hierarchy.

2.2 A fundamental requirement of the Local Plan is that it delivers sufficient housing to achieve the objectively assessed housing need for the area. Further work to inform the preparation of the Local Plan has now been completed on the housing trajectory to understand the likely delivery timing of dwellings with the key settlements, market towns and local service centres, in line with this requirement.

2.3 This demonstrates that the Sustainable Urban Extensions (SUEs) within Thetford and Attleborough will not be delivered in their entirety within the plan period, with delivery expected to continue beyond 2036 (3100 dwellings beyond 2036 in total, or broadly 20% of the overall housing target of 14925 between 2011-2036). As a consequence, it is necessary to identify additional housing to ensure that the objectively-assessed housing need is provided for the plan period.

2.4 In line with the principles of the sustainable settlement hierarchy, in order to meet the housing requirement the largest settlements within the hierarchy should be considered for a higher level of provision than previously identified at the preferred directions stage to offset the houses on the SUEs that won't be delivered before 2036.

2.5 A revised distribution is now proposed based on the expected delivery across the SUEs, whilst still seeking to ensure that the majority of development is targeted at the larger settlements in the district.

- Key Settlements - 50%
- Market Towns - 30%
- Local Service Centres -15%
- Rural Areas - 5%

2.6 This distribution is still consistent with the broad spatial strategy which seeks to direct the majority of development towards the larger settlements, but ensures that the plan is deliverable by recognising the challenges to delivering the SUEs in their entirety within the plan period.

2.7 Furthermore, it is now proposed that a 5% allowance for rural areas is included, which allows for some development within the rural area.

Question 1

Do you agree with the revised housing distribution?

2.8 For the local service centres, it has been assumed that each settlement will see new allocations at a level broadly equivalent to 10% of the estimated number of households at the start of the plan period (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. Again, this approach ensures a continuous supply of housing over the plan period, and means that collectively they will provide for 15% of the overall housing target for the district.

2.9 A total of 22 Local Service Centres were proposed in the Preferred Directions document, on the basis of service provision and/or proximity to higher order centres.

2.10 Following consultation on the preferred directions document, and in order to aid with clarification of the selection of local service centres in a clear and consistent manner, it is now proposed that they are designated where they satisfy all of the following 5 qualifying criteria:

- Public Transport – An assessment of the level of public transport access within the village. This has included looking at the frequency of services and whether you can reach a higher order settlement 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 looked at the level of employment available within the village. This has included whether there is a business park and also the size of the businesses within the settlement.
- Shop/Post Office
- School

2.11 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 – taken to be 800m. Based on these criteria, an assessment has been made as to the availability of services within each village.

2.12 Full details are included as Appendix C: Settlement Audit.

2.13 This has confirmed that the following changes are required to the list of Local Service Centres as identified in the Preferred Directions document:

- Ashill – should be updated on the basis that it meets the criteria
- Beetley – remove on the basis that it does not meet the criteria
- Hockham – remove on the basis that it does not meet the criteria
- Mundford – remove on the basis that it does not meet the criteria
- Saham Toney – remove on the basis that it does not meet the criteria

2.14 The table below sets out the settlement housing allocation targets:

Settlement	New Allocations
Thetford	0
Attleborough	0
Dereham	750
Swaffham	700

2

Settlement	New Allocations
Watton	400
Ashill	50
Banham	55
Bawdeswell	30
Garboldisham	35
Great Ellingham	40
Harling	85
Hockering	25
Kenninghall	35
Litcham	20
Mattishall	105
Narborough	40
Necton	75
North Elmham	55
Old Buckenham	50
Shipdham	80
Sporle	35
Swanton Morley	85
Weeting	0
Yaxham	25
Rural Areas	150
TOTAL	2975

Table 2.1 Housing Allocation Targets

Question 2

Do you agree with the proposed level of housing allocations for each location?

Phasing

2.15 Since the preparation of the Preferred Directions document, the Council has completed an updated statement of five year housing land supply (up to 31st March 2016). This identifies that between 2011 and 2016, 2210 dwellings have been completed, against a target of 2980 (596 per annum).

2.16 Based on the information on existing housing land supply within that document, supply over the next five years consists of a total of 2303 dwellings on large sites with planning permission, 504 on small sites within planning permission, 200 for windfall development and 499 on allocations without planning permission (including Attleborough SUE). This provides for a total supply of 3506 dwellings for the next five years.

2.17 The remaining planning permissions on large sites provide for a further 5467 units, of which 1750 on Thetford SUE are not expected to be delivered in the plan period (Therefore a total of 3717 dwellings have already been identified towards the housing target up to 2036).

2.18 New allocations are intended to provide for a rolling supply of housing across the district to complement those already built and with planning permission. In order to inform the phasing of the proposed allocations in Table 2.1, an assessment has been made of the amount of completions and commitments since the start of the plan period in any particular location, compared to the total amount of housing expected, based on the housing targets. So, for example, in a settlement expecting an extra 200 houses between 2011-2036, we would expect a supply to be around 8 additional units per annum over the 25 years. Therefore in this situation, we would look at the level of completions and commitments (as of the latest information at 31st March 2016), and compare this to an expected delivery figure by 2021 of 80 dwellings. If the level of completions or commitments is significantly higher than expected, we would look to phase the allocations later in the plan period (but still ensuring there is sufficient time for the houses to be completed before 2036 and that a five year land supply is maintained). As such the broad phasing strategy is as follows:

- Market Towns - Allocations to be delivered from 2021 to allow delivery of 750 units over the plan period in Dereham and Swaffham i.e. 50 a year (the sites in Watton already benefit from planning permission).
- For the Local Service Centres, total allocations of 925 split, dependent on current level of supply.
- Locations for delivery to be delayed until 2026 due to high level of commitments/completions (over 50% more than expected after 10 years of the plan, based on expected delivery of outstanding permissions) - Hockering, Narborough, Necton, Shipdham and Yaxham - a total of 245 dwellings - equivalent to 24.5 dwellings per annum.

Question 3

Do you agree with the proposed phasing strategy?

Preferred Sites

2.19 Sections 3 - 26 of this document explores the identified preferred sites (and alternatives) to achieve the housing targets in Table 2.1

2.20 The identification of preferred housing sites has been undertaken in conformity with the revised distribution of development. The application of these figures has allowed officers to identify which of those sites previously identified as reasonable (or any other sites which are considered reasonable which have been submitted since that time), are recommended as the preferred site(s) to deliver the housing target.

2

2.21 A detailed appraisal of potential options has been undertaken based on site assessment criteria which take into consideration social, economic and environmental impacts.

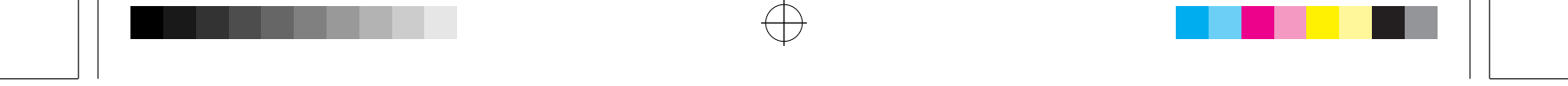
2.22 The criteria are as follows:

- Will the allocation for development be in accordance with the locational strategy?
- Could the development have an impact on European and international environmental designations?
- Planning history
- Could the development allocation impact upon other environmental designations?
- Is the site well related to the existing settlement boundary?
- Is the site deliverable?
- Is the site available for the proposed use, and when could it reasonably be expected to be delivered?
- Could the allocation for development have an adverse impact upon the local highways safety?
- Current use of land – is the site brownfield or greenfield. If greenfield, is it high grade agricultural?
- What impact will the site have on infrastructure capacity? Can the impact on infrastructure be overcome?
- Will the development allocation have an impact upon amenity? Could the amenity of new development on the site have been affected by existing features?
- Is the allocation for development in a location which has easy access to key services?
- Will the development allocation have a detrimental impact on the landscape/townscape?
- Could the allocation for development impact upon the historic environment?
- Would the allocation for development result in a loss of accessible open space?
- Would the allocation of the site for development result in a loss of employment land?
- Other constraints

2.23 The findings of this process have been captured in a site pro forma and have informed the initial identification of preferred site allocations. A further sustainability appraisal and habitats regulations assessment have also been carried out on the individual sites prior to formal consultation, with the key elements of the assessment included in the text.

2.24 For each of the preferred site allocations, key development considerations have been identified. During the consultation period, we are inviting feedback on these development considerations, and whether or not any additional considerations are relevant which need to be considered in the development of policy wording on each site which will be included in the Local Plan.

2.25 Where there are specific development considerations arising from the findings of evidence base studies, for example the Dereham Transport Study, these are included within the text. However, the absence of specific development consideration should not be taken to mean that there would be no infrastructure issues arising from



the development of the sites. In all instances, it is expected that in order for any of the proposed sites to come forward they would be supported by appropriate infrastructure provision. This will be considered in more detail in the Infrastructure Delivery Plan, which will support the final Local Plan.

2.26 In a situation where insufficient preferred sites could be found to achieve the targets then this interim consultation provides the opportunity for a further, targeted call for a sites exercise in an attempt to find appropriate preferred sites before the publication plan is finalised. In the situation where further, new sites cannot be found which are more desirable than the alternative sites, then it is expected that the alternative site(s) would be included in the final Local Plan.

2.27 In a situation where it is still not possible to achieve these individual targets within any particular Local Service Centre, then it will be necessary to reduce the targets in these locations and seek to make further provision elsewhere, potentially where there is strong local support for a level of development over and above that proposed in the interim consultation document.

2.28 Initial policy wording/requirements for the preferred sites have been proposed based on our understanding of the key issues which have emerged through the previous consultation period and our own technical assessment work.

3

3 Attleborough

Housing

3.1 Attleborough is identified as a key settlement with a proposed Strategic Urban Extension (SUE) of 4,000 dwellings located to the southwest of the town to be allocated through the Local Plan.

3.2 The preferred location of the SUE was subject to consultation in January/February 2016 in the Preferred Directions document. This also included a strategic vision for the SUE and a policy on the development requirements for the SUE which seeks to secure a holistic long term approach to the phased delivery of the SUE.

3.3 The interim consultation focuses on sites and settlement boundaries, as such the Attleborough SUE policy is not proposed to be included again in this round. However, this will be included in the pre-submission publication of the Local Plan.

3.4 Further work has been undertaken since the Preferred Directions to look at likely housing delivery on the SUE which indicates that 2,650 of the 4,000 dwellings will be delivered during the Local Plan period (up from 2036). This is based on 53 dwellings being delivered per annum, with 3 developers on the SUE building out at once.

3.5 The remainder of the dwellings are expected to be delivered beyond that time. These 1,350 dwellings are to be shown as a 'broad location' as per paragraph 47 of the NPPF. This will provide certainty to the community and developers regarding the overall scale of acceptable development and form the basis for assessing the impact of development.

3.6 No additional residential allocations, beyond the SUE, are proposed for Attleborough through the Local Plan.

3.7 It is proposed to revise the settlement boundary to include permitted residential and employment developments that are under construction at London Road and the Sustainable Urban Extension.

Attleborough Neighbourhood Plan and Employment Land

3.8 A neighbourhood plan is being prepared for Attleborough. The Council recognises the role of Neighbourhood Planning and is committed to working with Town Councils and partners to deliver the collective vision. Breckland Local Plan provides strategic context with the Neighbourhood Plan adding additional locally detailed policies. A strategic employment allocation of 10 hectares for Attleborough was proposed in the Preferred Directions Document.

3.9 The draft neighbourhood plan was subject to consultation until 17th August. The plan focuses on:

- New employment and investment
- The transport network (including walking and cycling)
- New community facilities
- Improving design quality

The 10 hectares of employment land identified in the Preferred Directions is to be allocated in the Attleborough Neighbourhood Plan. The neighbourhood plan seeks to allocate a site for 10ha of employment land located between London Road and the A11. The allocation is in accordance with the strategic policies of the Local Plan (Core Strategy, 2009) and is highlighted in Figure 3.1 'Attleborough'.

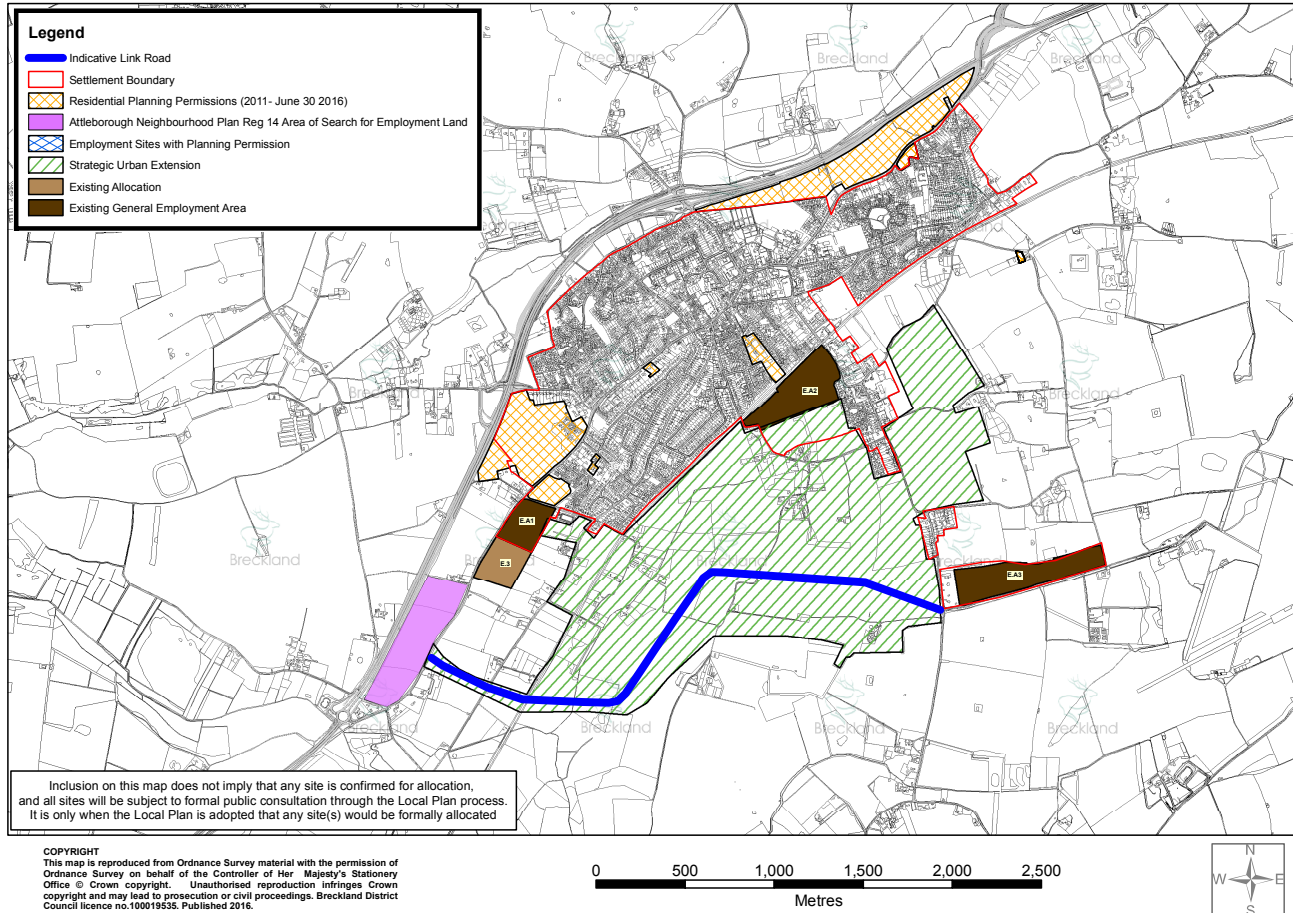


Figure 3.1 Attleborough



4

4 Thetford

4.1 Thetford is identified as a key settlement within the Local Plan.

4.2 The land supply for Thetford for the Local Plan is as identified in the Thetford Area Action Plan (TAAP), which remains part of the saved Local Plan. This will see development focused on the Sustainable Urban Extension (SUE), which now benefits from outline planning permission for 5,000 dwellings. As such, there is no need to revisit sites as part of this interim consultation document.

5 Dereham

5.1 Dereham is identified as a market town through the locational strategy. The town will provide an additional 1540 dwellings over the plan period to 2036. Of these 1540 dwellings, 790 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.

5.2 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.

5.3 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.

5.4 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.

5.5 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 1540). 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.

5.6 Further work will now be required, via the Infrastructure Delivery Plan, to consider in detail the measures required to ensure that the impact of the development proposed in the Local Plan is fully mitigated. This plan will need to be finalised prior to the publication of the Local Plan.

5.7 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.

5.8 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.

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

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

5

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 Shipdham 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

Table 5.1 Preferred Residential Allocations

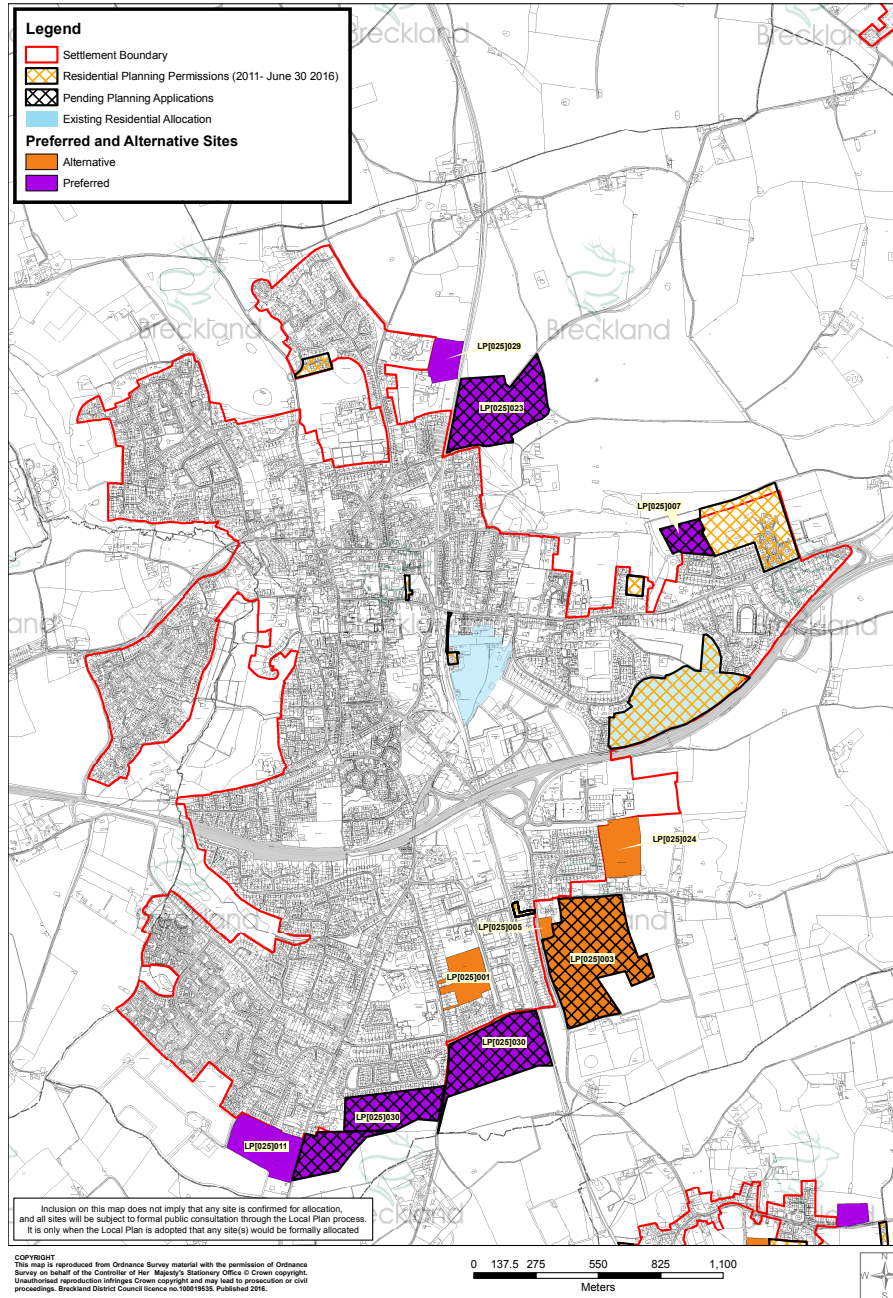


Figure 5.1 Dereham Preferred and Alternative Sites

LP[025]007: Preferred Residential Allocation - Land to the west of Etling View

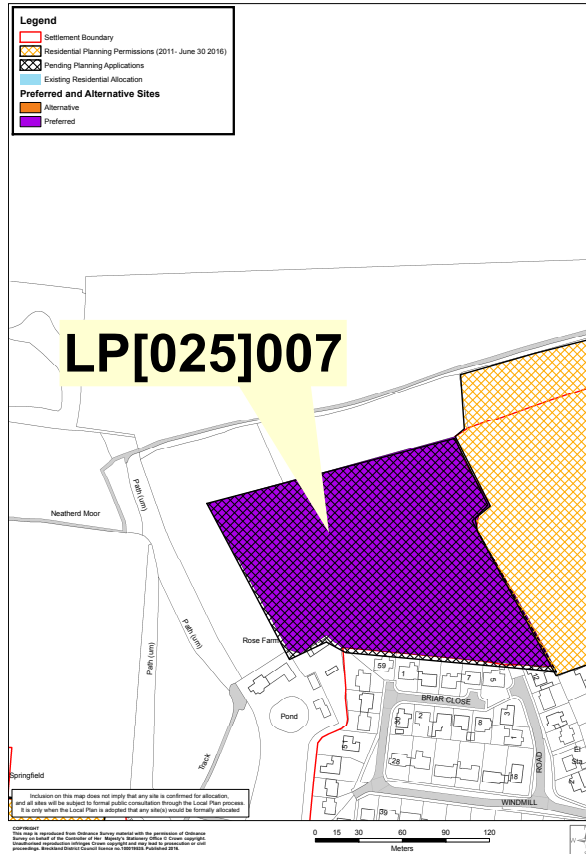


Figure 5.2 Preferred Site LP[025]007

LP[025]007 Key Development Considerations

- The site is identified for approximately 60 dwellings
- The principle access to the site is provided through Etling View
- Important boundary trees should be retained
- Development of the site should protect Shillings Lane, which is an important green infrastructure route
- Development should contribute towards required highways improvements in Dereham having regarding to the Dereham Transport Study

5.11 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 currently subject to an outline planning application for 62 dwellings. The site adjoins Shilling Lane to the north which is recognised in the Dereham Green Infrastructure Study as an important 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.

5.12 The site is well related to Neatherd High School and the other services and facilities within the town. The site is located on grade 2 agricultural land and the settlement fringe landscape character assessment includes this site within the Northall Green open arable plateau which has a moderate to high sensitivity to change.

5.13 No fundamental constraints to the deliverability of the site have been identified.

LP[025]011: Preferred Residential Allocation - Land to the west of Shipdham Road

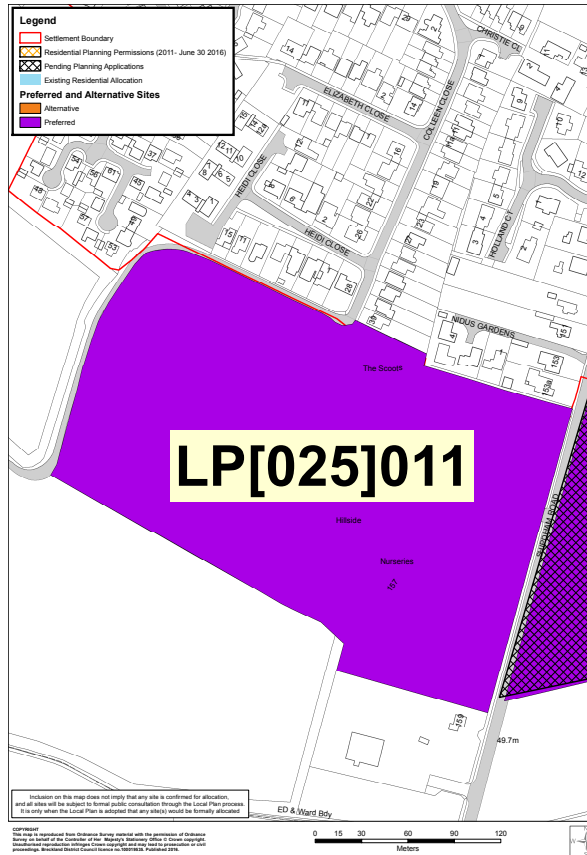


Figure 5.3 Preferred Allocation LP[025]011

5

LP[025]011 Key Development Considerations

- The site is proposed for approximately 130 dwellings
- The principle access to the site is from Shipdham Road
- Landscaping to the south of the site should be provided and important boundary trees should be retained.
- Development should contribute towards required highways improvements in Dereham having regard to the Dereham Transport Study

5.14 The site is currently occupied by Toftwood Garden Centre and Randells Garden Machinery. The full extent of the site is 5.7 hectares and includes both previously developed land and greenfield 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.

5.15 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.

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

5.17 No fundamental constraints to the deliverability of the site have been identified.

LP[025]23: Preferred Residential Allocation - Land off Swanton Road

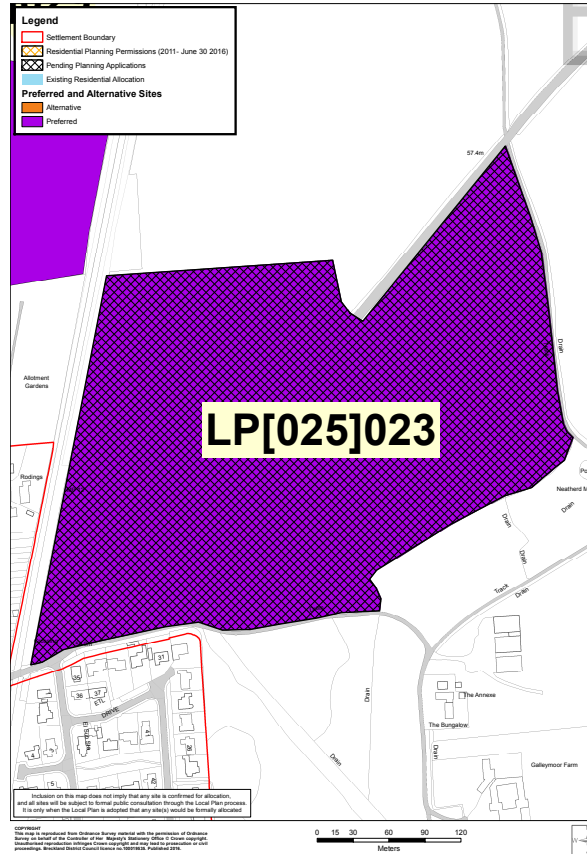


Figure 5.4 Preferred Allocation LP[025]023

LP[025]023 Key Development Considerations

- The site is proposed for approximately 210 dwellings
- Highways improvements are made to Swanton Road to achieve safe access
- Development should contribute towards required highways improvements in Dereham having regarding to the Dereham Transport Study
- Retention of important boundary trees
- Appropriate screening should be provided
- On-site open space should be secured through the application
- Pedestrian and cycle links should be provided along Swanton Road

5.18 The site is currently subject to an outline planning application for up to 216 dwellings. It is located to the northeast of Dereham with access from Swanton Road which dissects the centre of the site. 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.

5.19 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.

5.20 The sites 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. Highways improvements will be needed for Swanton Road and should also have regard to the level crossing over the Mid-Norfolk railway line.

LP[025]029: Preferred Residential Allocation - Land to the rear of Dereham Hospital

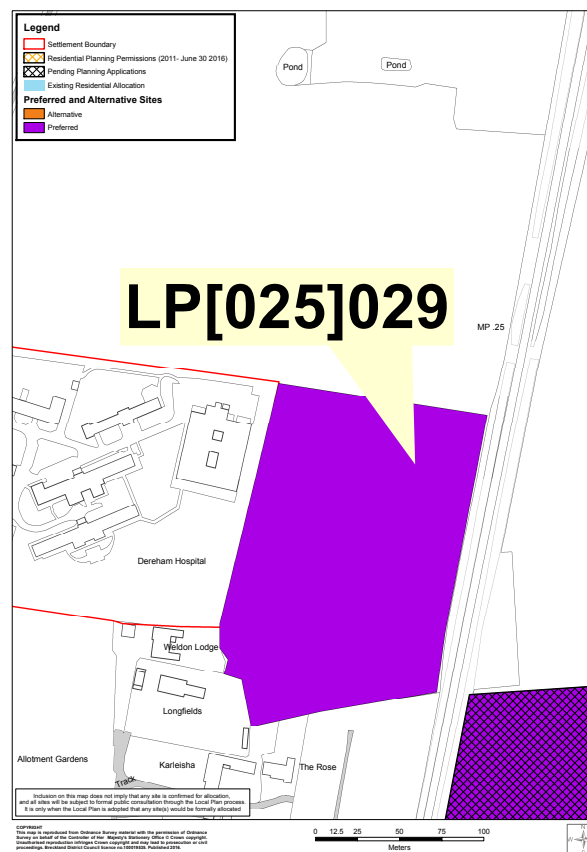


Figure 5.5 Preferred Allocation LP[025]029

LP[025]029 Key Development Considerations

- The site is proposed for 60 houses
- Access to the site is from Northgate
- A masterplan is required for the site in conjunction with Dereham Hospital
- Important boundary screening should be retained
- On-site open space should be secured through the application
- Development should contribute towards required highways improvements in Dereham having regard to the Dereham Transport Study

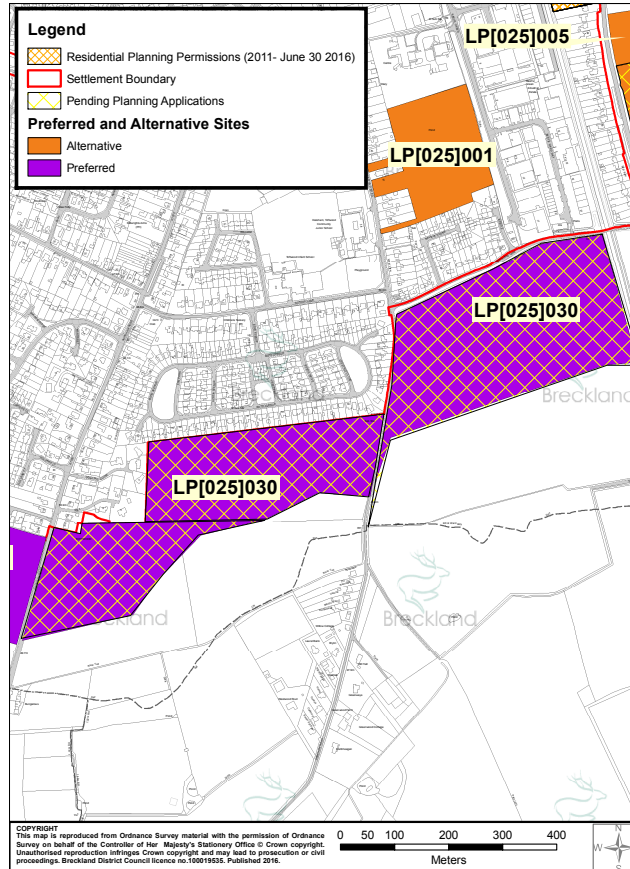
5.21 This site is promoted in conjunction with land at Dereham Hospital. The access to the site is proposed through the hospital and it will be subject to a re-organisation of the hospital site. The site size is 2.4 hectares, however the required re-organisation of the hospital may alter this. The key development considerations include the requirement for a masterplan of this site. The site is greenfield land in agricultural use and is grade 2 agricultural land. Dereham Hospital is included within the existing settlement boundary.

5.22 The sites 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. On-site open space would be required due to the size of the site.

5.23 The settlement fringe landscape character assessment includes this site within the Northall Green Open Arable Plateau which has a moderate to high sensitivity to change. The Dereham hospital forms a key gateway into Dereham and this will need to be considered through the planning application.

5.24 No fundamental constraints to the deliverability of the site have been identified.

LP[025]030: Preferred Residential Allocation - Land to the east of Shipdham Road



LP[025]030 Key Development Considerations

- The site is proposed as a preferred allocation for 290 dwellings
- The principle access to the site will be from Shipdham Road
- An access link should be provided from Shipdham Road to Yaxham Road
- Appropriate landscaping to the south of the development
- On-site open space should be secured through the application
- Development should contribute towards required highways improvements in Dereham having regard to the Dereham Transport Study

5.25 This site is currently the subject of a planning application. The site is being promoted for 291 dwellings alongside green infrastructure improvements. This is a greenfield site which is classified as grade 3 agricultural land. The site is located at the southern extent of the town. Access to this site can be achieved from both Westfield Road and Shipdham Road, however within the planning application, access would be achieved from Shipdham Road.

5.26 The northern boundary of the site is onto Boyd Avenue and there is little screening between the properties and the site. The settlement fringe landscape character assessment classifies this site as predominantly falling within the Old Hall Tributary Farmland character area which has a moderate sensitivity to change. Shipdham Road is considered to be a key gateway into the town, and the development of this site would need to have regard to this. There is a further gateway into the town on the Whinburgh Road.

5.27 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 bus stops at the northern edge of the site. The town centre is however approximately 1.7 km from the site.

5.28 Due to the size of the site, it would be expected to provide on-site open space.

5.29 No fundamental constraints to the deliverability of the site have been identified through the site assessment

Alternative Option

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
Dereham	LP[025]001	Land off Westfield Road	3.4	<p>This site is located to the south of Dereham, with access from Westfield Road. It is predominantly a greenfield site, however to achieve the access to the site a couple of houses along Westfield Road will need to be demolished. The site was previously allocated for employment development through the Site Specific Policies and Proposals DPD, and this allocation is proposed to be carried forward within the Local Plan.</p> <p>The site adjoins the Rashes Green employment area and noise attenuation measures may be required.</p> <p>The site has recently been the subject to a planning application, however this was refused due to the employment allocation and the lack of active marketing for the employment use.</p> <p>The site is well contained by hedgerows which currently screen it from the Rashes Green employment site. It is well located for the services and facilities within the town, being inside the settlement boundary. It is opposite the Toftwood Infant and Junior Schools.</p>
Dereham	LP[025]003	Land off Yaxham Road and	17.1	<p>This site is currently the subject of a planning application for 255 dwellings. The planning application was submitted in 2010 and has been considered by planning committee. The proposed</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
		Dumpling Green		<p>access to the site from Yaxham Road, Dumpling Green, which the site also borders, is not considered suitable for access. It is currently a greenfield site on grade 3 agricultural land.</p> <p>The site is located to the south of Dereham and is closely located to Badley Moor SAC. The landscape character assessment includes this site within the Northall Green character area which has a moderate to high sensitivity to change. Green Farmhouse is a grade II listed building to the northwest of the site. Consideration of the impact on the setting of the listed building will be needed.</p> <p>The site lies adjacent to the settlement boundary and has good access to the services and facilities within the town, including retail and employment areas. Due to the size of the site it would be expected to provide onsite open space.</p> <p>Highways concerns in relation to Yaxham Road have previously been raised and it is for this reason that the site is not considered a preferred option</p> <p>Conclusion: Alternative Option</p>
Dereham	LP[025]005	Land off Yaxham Road	0.5	<p>This is a greenfield site located to the south-east of Dereham. The site is located on grade 3 agricultural land. The site is adjacent to site LP[025]003 which is currently the subject of a planning application for 255 dwellings. The site borders the settlement boundary at Yaxham Road.</p> <p>To the north of the site is Green Farmhouse which is a grade II listed building. The impact upon the setting of the listed building will need to be taken into consideration. The settlement fringe landscape character assessment includes this site within the Northall Green Tributary Farmland character area which has a moderate to high sensitivity to change.</p> <p>Norfolk County Council highways have not raised any objections to the development of the site. The site has reasonable access to services and facilities within the town. Overall the site is considered to be a reasonable alternative option for development.</p> <p>This site is not preferred because of the proximity of the listed building and size of the site.</p> <p>Conclusion: Alternative Option</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
Dereham	LP[025]024	Land to the east of Walpole Loke	4.2	<p>This is a greenfield site located on grade 3 agricultural land. The site has access from both Dumpling Green and Walpole Loke. Dumpling Green is an unadopted road and as such is unlikely to be suitable for residential access of this scale. There is existing residential development to the west of the site.</p> <p>The settlement fringe landscape character assessment includes the site within the Northhall Green Open Arable Plateau which is defined as having a moderate to high sensitivity to change. There is limited screening on the site and it provides open views.</p> <p>The site is well related to services and facilities within Dereham. The site is located to the west of a general employment area, which includes Tesco and Lidl. The site is approximately 1.6km from the defined town centre.</p> <p>A number of comments were received through the preferred directions consultation on this site. This included comments from Dereham Town Council who stated access would be off an industrial area which may make it unattractive. Concern regarding Yaxham Road and Tavern Lane junction. Public comments also noted proximity to Badley Moor SAC, infrastructure provision within the town.</p> <p>Overall this site is considered to be a reasonable alternative option for development.</p> <p>This site is not preferred due to potential access constraints onto Walpole Loke. Dumpling Green is not considered a suitable access point.</p> <p>Conclusion: Alternative Option</p>

Table 5.2 Dereham Alternative Sites

5.30 As noted within the above table, site LP[025]003 is currently the subject of a planning application. Should this site be granted planning permission, there may be a requirement to review the preferred sites to ensure there is not an over allocation within Dereham.

Unreasonable Option

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
Dereham	LP[025]002	Land off Dumpling Green	0.2	<p>Site has planning permission and as such is included within the completed and committed development within Dereham. It is therefore proposed to exclude the site to avoid double counting.</p> <p>Conclusion: Unreasonable Option</p>
Dereham	LP[025]004	Land off Crane Close	0.6	<p>Highways constraints regarding the ability to achieve safe access.</p> <p>Conclusion: Unreasonable option</p>
Dereham	LP[025]006	Land to the south of Toftwood Garden Centre on Shipdham Road	0.5	<p>Site has planning permission for 8 dwellings. The site has been excluded from the study as it has already been counted within the committed and completed development</p> <p>Conclusion: Unreasonable Option</p>
Dereham	LP[025]008	Land to the north of Dereham Hospital	7.1	<p>Access to the site would be via Northall Green Road which is a restricted width road and unlikely to be suitable for access.</p> <p>The site is well screened with hedgerows along the northern and western boundaries. There are however open views to the east. Due to the highways constraints and the separation from the town due to the TPO woodland it is considered that this site is an unreasonable option for development.</p> <p>Conclusion: Unreasonable Option</p>
Dereham	LP[025]009	Land between Green Lane and Northall Green	10.1	<p>The site is within proximity to Northall Green which may be sensitive to change through coalescence. The site is open with limited screening, it is detached from the town by a woodland which is located to the south. This woodland is covered by a Tree Preservation Order.</p> <p>Norfolk County Council highways have previously raised objections to the development of the site due to access constraints and it is for this reason that the site is considered to be an unreasonable option.</p> <p>Conclusion: Unreasonable Option</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
Dereham	LP[025]010	Land between the A47 and Mattishall Road	19.3	<p>The site is detached from the built up extent of Dereham due to the A47.</p> <p>Norfolk County Council highways have previously indicated that there are access concerns regarding the site with the A47 acting as a barrier. This is also reflected in the distance to services and facilities within the town.</p> <p>Conclusion: Unreasonable Option</p>
Dereham	LP[025]020	Land off Waples Way	0.18	<p>Due to the existing open space designation this site is considered to be an unreasonable option.</p> <p>Conclusion: Unreasonable Option</p>
Dereham	LP[025]021	Land to the rear of 90 Stone Road	0.23	<p>The site is located to the rear of properties on Stone Road and is currently used as a parking area and amenity space to the flats on Stone Road. The small size and existing planning application for a single dwelling means that it is not suitable for allocation through the local plan.</p> <p>Conclusion: Unreasonable Option</p>
Dereham	LP[025]022	Land off Sandy Lane	0.2	<p>This site has severe highways constraints</p> <p>Conclusion: Unreasonable Option</p>
Dereham	LP[025]025	Land adjacent Etling Green	3.2	<p>The site is visually detached from the Dereham settlement and comprises land associated with Etling Green. The site is remote from services and facilities within the town. The development of the site would lead to the coalescence of the settlements of Dereham and Etling Green which would be unfavourable in landscape terms.</p> <p>Conclusion: Unreasonable option</p>
Dereham	LP[025]027	Land off Swanton Road	2.1	<p>This site is located off Swanton Road. The site is detached from the Dereham settlement boundary, separated by site LP[025]023. The site on its own is not considered a reasonable option for development.</p>

5

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				Conclusion: Unreasonable option
Dereham	LP[025]028	Land at Dereham Hospital	3.2	<p>This site is located off Northgate and is the current location of Dereham Hospital. This site has been submitted in addition to site LP[025]029 to the rear of the hospital, and is intended to allow some reorganisation of the hospital. Whilst this site is 3.2 hectares, the exact area available for redevelopment will depend on the proposal put forward.</p> <p>This site is currently referenced as unreasonable, as it is located inside the settlement boundary</p> <p>Conclusion: Unreasonable Option</p>
Scarning*	LP[083]003	Land to the rear of Scarning Primary School	10.5	<p>The site is detached from the Dereham settlement boundary and is distant from services and facilities within the town. The site is also located within the cordon sanitaire around the waste water treatment works.</p> <p>Norfolk County Council highways have previously indicated that there are severe highways constraints in relation to this site. Due to this and because of the distance from services and facilities the site is considered to be an unreasonable option.</p> <p>Conclusion: Unreasonable Option</p>
Scarning*	LP[083]004	Land to the north of Dereham Road	10.3	<p>The north of the site is located within cordon sanitaire of the Dereham waste water treatment works, and there may be amenity issues associated with odour.</p> <p>The site is well related to the primary school at Scarning. It is distant from other services and facilities within the town. Notably the town centre is 1km away whilst the nearest high school is approximately 2km away.</p> <p>Conclusion: Unreasonable Option</p>
Scarning*	LP[083]005	Land to the south of Dereham Road	1	<p>The site is well related to the primary school at Scarning. It is distant from other services and facilities within the town. Notably the town centre is 1km away whilst the nearest high school is approximately 2km away.</p> <p>Conclusion: Unreasonable Option</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
Scarning*	LP[083]006	Land off the Broadway	4.15	Norfolk County Council highways have indicated that there are severe highways constraints impacting upon the site. Conclusion: Unreasonable Option
Scarning*	LP[083]007	Land off the Broadway	0.41	Norfolk County Council highways have indicated that there are severe highways constraints impacting upon the site. Conclusion: Unreasonable Option
Scarning*	LP[083]008	Land off the Broadway	9.14	Norfolk County Council highways have indicated that there are severe highways constraints impacting upon the site. Conclusion: Unreasonable Option
Scarning*	LP[083]009	Land off the Broadway	2.9	Norfolk County Council highways have indicated that there are severe highways constraints impacting upon the site. Conclusion: Unreasonable Option
Scarning*	LP[083]010	Land off the Broadway		Norfolk County Council highways have indicated that there are severe highways constraints impacting upon the site. Conclusion: Unreasonable Option
Scarning*	LP[083]011	Land off the Broadway	1.14	Norfolk County Council highways have indicated that there are severe highways constraints impacting upon the site. Conclusion: Unreasonable Option
Scarning*	LP[083]012	Land off the Broadway	0.57	Norfolk County Council highways have indicated that there are severe highways constraints impacting upon the site. Conclusion: Unreasonable Option

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
Scarning*	LP[083]013	Land off the Broadway	23.08	Norfolk County Council highways have indicated that there are severe highways constraints impacting upon the site. Conclusion: Unreasonable Option
Scarning*	LP[083]014	Land off the Broadway	0.53	Norfolk County Council highways have indicated that there are severe highways constraints impacting upon the site. Conclusion: Unreasonable Option
Scarning*	LP[083]015	Land off the Broadway	0.32	Norfolk County Council highways have indicated that there are severe highways constraints impacting upon the site. Conclusion: Unreasonable Option
Scarning*	LP[083]016	Land off the Broadway	0.17	Norfolk County Council highways have indicated that there are severe highways constraints impacting upon the site. Conclusion: Unreasonable Option
Scarning*	LP[083]017	Land off the Broadway	0.35	Norfolk County Council highways have indicated that there are severe highways constraints impacting upon the site. Conclusion: Unreasonable Option

Table 5.3 Dereham Unreasonable Sites

*Please note this refers to the sites located within Scarning which adjoin the Dereham settlement boundary

Question 4

Do you agree with the approach to preferred, alternative and unreasonable sites in Dereham?

Are there any additional development considerations which need to be addressed for the preferred site(s)?

If you have a comment on a specific site please include the reference number.

6 Swaffham

6.1 Swaffham is identified as a market town. The town will provide an additional 1612 new dwellings over the plan period. Of these 1612 dwellings, 900 have either already been completed or are committed and a further 700 dwellings are proposed through this Local Plan up to 2036. The town is located to the west of Breckland and is bounded to the north by the A47.

6.2 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.

6.3 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.

6.4 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.

6.5 There have been a number of major planning applications considered in Swaffham recently. These planning applications have received the decision to grant planning permission subject to the completion of a section 106 agreement. The planning applications for these sites meet the housing target for the town over the Local Plan period and are therefore presented below as the preferred option.

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

6.7 The following sites will provide for the allocated 700 dwellings over the remainder of the plan period:

Site Reference	Number of Dwellings
LP[097]006: Land off New Sporle Road	51
LP[097]009: Land to the east of Brandon Road	175
LP[097]010: Land to the south of Norwich Road	185
LP[097]013: Land off Sporle Road	130
LP[097]018: Land to the north of Norwich Road	165

6

Site Reference	Number of Dwellings
TOTAL	706

Table 6.1 Preferred Residential Allocations

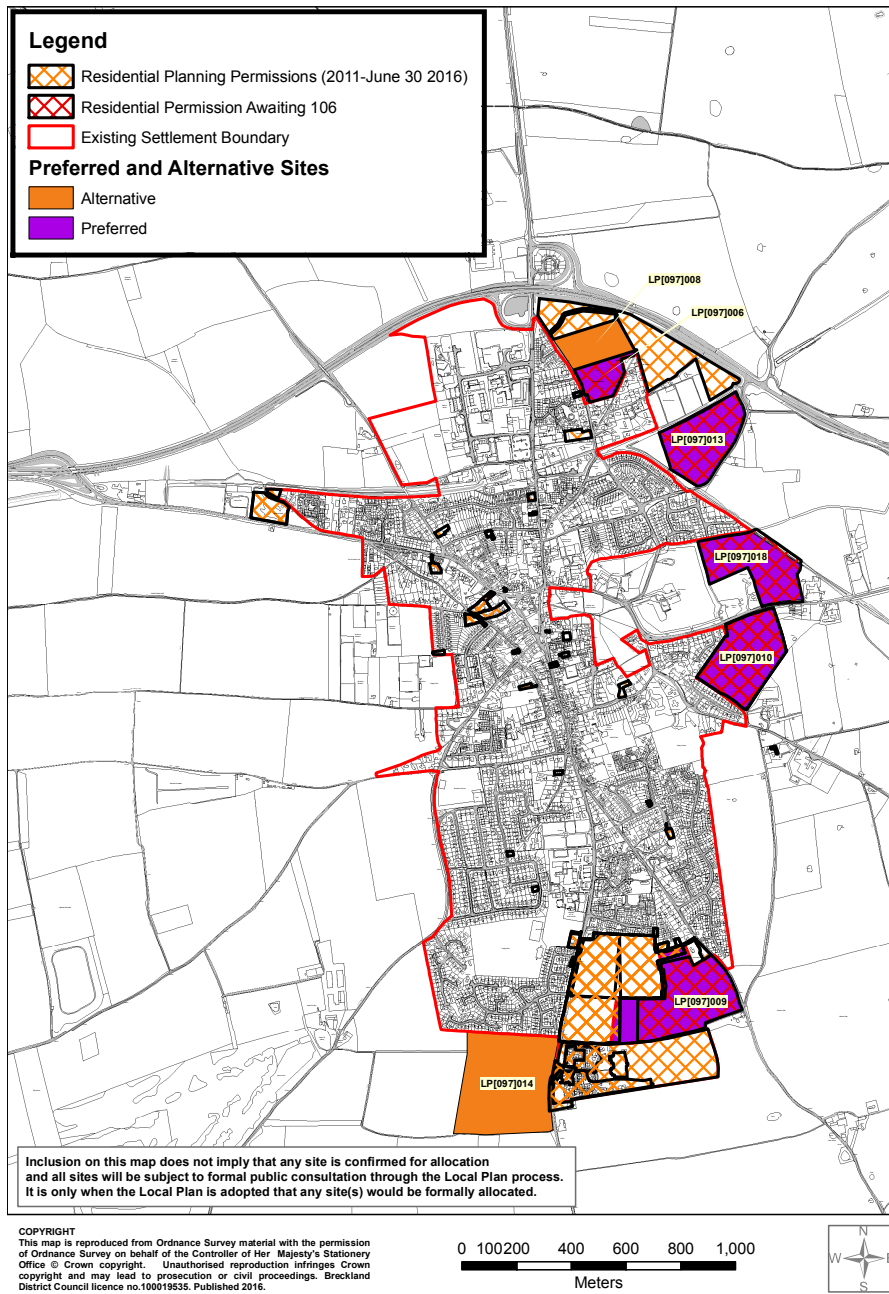


Figure 6.1 Swaffham Preferred and Alternative Sites

LP[097]006: Preferred Residential Allocation - Land off New Sporle Road

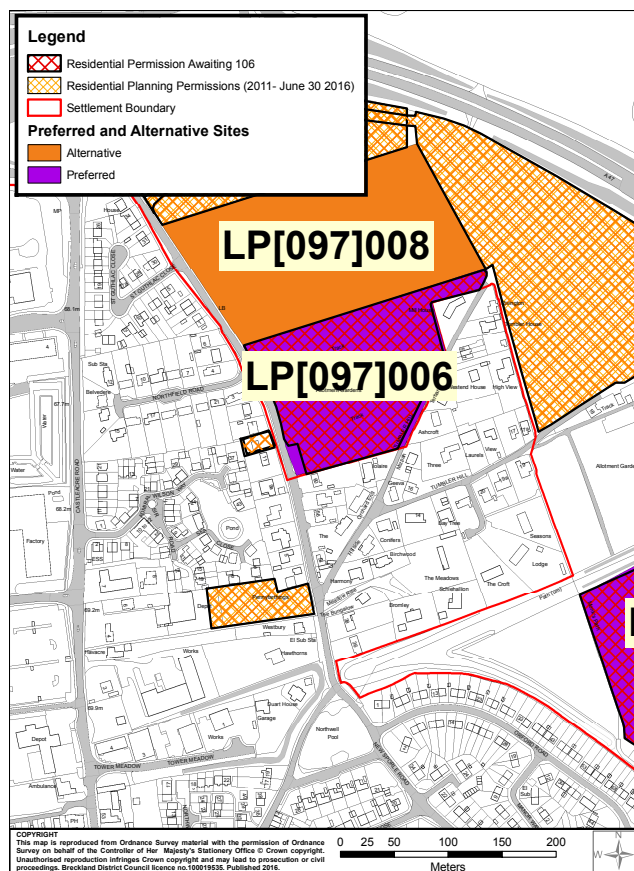


Figure 6.2 Preferred Site LP[097]006

LP[097]006 Key Development Considerations

- Site is allocated for 51 dwellings
- The principle access to the site is from New Sporle Road
- Important boundary trees are retained
- The site is expected to provide onsite open space

6.8 The site is located to the north of Swaffham with access from New Sporle Road. The site is located outside of the town's settlement boundary, but directly adjoins it. The site is currently the subject of an outline planning application (which has the decision to grant permission) subject to the agreement of a section 106. The site is 2.1 hectares upon greenfield land with an agricultural land grade of 3. It is adjoined by existing residential properties to the south and east on Tumbler Hill, and there are further properties directly opposite on New Sporle Road. Whilst the development of the site would inevitably result in a change to the outlook from these properties, this is not anticipated to be greater than what would be expected within a built up area. The site is also in close proximity to the A47.

6.9 The site's location to the north of the town makes it well related to the general employment areas and the town centre, it is however distant from the schools, which are located to the south of the town off Brandon Road. The settlement fringe landscape character assessment includes this site within the Clarence Hills Open Tributary Farmland character area. This area has a moderate sensitivity to change. This is the lowest sensitivity to change for character areas surrounding Swaffham.

6.10 No major issues have been identified through the assessment which would impact upon the deliverability of the site.

LP[097]009: Preferred Residential Allocation - Land to the east of Brandon Road

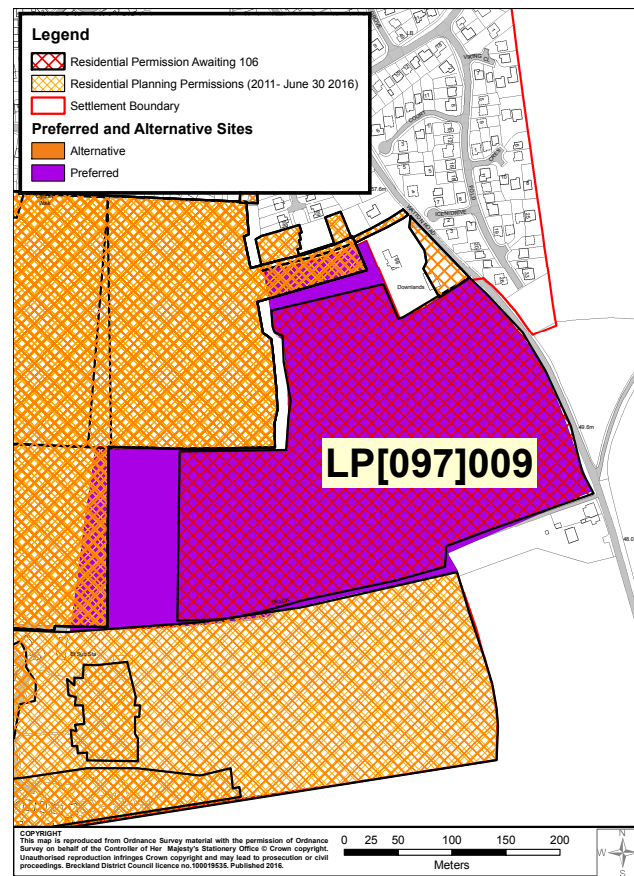


Figure 6.3 Preferred Site LP[097]009

LP[097]009 Key Development Considerations

- The site is proposed for 175 dwellings
- The principle access to the site is proposed through the development on Brandon Road
- The site will be expected to provide onsite open space.

6.11 This is a greenfield site to the south of Swaffham. The site is on 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.

6.12 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.

6.13 No major issues have been identified through the assessment which would impact upon the deliverability of the site.

LP[097]010: Preferred Residential Allocation - Land to the south of Norwich Road

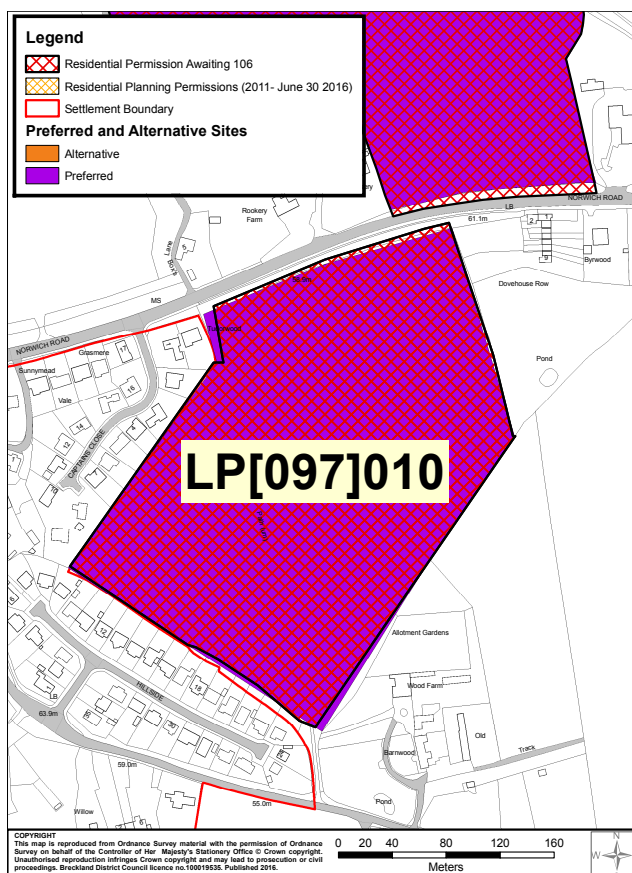


Figure 6.4 Preferred Site LP[097]010

LP[097]010 Key Development Considerations

- The site is proposed for 185 dwellings
- Access to the site is from Norwich Road
- The site is expected to provide onsite open space
- Important boundary trees should be retained

6.14 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.

6.15 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.

6.16 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.

6.17 No major issues have been identified through the assessment which would impact upon the deliverability of the site.

LP[097]013: Preferred Residential Allocation - Land off Sporle Road

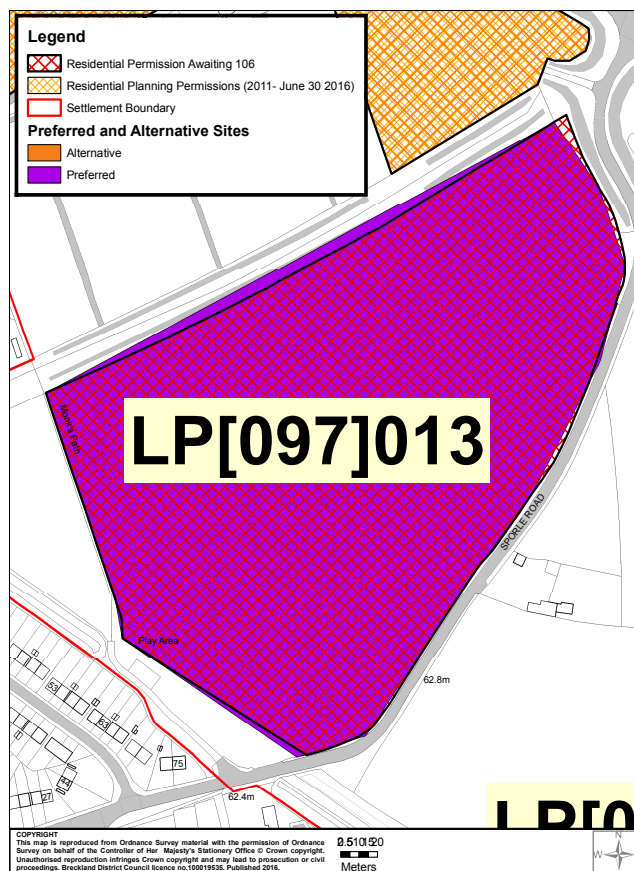


Figure 6.5 Preferred Site LP[097]013

LP[097]013 Key Development Considerations

- The site is proposed for 130 dwellings
- Access to the site is achieved from Sporle Road
- The site should provide on-site open space
- Important boundary trees are retained

6.18 This site is located to the east of Swaffham with access from Sporle Road. The site is currently the subject of an outline planning application for up to 130 dwellings which had the decision to grant planning approval subject to the completion of a section 106 agreement. This site is currently located outside of the town's designated settlement boundary, however it is in close proximity to it. The site is closely related to the built form of the town, which is located to the west. The A47 is located to the east, whilst the allotment gardens are located to the north.

6.19 The site is currently greenfield land with a grade 3 agricultural classification. 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 has the lowest sensitivity to change of any of the character areas surrounding Swaffham.

6.20 Norfolk County Council highways have provided comments on the planning application for this site. Whilst Sporle Road is currently restricted width, they have indicated that, subject to appropriate conditions being attached to the planning approval, satisfactory road widening can occur.

6.21 The site's location to the north-east of Swaffham means that it has good access to the town centre and the general employment area to the north of the town. It is however distant from the high school and junior school which is located to the south of the town. No fundamental constraints to the delivery of the site have been identified through the assessment.

LP[097]018: Preferred Residential Allocation - Land to the north of Norwich Road

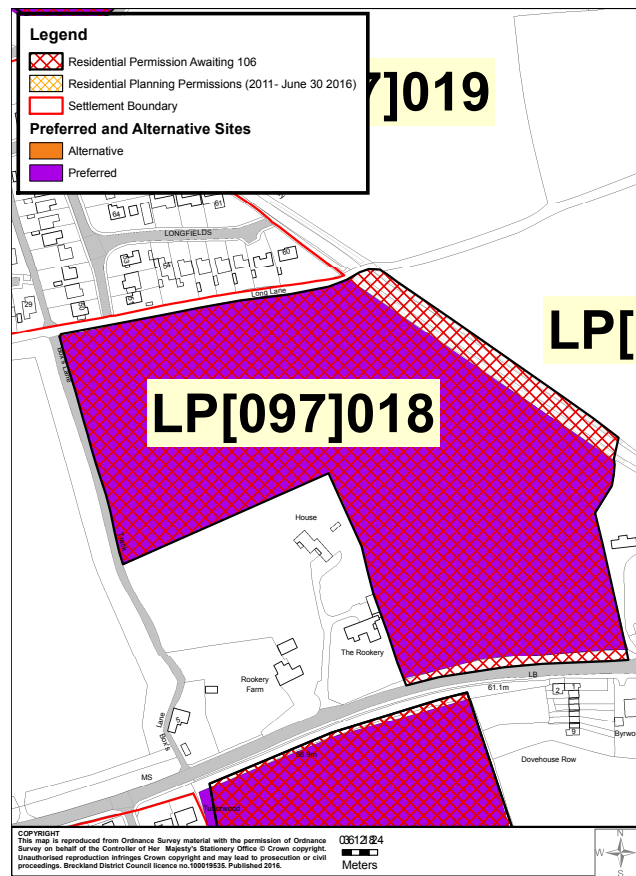


Figure 6.6 Preferred Site LP[097]018

LP[097]018 Key Development Considerations

- The site is proposed for 165 dwellings
- Access to the site should be achieved from Norwich Road
- The site should provide on-site open space
- Important boundary trees are retained
- Provision of a landscape buffer to the west of the site
- Improvements to footpaths and cycleways to the site.

6

6.22 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.

6.23 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.

6.24 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.

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

6.26 No fundamental constraints to the delivery of the site have been identified through the site assessment.

Alternative Options

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
Swaffham	LP[097]008	Land off New Sporle Road	3.0	<p>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. Land to the north and south of the site has planning permission for residential development, whilst there is also residential development to the west.</p> <p>The site is screened by hedgerows from surrounding development. The site is in relatively close proximity to the A47 so noise attenuation measures may be required. The site is in close proximity to the general employment area and the town centre. It is further from the schools.</p> <p>Due to the site's location, surrounded by existing development, it is considered to be a suitable location for development. This site is not preferred, as the existing planning applications which have the decision to grant, meet the towns housing target.</p> <p>Conclusion: Alternative Option</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
Swaffham	LP[097]014	Land to the west of Brandon Road	12.34	<p>The site is located to the south of Swaffham with access from the Brandon Road. It is a greenfield site, which is classified as grade 3 agricultural land. The site directly adjoins residential development to the north, and there is also residential development currently being constructed to the east.</p> <p>Due to the site's location to the south of Swaffham it is distant from a number of services and facilities within the town, however it is within good proximity of the junior and high schools. Natural England have noted that the site is located within 400m of the SPA for Woodlark and Nightjar, so any impact on these special interest features of the SPA will need to be considered. Overall the site is considered to be a reasonable alternative option for development.</p> <p>This site is not preferred, as the existing planning applications which have the decision to grant, meet the town's housing target.</p> <p>Conclusion: Alternative option</p>

Table 6.2 Swaffham Alternative Sites

Unreasonable Options

Settlement	Site Reference	Address	Site Size (ha)	Reason site is unreasonable
Swaffham	LP[097]001	Land to the rear of the Green Britain Employment Area	12.8	The site is a saved employment allocation. Designation of the site for residential would impact on the employment strategy for the District.
Swaffham	LP[097]002	Land to the west of Southlands	12.52	The site has severe highways constraints. Development of the site would have an impact upon the landscape.
Swaffham	LP[097]003	Land to the north of Beachamwell Road	11.52	The site has severe highways constraints. Development of the site would have an impact upon the landscape.
Swaffham	LP[097]004	Land off North Pickenham Road	4.03	The site has highways constraints. Impact upon grade II listed Valley Farm.

6

Settlement	Site Reference	Address	Site Size (ha)	Reason site is unreasonable
Swaffham	LP[097]005	Land to the west of Westacre Road	1.1	The site has severe highways constraints.
Swaffham	LP[097]011	Land to the north of the Green Britain employment area	3.04	The site is a saved employment allocation. Designation of the site for residential would impact on the employment strategy for the District.
Swaffham	LP[097]012	Land to the east of New Sporle Road	7.49	This site has planning permission so is included within the committed and completed development.
Swaffham	LP[097]015	Land to the north and south of Long Lane	18.4	The site has severe highways constraints.
Swaffham	LP[097]016	Land off Princes Street	2.03	The site is designated open space and has severe highways constraints
Swaffham	LP[097]019	Land to the south of Sporle Road	5.12	The site has highways constraints and is not suitable for development without surrounding sites.
Swaffham	LP[097]020	Land to the east of Swaffham adjacent the old railway line	6.05	This site is detached from the built up extent of Swaffham. The site has severe highways constraints.

Table 6.3 Swaffham Unreasonable Sites

Question 5

Do you agree with the approach to preferred, alternative and unreasonable sites in Swaffham?

Are there any additional development considerations which need to be addressed for the preferred site(s)?

If you have a comment on a specific site please include the reference number.

7 Watton

7.1 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 1305 dwellings over the plan period from 2011 to 2036. Of these dwellings 905 are currently either committed or completed (as of 31st March 2016), this leaves a further 400 for consideration through the Local Plan.

7.2 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.

7.3 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. 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.

7.4 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.

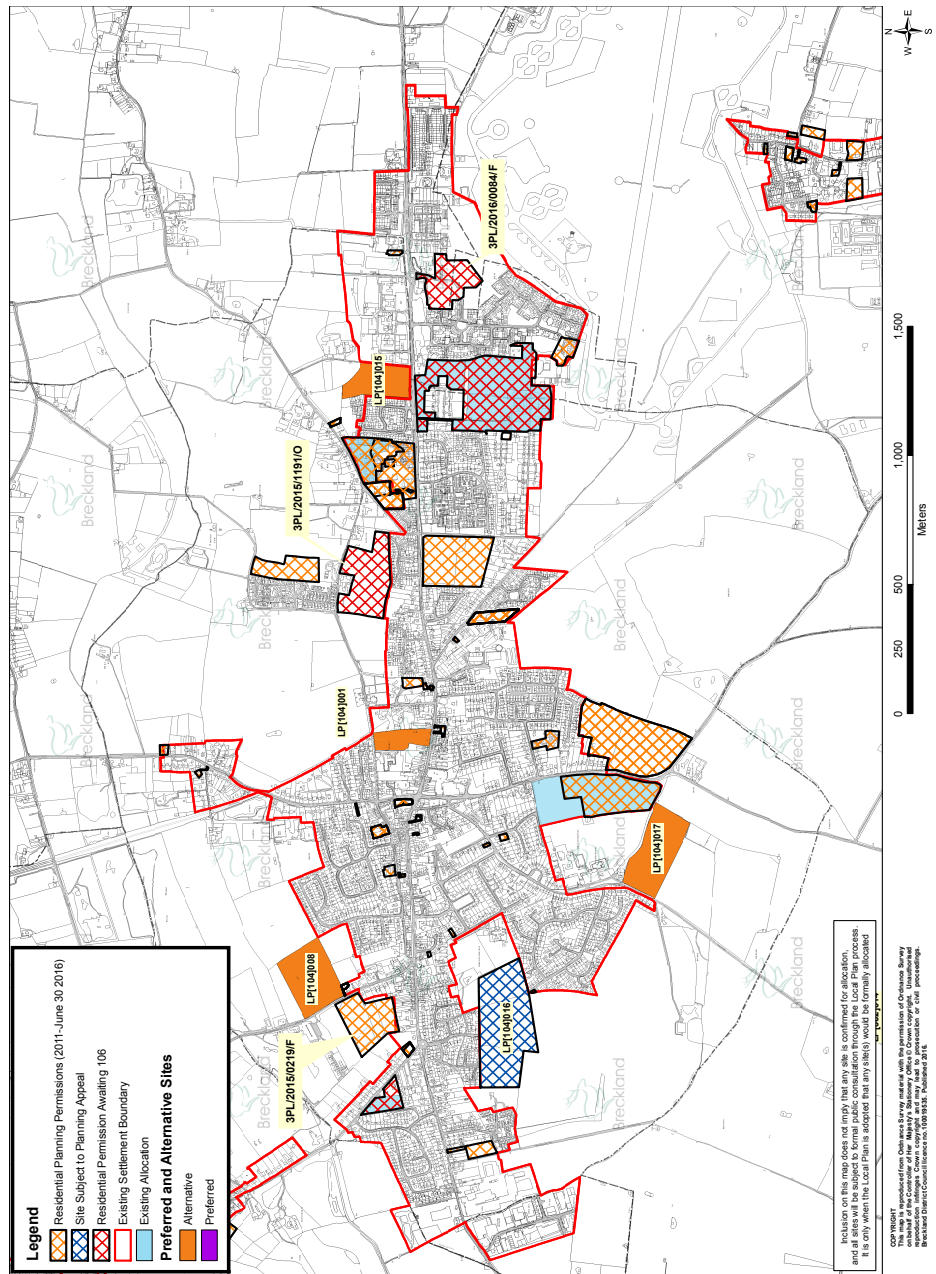


Figure 7.1 Watton Preferred and Alternative Sites

Preferred Options

7.5 No preferred options for Watton are presented within this consultation document. The following table shows the most recent permissions which contribute to the 400 dwellings required.

Planning Applications	Number of Dwellings
3PL/2016/0084/F	106
3PL/2015/0219/F	73
3PL/2015/1191/O	98
TOTAL	277

Table 7.1 Recent Planning Approvals

7.6 Application 3PL/2016/0084/F for 106 dwellings is located on the former RAF Watton Technical Site and also includes the development of a community centre and is currently awaiting the completion of a section 106 agreement. Site 3PL/2015/0219/F for 73 dwellings, was recently granted permission at appeal. The site is located off Saham Road. The third application 3PL/2015/1191/O is located off Watton Green. The site is accessed however from Norwich Road, is for 98 dwellings and is currently awaiting the agreement of the section 106.

7.7 Furthermore, there is a site for 177 dwellings to the west of the town on land off Mallard Road (3PL/2015/0254/O) currently the subject of a planning appeal. Should this planning appeal be granted permission, this would mean that the housing target for the town has been met.

7.8 It is considered appropriate to await the outcome of the planning appeal and assess the implications on site selection at that stage i.e. if it isn't allowed we would need to look at the the site again compared to the alternatives to identify the site(s) for allocation.

Alternative Options

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
Watton	LP[104]001	Land off Norwich Road	1.4	<p>This site is located within the settlement boundary in close proximity to the town centre. The front half of the site has access from Norwich Road and there are existing residential properties. The rear of the site is greenfield land and has access from Church Walk. Church Walk is restricted width, so access would need to be through properties on Norwich Road.</p> <p>The town council have provided comments on the site and consider it to be suitable for development if access is achieved through Norwich Road. Overall this site is considered to be a reasonable alternative option for development.</p> <p>This site is not preferred because further sites are not required over and above permissions to achieve the target</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				Conclusion: Alternative Option
Watton	LP[104]008	Land off Saham Road	4.4	<p>This is a greenfield site located on grade 3 agricultural land. The site is to the north west of Watton and has access onto Saham Road. NCC highways have indicated that there are moderate highways constraints on the site, however these are likely to be able to be overcome. This includes through improvements to the B1108 and Saham Road junction. Furthermore there is also a gas pipeline located at the front of the site which would need to be taken into consideration.</p> <p>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 site would extend the built extent of Watton along Saham Road and there is no screening from the site. This was raised by the town council in their response to the consultation.</p> <p>This site is not preferred because further sites are not required over and above permissions to achieve the target</p> <p>Conclusion: Alternative Option</p>
Watton	LP[104]015	Land to the north off Norwich Road and south of Rokeles Hall	2.8	<p>This is a greenfield site which is located on grade 3 agricultural land. The site has access from Norwich Road and NCC highways have not raised any particular highways concerns. The site is adjacent to the Norwich Road general employment area and some noise attenuation measures may be required if this site is developed. The site is 1.6km from the designated town centre and 2.3km from the high school. To the west of the site is residential development at Akrotiri Square.</p> <p>The site is in close proximity to Rokeles Hall which is a grade II listed building and regard will need to be had to the impact upon the setting. Historic England have noted the potential impact on the setting of Rokeles Hall. There is significant screening surrounding the site.</p> <p>Overall the site is considered to be a reasonable alternative option for development.</p> <p>This site is not preferred because further sites are not required over and above permissions to achieve the target.</p> <p>Conclusion: Alternative Option</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
Watton	LP[104]017	Land to the south of Wayland Academy	4.7	<p>This is a greenfield site located on grade 3 agricultural land. The site is accessed via Merton Road and it is located directly to the south of Wayland Academy. There is residential development to the west of Merton Road. There is limited screening on the site, however there is screening to the north of the site. NCC highways have not raised any objections to the development of the site.</p> <p>As noted the site is adjacent to the high school, it is within 900m of the designated town centre. No comments have been received on the site as it was submitted through the last consultation period. Overall this site is considered to be a reasonable alternative option for development.</p> <p>The south-western edge of this site is located within the 1500m buffer of the Breckland Special Protection Area.</p> <p>This site is not preferred because further sites are not required over and above permissions to achieve the target.</p> <p>Conclusion: Alternative Option</p>

Table 7.2 Watton Alternative Sites

Unreasonable Options

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
Watton	LP[104]007	Land off Swaffham Road	0.9	The site has severe highways constraints
Watton	LP[104]009	Land to the south of Watton Green	2.6	The site has severe highways constraints
Watton	LP[104]010	Land off Griston Road	9	The site has severe highways constraints
Watton	LP[104]011	Land to the northwest of Rokeles Hall	1.05	The site has severe highways constraints. Impact upon the setting of a designated heritage asset.
Watton	LP[104]012	Land at Watton Sports Centre	8.73	The site is protected open space. The site has been promoted by the sports centre in order to modernise the recreation centre. Without clear plans for the modernisation

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				it is unclear the impact this will have on the sports centre.
Watton	LP[104]013	Land off Griston Road	2	The site has severe highways constraints
Watton	LP[104]014	Land off Mill Road	0.14	This site is protected open space
Watton	LP[104]018	Land off Long Bridle Road	16.72	This site has no clear access. NCC highways have indicated that there are severe highways constraints

Table 7.3 Watton Unreasonable Sites

Question 6

Do you agree with the approach to preferred, alternative and unreasonable sites in Watton? If you have a comment on a specific site please include the reference number.

8 Ashill

8.1 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 3 completions and 37 commitments, meaning that the new allocation for the remainder of the Local Plan Period to 2036 is 50.

8.2 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 Fruit Farm and Ashill Food and Wine.
- McTaggarts Freehouse and Ashill Community Centre.
- Regular bus service to Swaffham and Watton.
- From IDBR (2013) shows that there are 22 registered businesses within the parish.

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

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

8.5 To the north of the settlement there is an ongoing planning application for 22 dwellings (3PL/2016/0427/O) to the north of the settlement. The outcome of this planning application may result in the need to revisit preferred and alternative sites in the village.

Ashill Preferred and Alternative Sites

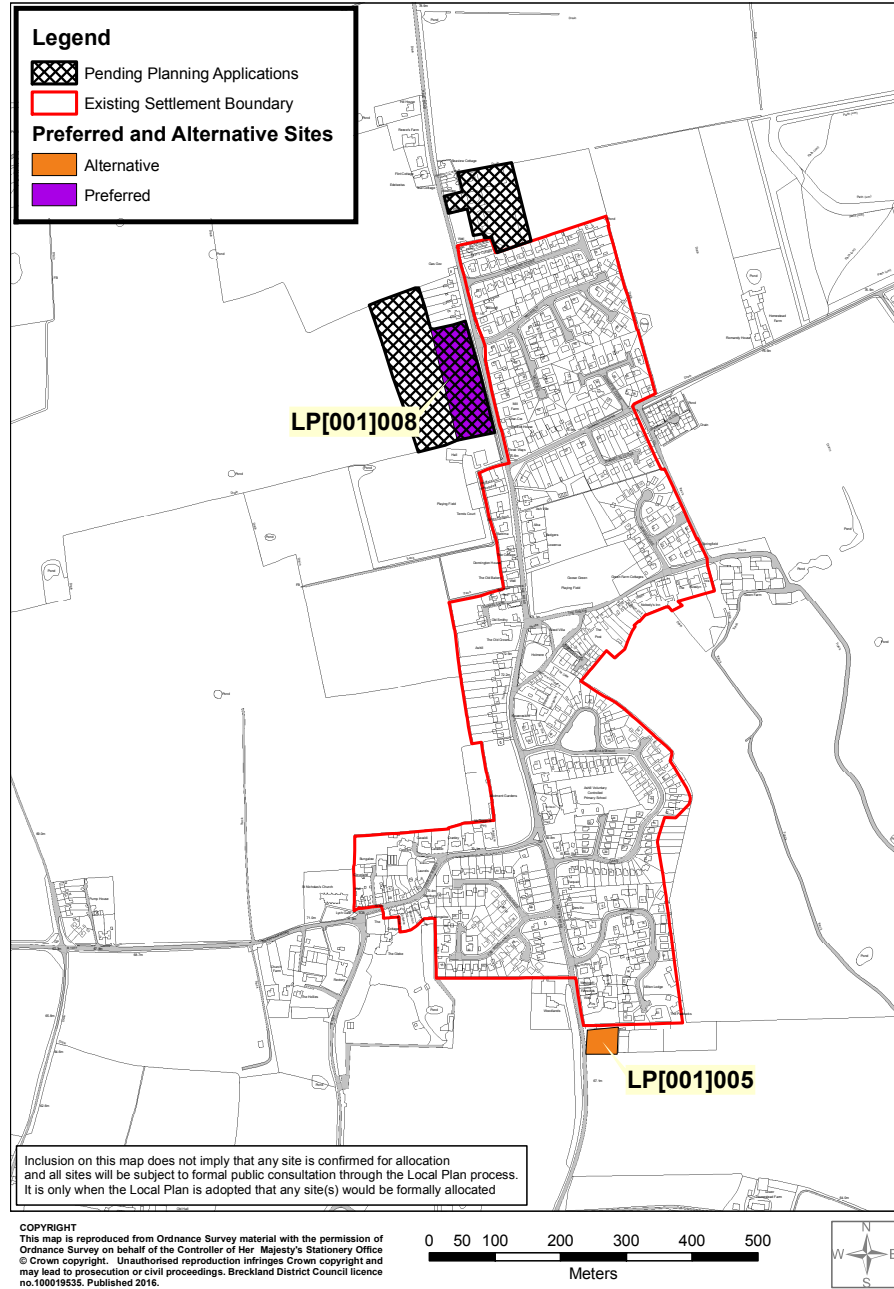


Figure 8.1 Ashill Preferred and Alternative Sites

LP[001]008: Preferred Residential Allocation - Land west of Hale Road.

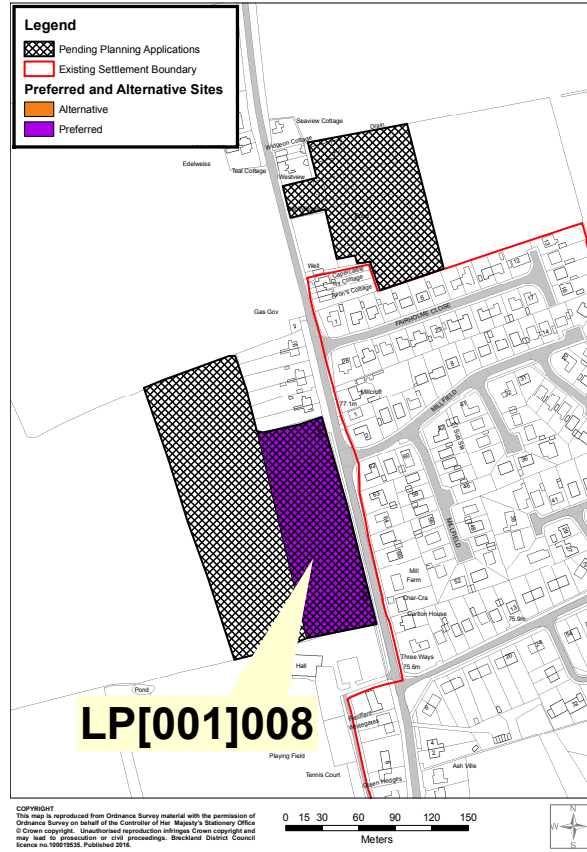


Figure 8.2 Preferred Site LP[001]008

LP[001]008 Key Development Considerations

- The site is proposed for approximately 20 dwellings
- Appropriate density to reflect and respect existing development.
- Appropriate use of height and scale to ensure development is appropriate to its setting within the village.
- Provide suitable access onto the Hale Road.

8.6 The site is situated upon 1 hectare of Grade 3 agricultural land to the west of the existing settlement boundary. There is existing development to the north of the site and to the east with agricultural land to the west and the community centre to the south.

8.7 A larger planning application for 46 dwellings (3PL/2016/0363/F), which includes the site identified as a preferred allocation, is currently pending. The outcome of this planning application may result in the need to revisit preferred and alternative sites in the village.

8.8 The site itself is within 800m (10 minutes walking distance) to key services, meaning that the site is sustainable and will limit the use of personal car journeys.

8.9 The Breckland Landscape character assessment indicated that the site is situated within the character area 'Central Breckland Plateau' where design considerations include ensuring that any development is appropriate to local historic vernacular and materials and maintaining the small scale of rural roads.

8.10 No fundamental constraints to the development of the site have been identified.

Alternative Sites

Settlement	Site Reference	Address	Site Size (ha)	Site Assessment
Ashill	LP[001]005	Land to the east of Watton Road	0.18	<p>The site is situated upon greenfield agricultural land of grade 3 quality.</p> <p>The site adjoins the existing settlement boundary and is within 800m (10 minutes walking distance) to a bus stop and the school, but is distant from the shop.</p> <p>The Landscape Character Assessment indicated that the site is situated within the Central Breckland Plateau.</p> <p>The site is not preferred due to the scale of the site and the location of the site in relation to the settlement's services and facilities.</p> <p>Conclusion: Alternative Option</p>

Table 8.1 Ashill Alternative Sites

Question 7

Are you aware of any further sites which can contribute towards the housing target?

Are there any additional development considerations which need to be addressed for the preferred site(s)?

Unreasonable Sites

Settlement	Site Reference	Address	Site Size (ha)	Site Assessment
Ashill	LP[001]001	Land adjacent the Lodge Care Home	6.72	Due to the distance from the existing settlement boundary it is considered that the site is an unreasonable option for allocation through the Local Plan. Conclusion: Unreasonable Option
Ashill	LP[001]002	Land to the north of St.Nicholas' Church	32	Due to the scale of the site, the potential impact that development of the site would have upon the church and the landscape and the distance that the access would be from the main services and facilities, it is considered that the site is an unreasonable option for allocation through the Local Plan. Conclusion: Unreasonable Option
Ashill	LP[001]003	Land to the south of St.Nicholas' Church	0.9	Due to the potential impact that development of the site would have upon the church and the wider landscape and the potential local highways constraints it is considered that the site is an unreasonable option for allocation through the Local Plan. Conclusion: Unreasonable Option
Ashill	LP[001]004	Land to the south of the community centre.	0.6	Due to the lack of suitable access to the site it is considered that the site is unsuitable for allocation through the Local Plan. Conclusion: Unreasonable Option
Ashill	LP[001]006	Land to the north of Meadow Barn	0.3	Due to the distance from the existing settlement boundary it is considered that the site is an unreasonable option for allocation through the Local Plan. Conclusion: Unreasonable Option
Ashill	LP[001]007	Land to the west of Meadow Barn	0.3	Due to the distance from the existing settlement boundary it is considered that the site is an unreasonable option for allocation through the Local Plan.



				Conclusion: Unreasonable Option
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Table 8.2 Ashill Unreasonable Sites

9 Banham

9.1 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 8 completions and 55 commitments, meaning that the new allocation for the remainder of the Local Plan Period to 2036 is 55.

9.2 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;
- Shop
- Banham Barrell, Village Hall, Shop;
- Bus service to Norwich, Diss and Quidenham;
- From NNDR Data (2008) there are 49 registered businesses across 13 classifications. Larger employers include Banham Zoo.

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

9.4 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.

9.5 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.

Banham Preferred and Alternative Sites

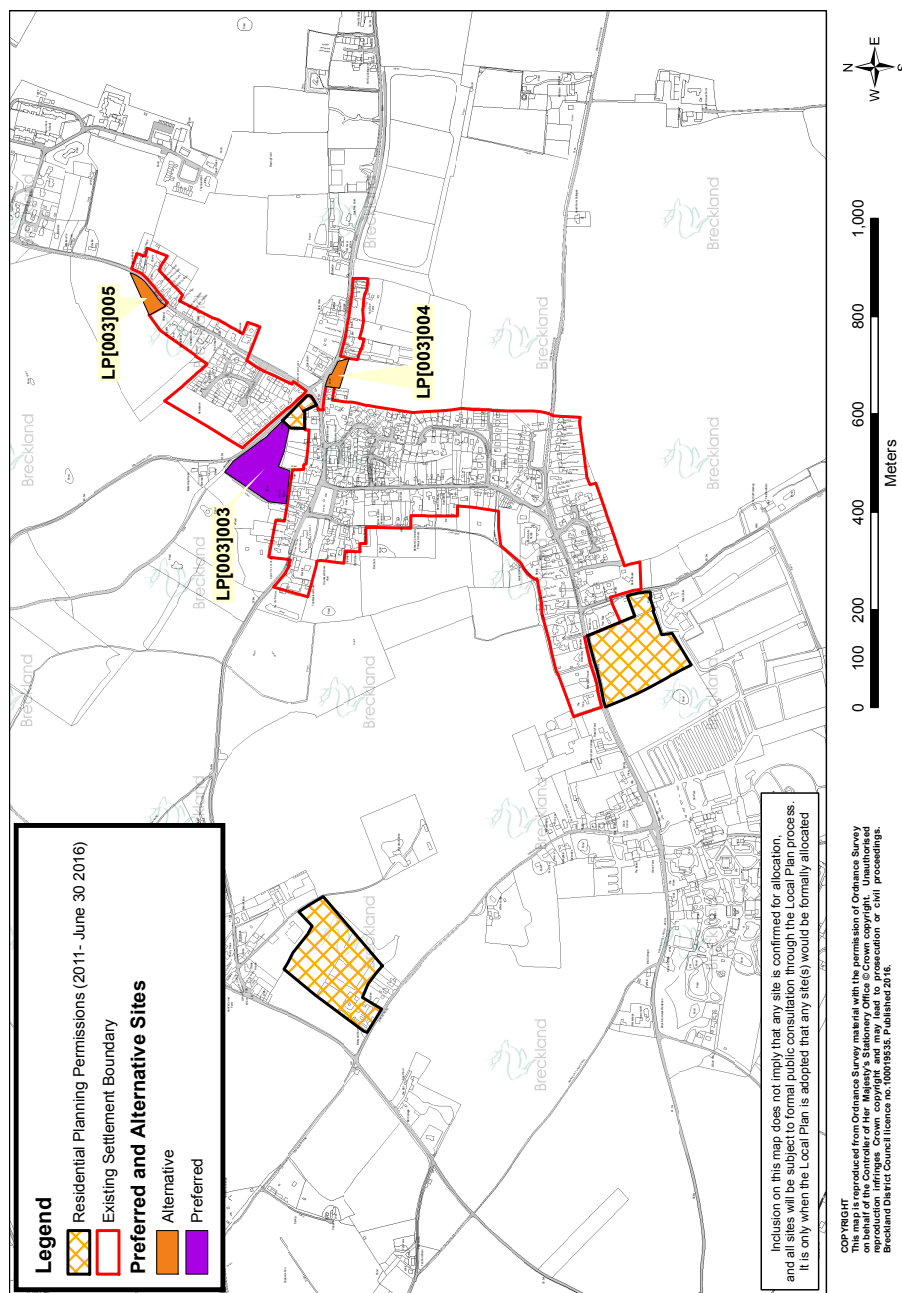


Figure 9.1 Banham Preferred and Alternative Sites

LP[003]003: Preferred Residential Allocation - Land South of Greyhound Lane

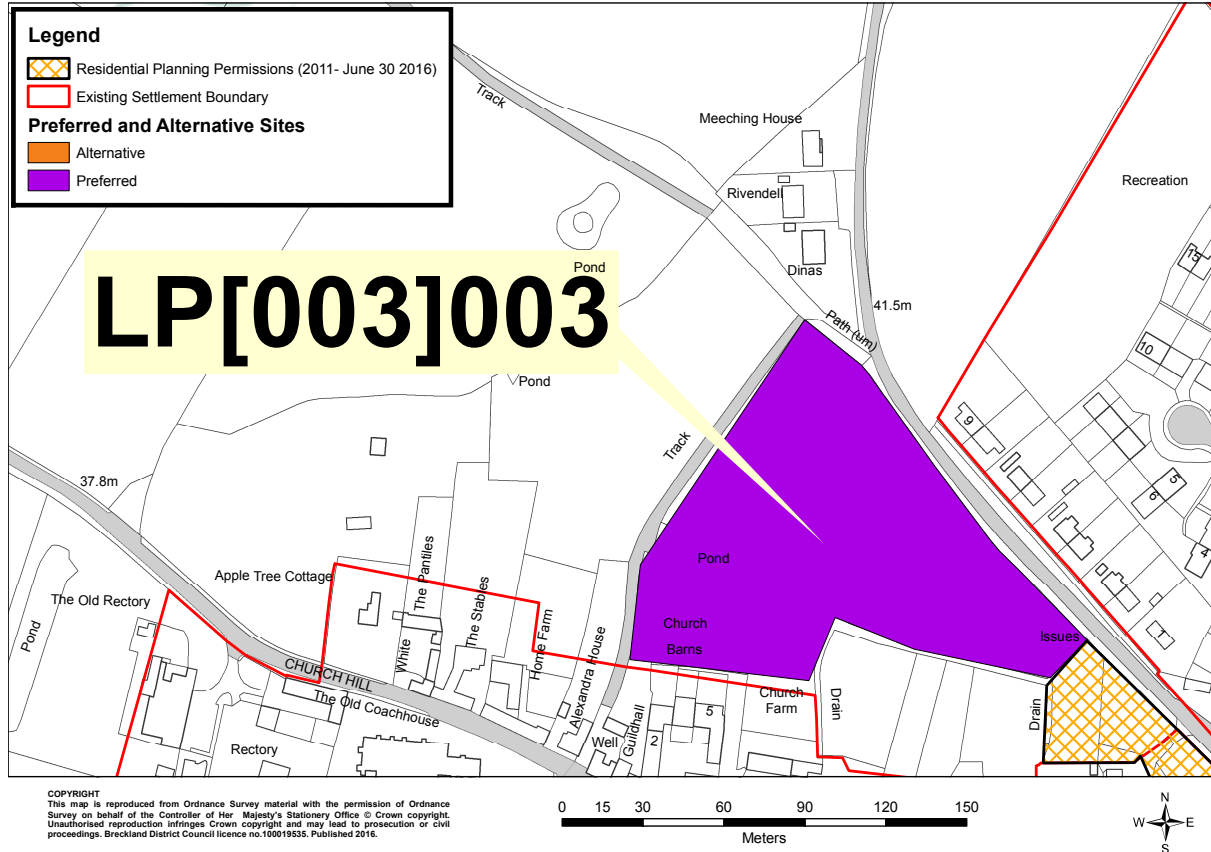


Figure 9.2 Preferred Site LP[003]003

LP[003]003 Key Development Considerations

- The site is proposed for approximately 15 dwellings
- Appropriate density to reflect and respect existing development.
- Development only on the northern part of the site, along Greyhound Lane, to ensure that issues regarding surface flood risk are mitigated against during the design phase of the scheme: appropriate use of SUDs, permeable surfaces etc.
- Ensure that safe access can be achieved onto Greyhound Lane with appropriate highways improvements.
- Appropriate use of height and scale to ensure the site's position as a gateway to the settlement.

9.6 The site 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.

9

9.7 The site itself is within 800m (10 minutes walking distance) to key services, meaning that the site is sustainable and will limit the use of personal car journeys.

9.8 The key constraint of the site is the flood zone 3a that covers approximately half of the site. In order to mitigate this only the northern part of the site would be considered for development. The entire site has been included to ensure that adequate flood mitigation would be included as part of the scheme on the southern part of the site.

9.9 Highways commented that the junction of Greyhound Lane and Crown Street has recently been improved; however, in order for this development to come forward it should be demonstrated that the current junction layout is suitable to cater for additional development. Adequate visibility, improvements to the footpath network and mitigation in terms of highways widening would be required to bring the site forward.

9.10 Scope for a larger amount of development to come forward subject to an exception test as set out in paragraph 100 of the NPPF.

Alternative Sites

Settlement	Site Reference	Address	Site Size (ha)	Site Assessment
Banham	LP[003]004	Land South of Heath Road	0.14	<p>The site is situated upon greenfield agricultural land of Grade 3 quality.</p> <p>The site adjoins the conservation area and may have an impact upon the character and appearance.</p> <p>The site adjoins the existing settlement boundary and is within 800m (10 minutes walking distance) to key facilities.</p> <p>This site represents the last gap on Heath Road and is not preferred due to the impact upon the conservation area.</p> <p>Conclusion: Alternative Option</p>
Banham	LP[003]005	Land adjacent to Hillcrest, Mill Road	0.71	<p>The site is situated upon greenfield agricultural land of Grade 2 quality.</p> <p>Norfolk County Council Highways did not raise any concerns regarding the site.</p> <p>Development of the site may have an impact upon the nearby Grade 2 listed building (Hillcrest, Mill Road).</p> <p>This site is not preferred due to the potential impact upon Hillcrest.</p>

Settlement	Site Reference	Address	Site Size (ha)	Site Assessment
				Conclusion: Alternative Option

Table 9.1 Banham Alternative Sites

Question 8

Are you aware of any further suitable sites within Banham to ensure delivery of the housing target?

Are there any additional development considerations which need to be addressed for the preferred site(s)?

Unreasonable Sites

Settlement	Site Reference	Address	Site Size (ha)	Site Assessment
Banham	LP[003]002	Land adjacent to Rectory Farm	0.13	Due to severe highways constraints regarding access to the site it is considered that the site is an unreasonable option for allocation through the Local Plan. Conclusion: Unreasonable Option
Banham	LP[003]006	Beckhall Manor, Dam Brigg	0.35	Due to severe highways constraints regarding access to the site it is considered that the site is an unreasonable option for allocation through the Local Plan. Conclusion: Unreasonable Option
Banham	LP[003]007	Land adjacent to Beckhall Manor	0.41	Due to severe highways constraints regarding access to the site it is considered that the site is an unreasonable option for allocation through the Local Plan. Conclusion: Unreasonable Option
Banham	LP[003]008	Land south of Kenninghall Road	2.61	The site has planning permission for 43 dwellings and for this reason it is considered that the site is an unreasonable option for allocation through the Local Plan.

9

				Conclusion: Unreasonable Option
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Table 9.2 Banham Unreasonable Sites

10 Bawdeswell

10.1 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 5 completions and 1 commitment, meaning that the new allocation for the remainder of the Local Plan Period to 2036 is 30.

10.2 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
- The Inter-Departmental Business Register (2013) shows 24 businesses within the parish. Larger employers within the parish include Bawdeswell Garden Centre, including the Bluebell Square Shopping Centre.

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

10.4 The Breckland Landscape Character Assessment shows that the settlement is located with 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.

Bawdeswell Preferred and Alternative Sites

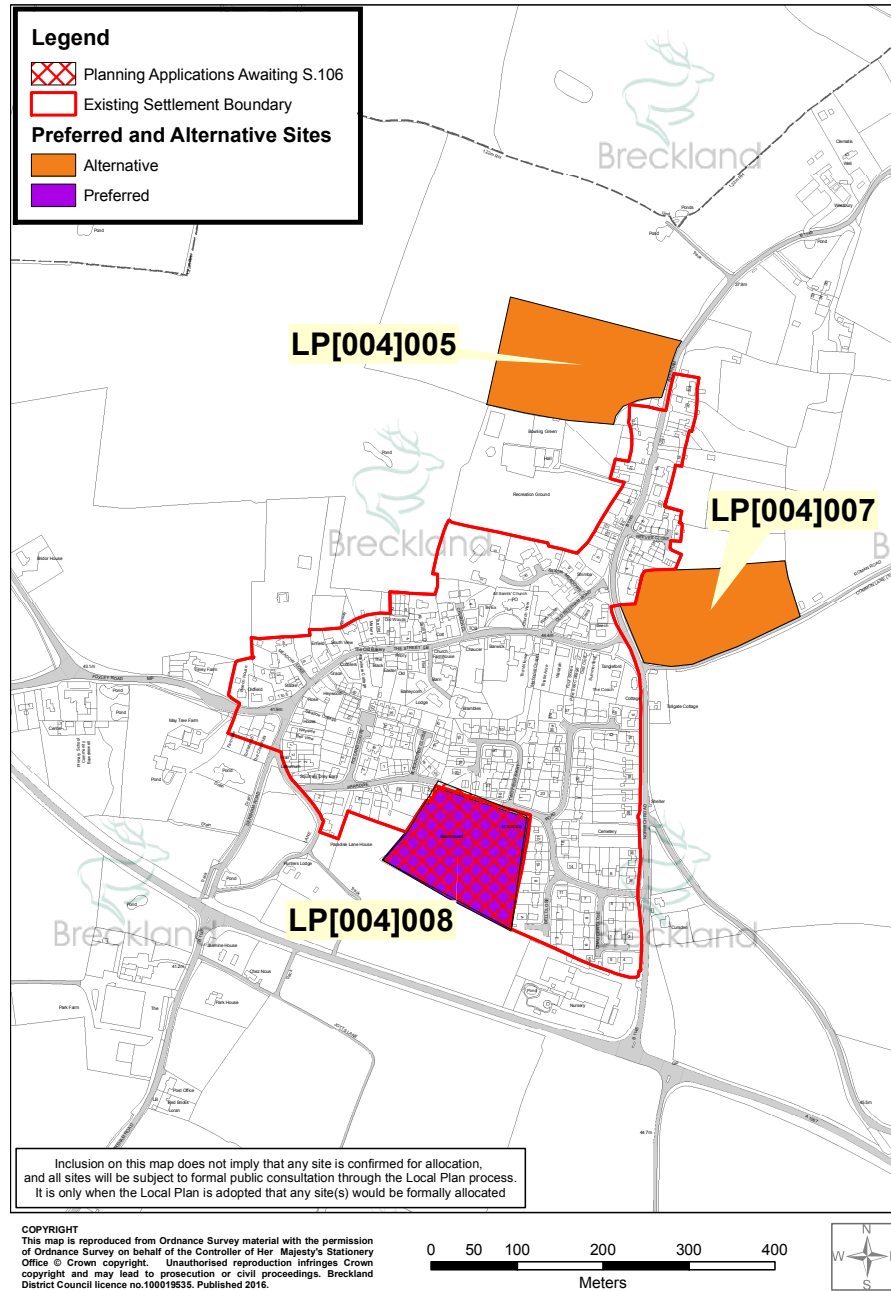


Figure 10.1 Bawdeswell Preferred and Alternative Sites

LP[004]008: Preferred Residential Allocation - Land off Hall Road

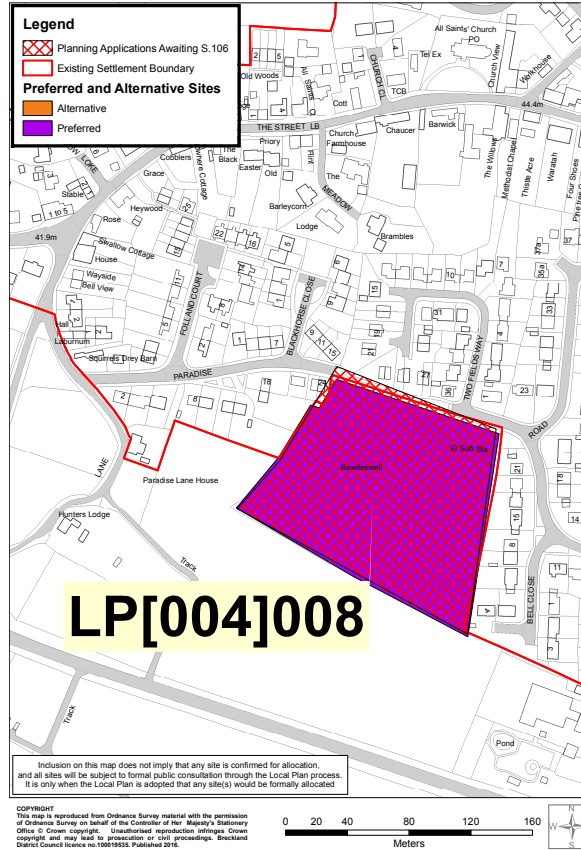


Figure 10.2 Preferred Site LP[004]004

LP[004]008 Key Development Considerations

- The site is proposed for 36 dwellings
- The principle access to the site is provided through Hall Road
- Appropriate density and scale to reflect and respect existing development

10.5 The site comprises greenfield land and is located between the existing development of Hall Road and Paradise lane. The site is currently subject to a planning application for 36 dwellings, which has the decision to grant permission subject to a Section 106 (S.106) agreement.

10.6 The site itself is within 800m (10 minutes walking distance) to key services, meaning that the site is sustainable and will limit the use of personal car journeys.

10.7 There are no fundamental planning constraints regarding this site.

Alternative Sites

Settlement	Site Reference	Address	Site Size (ha)	Site Assessment
Bawdeswell	LP[004]005	Land West of Reepham Road	2.2	<p>The site is situated upon greenfield agricultural land of grade 3 quality.</p> <p>The site adjoins the existing settlement boundary and is within 800m (10 minutes walking distance) to key facilities.</p> <p>Norfolk County Council Highways commented that there is a lack of footways. Not our preferred option as it is more remotely located on the edge of the settlement. The Highways Authority would not object to this site in being in the local plan.</p> <p>The site is situated within the character area 'Wensum and Tud Settled Tributary Farmland'.</p> <p>The site adjoins the conservation area and a detailed assessment would be required to assess the potential impact.</p> <p>The site is within close proximity to key services and facilities. The site adjoins the conservation area and a detailed assessment would be required to assess the potential impact. It is considered that the site is an Alternative Site within the Local Plan.</p> <p>The site is not preferred because no further sites are required to achieve the target</p> <p>Conclusion: Alternative Option</p>
Bawdeswell	LP[004]007	Land off Reepham Road	1.79	<p>Subject to a safe access onto the B1145 and adequate visibility and improvements to the footpath network the Highway Authority would not object to this site in being in the local plan.</p> <p>The site is situated within the character area 'Wensum and Tud Settled Tributary Farmland'.</p> <p>The site adjoins the existing settlement boundary and is within 800m (10 minutes walking distance) to key services and facilities.</p> <p>The site is situated within close proximity to key services and facilities and the Highways Authority would not object subject to a safe access onto the B1145 and adequate visibility and improvements to the footpath network. It is considered that the site is an Alternative Site within the Local Plan.</p>

Settlement	Site Reference	Address	Site Size (ha)	Site Assessment
				The site is not preferred because no further sites are required to achieve the target Conclusion: Alternative Option

Table 10.1 Bawdeswell Alternative Sites

Unreasonable Sites

Settlement	Site Reference	Address	Site Size (ha)	Site Assessment
Bawdeswell	LP[004]001	Land adj. Paradise Lane	0.078	Site size below the threshold Conclusion: Unreasonable Option
Bawdeswell	LP[004]002	Land at and adjacent to the Chestnuts	0.81	The site was considered deliverable during the last round of consultation; however, following further detailed comments from highways and site visits that have been carried out, it is considered that due to the narrow road network and the impact upon the character and landscape, the site is unreasonable for allocation through the Local Plan. Conclusion: Unreasonable Option
Bawdeswell	LP[004]003	Land east of Dereham Road	0.77	The site was considered deliverable during the last round of consultation; however, following further detailed comments from highways and site visits that have been carried out, it is considered that due to the narrow road network and the impact upon the character and landscape, the site is unreasonable for allocation through the Local Plan. Conclusion: Unreasonable Option
Bawdeswell	LP[004]004	Land to the east of Paradise lane	0.51	Due to the narrow road network and the impact upon the character and landscape the site is considered to be unreasonable for allocation within the Local Plan. Conclusion: Unreasonable Option

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Bawdeswell	LP[004]006	Land off Norwich Road	0.2	<p>Due to the location of the site between the two roads, the site would not be in keeping with the character of the settlement. Furthermore, due to the irregular shape of the site submitted it is considered that the site is unreasonable for allocation through the Local Plan.</p> <p>Conclusion: Unreasonable Option</p>
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Table 10.2 Bawdeswell Unreasonable Sites

Question 9

Do you agree with the approach to preferred, alternative and unreasonable sites in Bawdeswell?

Are there any additional development considerations which need to be addressed for the preferred site(s)?

If you have a comment on a specific site please include the reference number.

11 Garboldisham

11.1 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 2 commitments, meaning that the new allocation for the remainder of the Local Plan Period to 2036 is 35.

11.2 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
- Bus service to Bury St Edmunds;
- From NNDR Data (2008) there are 18 businesses in the inter-departmental business register 2013. The largest employer within the village is Mervyn Lambert Plant Hire.

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

11.4 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.'

Garboldisham Preferred and Alternative Sites

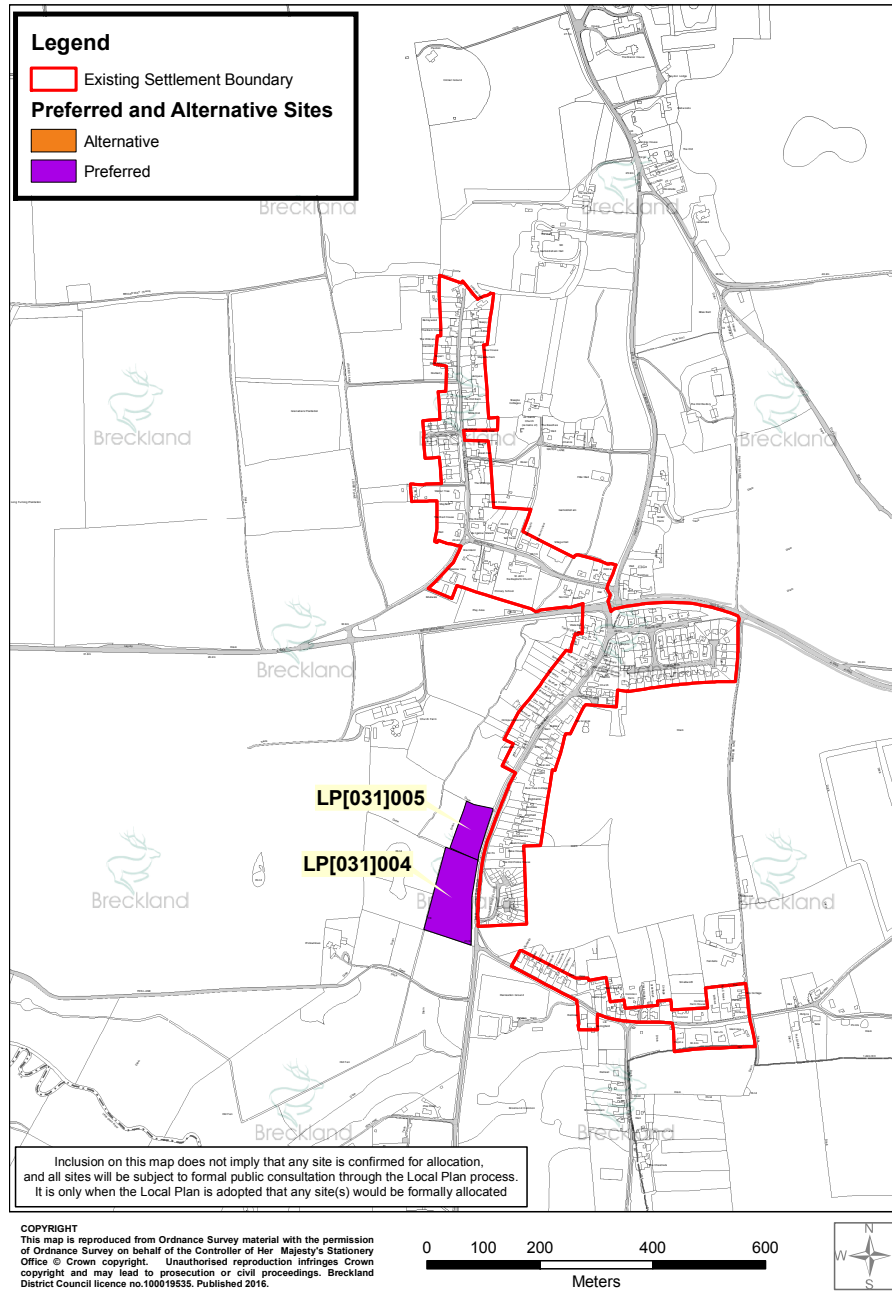


Figure 11.1 Garboldisham Preferred and Alternative Sites

LP[031]004: Preferred Residential Allocation - Land to the west of Hopton Road (South)

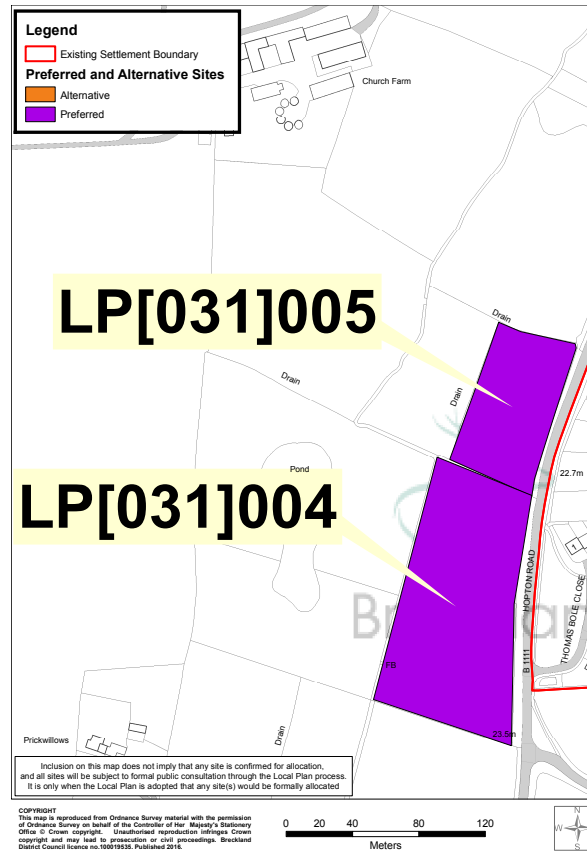


Figure 11.2 Preferred Site LP[031]004

LP[031]004 Key Development Considerations

- The site is proposed for approximately 25 dwellings
- Appropriate density to reflect and respect existing development.
- Provide a cohesive development alongside LP[031]005
- Provide suitable access onto the Hopton Road with adequate visibility in line with Norfolk County Council Highways comments.
- Ensure that issues regarding surface flood risk are mitigated against during the design phase of the scheme: appropriate use of SUDs, permeable surfaces etc.
- Appropriate use of height and scale to ensure the site's position as a key gateway to the settlement.

11.5 The site is situated upon 1 hectare of grade 4 agricultural land to the west of the existing settlement boundary. There is existing development to the west of the site with agricultural land to the east, north and south. Subject to safe access and visibility, Norfolk County Council highways have not raised objections to the development of this site.

11.6 The site itself is within 800m (10 minutes walking distance) to key services, meaning that the site is sustainable and will limit the use of personal car journeys.

11.7 There are no known constraints regarding this site.

LP[031]005: Preferred Residential Allocation - Land to the West of Hopton Road (North)

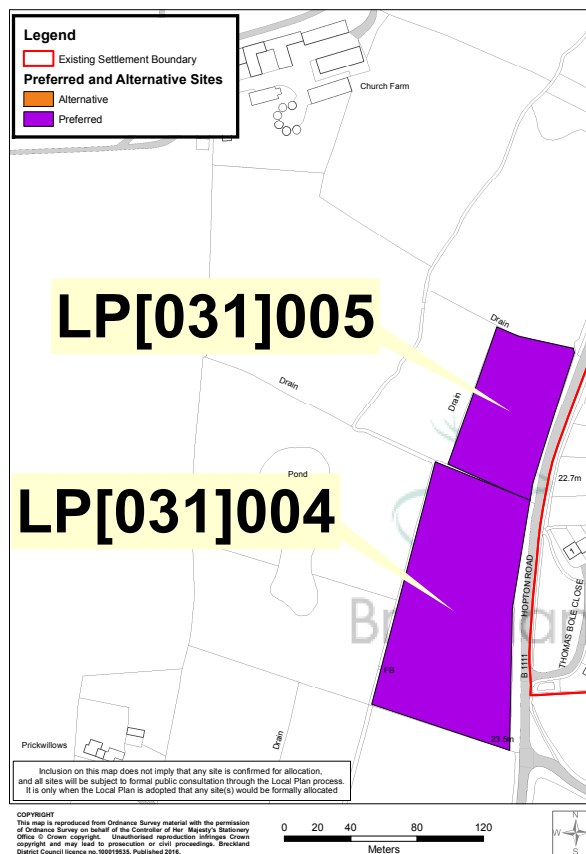


Figure 11.3 Preferred Site LP[031]005

LP[031]005 Key Development Considerations

- The site is proposed for approximately 10 dwellings
- Appropriate density to reflect and respect existing development.
- Provide a cohesive development alongside LP[031]004
- Provide suitable access onto the Hopton Road with adequate visibility in line with Norfolk County Council Highways comments.
- Appropriate use of height and scale to ensure the site's position as a key gateway to the settlement.
- Ensure that issues regarding surface flood risk are mitigated against during the design phase of the scheme: appropriate use of SUDs, permeable surfaces etc.

11.8 The site is situated upon 0.46 hectares of Grade 4 agricultural land to the west of the existing settlement boundary. There is existing development to the west of the site with agricultural land to the east, north and south. Subject to safe access and visibility, Norfolk County Council highways have not raised objections to the development of this site.

11.9 The site itself is within 800m (10 minutes walking distance) to key services, meaning that the site is sustainable and will limit the use of personal car journeys.

11.10 There are no known constraints regarding this site.

Alternative Sites

11.11 There are no other sites within Garboldisham which are considered to be reasonable alternative options.

Unreasonable Sites

Settlement	Site Reference	Address	Site Size (ha)	Site Assessment
Garboldisham	LP[031]001	Land south of The Cottage, Back Street	0.1	Due to the potential impact of development upon the historic environment it is considered that the site is an unreasonable option for allocation through the Local Plan. Conclusion: Unreasonable Option



Garboldisham	LP[031]002	Land adj. Mill Lane	1.98	<p>Due to severe highways constraints and the distance of the site from the key services within the settlement itself, it is considered that the site is unreasonable for allocation through the Local Plan.</p> <p>Conclusion: Unreasonable Option</p>
Garboldisham	LP[031]003	Land to the rear of Back Street	2.68	<p>Due to severe highways constraints it is considered that the site is unreasonable for allocation through the Local Plan.</p> <p>Conclusion: Unreasonable Option</p>
Garboldisham	LP[031]006	Land to the north of Church Road	2.01	<p>Due to severe highways constraints it is considered that the site is unreasonable for allocation through the Local Plan.</p> <p>Conclusion: Unreasonable Option</p>
Garboldisham	LP[031]007	Land south of The Cottage, Back Street	0.1	<p>Due to the potential impact of development upon the historic environment it is considered that the site is an unreasonable option for allocation through the Local Plan.</p> <p>Conclusion: Unreasonable Option</p>
Garboldisham	LP[031]008	Land to the east of The Street	1.85	<p>Due to severe highways constraints it is considered that the site is unreasonable for allocation through the Local Plan.</p> <p>Conclusion: Unreasonable Option</p>
Garboldisham	LP[031]009	Land off Harbour Lane	1.61	<p>Due to severe highways constraints it is considered that the site is unreasonable for allocation through the Local Plan.</p> <p>Conclusion: Unreasonable Option</p>
Garboldisham	LP[031]010	Land at Back Street	1.04	<p>Due to severe highways constraints it is considered that the site is unreasonable for allocation through the Local Plan.</p>



				Conclusion: Unreasonable Option
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Table 11.1 Garboldisham Unreasonable Sites

Question 10

Do you agree with the approach to preferred, alternative and unreasonable sites in Garboldisham?

Are there any additional development considerations which need to be addressed for the preferred site(s)?

If you have a comment on a specific site please include the reference number.



12

12 Great Ellingham

12.1 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. Of these 88 there are currently 11 completions and 37 commitments, meaning that the new allocation for the remainder of the Local Plan Period to 2036 is 40.

12.2 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;
- From NNDR Data (2008) there are 40 registered businesses, across 13 classifications.

12.3 Great Ellingham has several listed buildings within the settlement .

12.4 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.

Great Ellingham Preferred and Alternative Sites

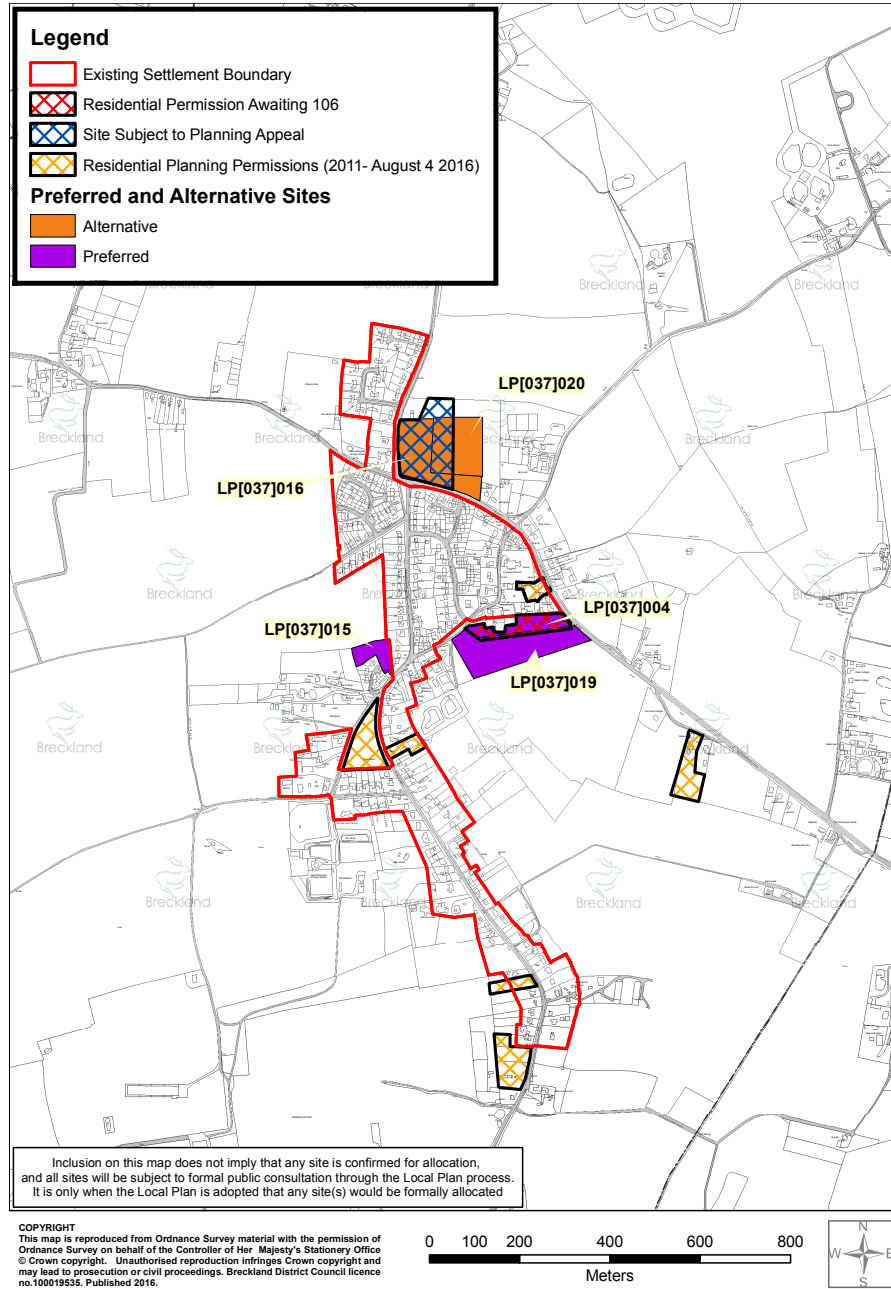


Figure 12.1 Gt. Ellingham Preferred and Alternative Sites

LP[037]004: Preferred Residential Allocation - Land adjacent to Great Ellingham Methodist Church

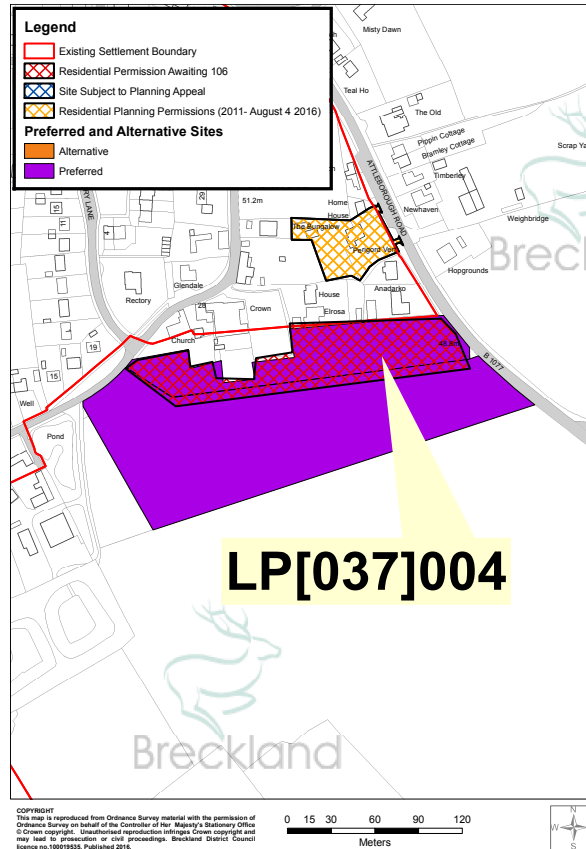
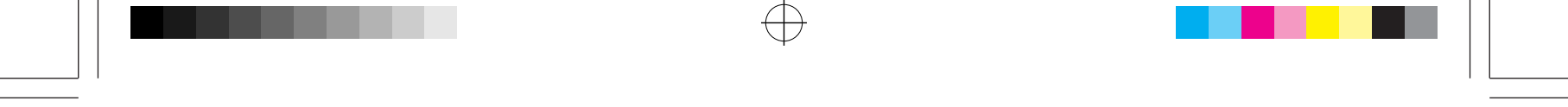


Figure 12.2 Preferred Site LP[037]004

LP[037]004 Key Development Considerations

- The site is proposed for approximately 10 dwellings
- Appropriate density to reflect and respect existing development.
- Provide a cohesive development alongside LP[037]019 (Preferred site to the south)
- Appropriate use of height and scale to ensure the site's position as a key gateway to the settlement.

12.5 The site is situated upon 0.5 hectares of Grade 2/3 agricultural land to the east of the existing settlement boundary. There is existing development to the south and west of the site with agricultural land to the east and the south.



12.6 There is a current planning application on the site for 9 dwellings (3PL/2015/0487/O) awaiting a section 106 agreement.

12.7 The site itself is within 800m (10 minutes walking distance) to key services, meaning that the site is sustainable and will limit the use of personal car journeys.

12.8 There are no known constraints regarding this site.

LP[037]019: Preferred Residential Allocation - Land south west of Attleborough Road

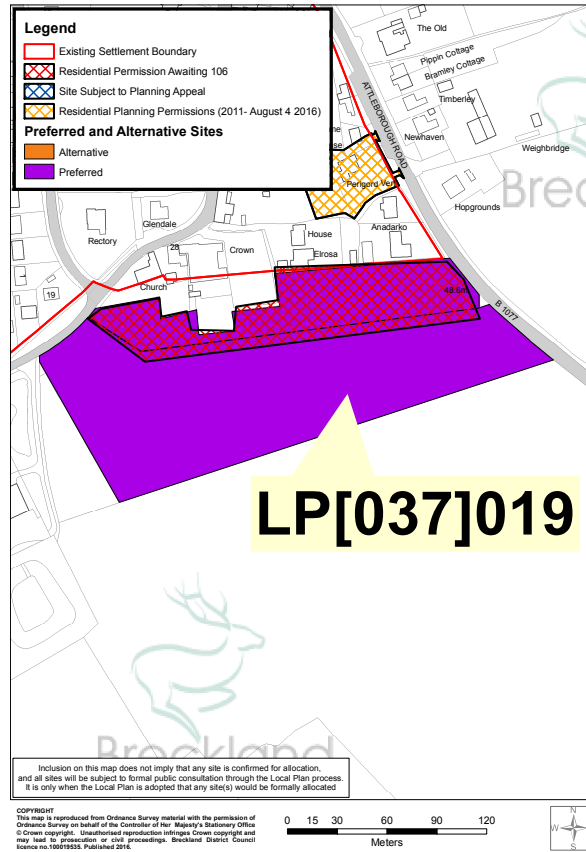


Figure 12.3 Preferred Site LP[037]019

LP[037]019 Key Development Considerations

- The site is proposed for approximately 20 dwellings, with development limited to that required to provide for the further number of dwelling dwellings required.
- Appropriate density to reflect and respect existing development.
- Provide a cohesive development alongside LP[037]004 (Preferred site to the north)
- Appropriate use of height and scale to ensure the site's position as a key gateway to the settlement.

12.9 The site is situated upon 1.8 hectares of Grade 2/3 agricultural land to the east of the existing settlement boundary. There is existing development to the south and west of the site with agricultural land to the east, and the south.

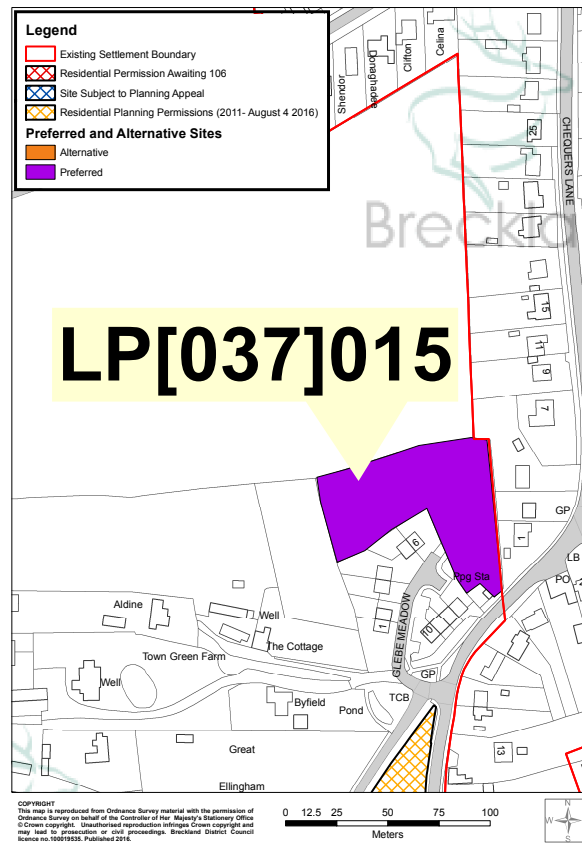


12.10 The site itself is within 800m (10 minutes walking distance) to key services, meaning that the site is sustainable and will limit the use of personal car journeys.

12.11 There are no known constraints regarding this site.



LP[037]015: Preferred Residential Allocation - Land off Glebe Meadow



Picture 12.1 Preferred Site LP[037]015

LP[037]015 Key Development Considerations

- The site is proposed for approximately 10 dwellings
- Appropriate density to reflect and respect existing development.
- Access to the site off Glebe Meadow

12.12 The site is situated upon 0.46 hectares of Grade 4 agricultural land to the west of the existing settlement boundary. There is existing development to the west of the site with agricultural land to the east, north and south.

12.13 The site itself is within 800m (10 minutes walking distance) to key services, meaning that the site is sustainable and will limit the use of personal car journeys.

12.14 There are no known constraints regarding this site.

Alternative Sites

Settlement	Site Reference	Address	Site Size (ha)	Site Assessment
Gt Ellingham	LP[037]016	Land along Hingham Road and Attleborough Road	1.57	<p>The site is situated within the Landscape Character Area 'Wayland Plateau'.</p> <p>Development of the site may have an impact upon the nearby Grade 2 listed building (Bury Farmhouse).</p> <p>Subject to a safe access providing adequate visibility and improvements to the footpath network the Highways Authority would not object to this site being identified as a strategic housing site.</p> <p>This site was previously refused planning permission and is currently the subject of a planning appeal.</p> <p>Conclusion: Alternative Option</p>
Gt Ellingham	LP[037]020	Land adjacent to Bury Hall	2.53	<p>The site is situated upon agricultural land of Grade 2 quality.</p> <p>The site adjoins the existing settlement boundary and is within 800m (10 minutes walking distance) of key facilities.</p> <p>There is no clear means of access to the public highway network unless it comes forward in combination with site 016. The Highways Authority would not object to this site as a strategic allocation subject to it being brought forward in combination with 016 with access onto Attleborough Road.</p> <p>Orbit homes commented through the consultation that this site in conjunction with LP[037]016 could deliver up to 100 homes and that both sites are available and deliverable.</p> <p>Development of the site may have an impact upon the nearby Grade 2 listed building (Bury Farmhouse).</p> <p>The site is situated within the Landscape Character Area 'Wayland Plateau'.</p> <p>This site was previously refused planning permission and is currently the subject of a planning appeal.</p> <p>Conclusion: Alternative Option</p>

Table 12.1 Great Ellingham Alternative Sites

Unreasonable Sites

Settlement	Site Reference	Address	Site Size (ha)	Site Assessment
Gt Ellingham	LP[037]001	Land adjacent to Oakcroft, Watton Road	0.30	Due to highways constraints and the distance of the site from the existing settlement boundary it is considered that the site is an unreasonable option for allocation through the Local Plan. Conclusion: Unreasonable Option
Gt Ellingham	LP[037]002	Land off Bow Street	1.77	Due to highways constraints and the distance of the site from the existing settlement boundary it is considered that the site is an unreasonable option for allocation through the Local Plan. Conclusion: Unreasonable Option
Gt Ellingham	LP[037]003	80 Long Street	0.38	Due to highways constraints and the distance of the site from the main settlement it is considered that the site is an unreasonable option for allocation through the Local Plan. Conclusion: Unreasonable Option
Gt Ellingham	LP[037]005	Land south of 68 Long Road	0.25	Due to highways constraints and the distance of the site from the main settlement it is considered that the site is an unreasonable option for allocation through the Local Plan. Conclusion: Unreasonable Option
Gt Ellingham	LP[037]006	Land behind Chestnut Grove	2.43	Due to highways constraints on the site it is considered that the site is an unreasonable option for allocation through the Local Plan. Conclusion: Unreasonable Option
Gt Ellingham	LP[037]007	Southern Part of Town Green, Long Street	0.48	Due to highways constraints on the site it is considered that the site is an unreasonable option for allocation through the Local Plan. Conclusion: Unreasonable Option

Gt Ellingham	LP[037]008	Northern Part of Town Green, Long Street	0.30	Due to highways constraints on the site it is considered that the site is an unreasonable option for allocation through the Local Plan. Conclusion: Unreasonable Option
Gt Ellingham	LP[037]009	Land at Manderley, Deopham Road	0.64	Due to highways constraints on the site it is considered that the site is an unreasonable option for allocation through the Local Plan. Conclusion: Unreasonable Option
Gt Ellingham	LP[037]010	The Conifers, Hingham Road	0.21	Due to highways constraints on the site it is considered that the site is an unreasonable option for allocation through the Local Plan. Conclusion: Unreasonable Option
Gt Ellingham	LP[037]011	Land rear of 16-18 Long Street	0.32	Due to highways constraints on the site it is considered that the site is an unreasonable option for allocation through the Local Plan. Conclusion: Unreasonable Option
Gt Ellingham	LP[037]012	Land north of White House Farm, Long Street.	0.49	Due to highways constraints and the distance of the site from the main settlement it is considered that the site is an unreasonable option for allocation through the Local Plan. Conclusion: Unreasonable Option
Gt Ellingham	LP[037]013	Land adjacent to the Old Queens Head	0.46	Due to distance of the site from the existing settlement it is considered that the site is unreasonable for allocation through the Local Plan. Conclusion: Unreasonable Option
Gt Ellingham	LP[037]014	Land to the north of B1077	3.17	The site is separated from the existing settlement by the B1077 and therefore is considered to be an unreasonable option for allocation through the Local Plan. Conclusion: Unreasonable Option
Gt Ellingham	LP[037]017	Land east of Hingham Road	1.32	Due to highways constraints on the site it is considered that the site is an unreasonable option for allocation through the Local Plan.

				Conclusion: Unreasonable Option
Gt Ellingham	LP[037]018	Land behind 25-31 Long Street	1.08	Due to highways constraints & lack of access to the site it is considered that the site is an unreasonable option for allocation through the Local Plan. Conclusion: Unreasonable Option
Gt Ellingham	LP[037]021	Land off Bow Street	0.35	Due to highways constraints and the distance of the site from the existing settlement boundary it is considered that the site is an unreasonable option for allocation through the Local Plan. Conclusion: Unreasonable Option

Table 12.2 Garboldisham Unreasonable Sites

Question 11

Do you agree with the approach to preferred, alternative and unreasonable sites in Great Ellingham?

Are there any additional development considerations which need to be addressed for the preferred site(s)?

If you have a comment on a specific site please include the reference number.

13 Harling

13.1 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 209 dwellings over the plan period to 2036. Of these 209, there are currently 72 completions and 52 commitments, meaning that the new allocation for the remainder of the Local Plan Period to 2036 is 85.

13.2 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 across 1 site, 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
- The Inter-Departmental Business Register (2013) shows there are 41 registered businesses in Harling, across 12 classifications.

13.3 Harling has a rich historic environment with an extensive conservation area and a number of listed buildings, predominantly surrounding the market place.

13.4 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).

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

Harling Preferred and Alternative Sites

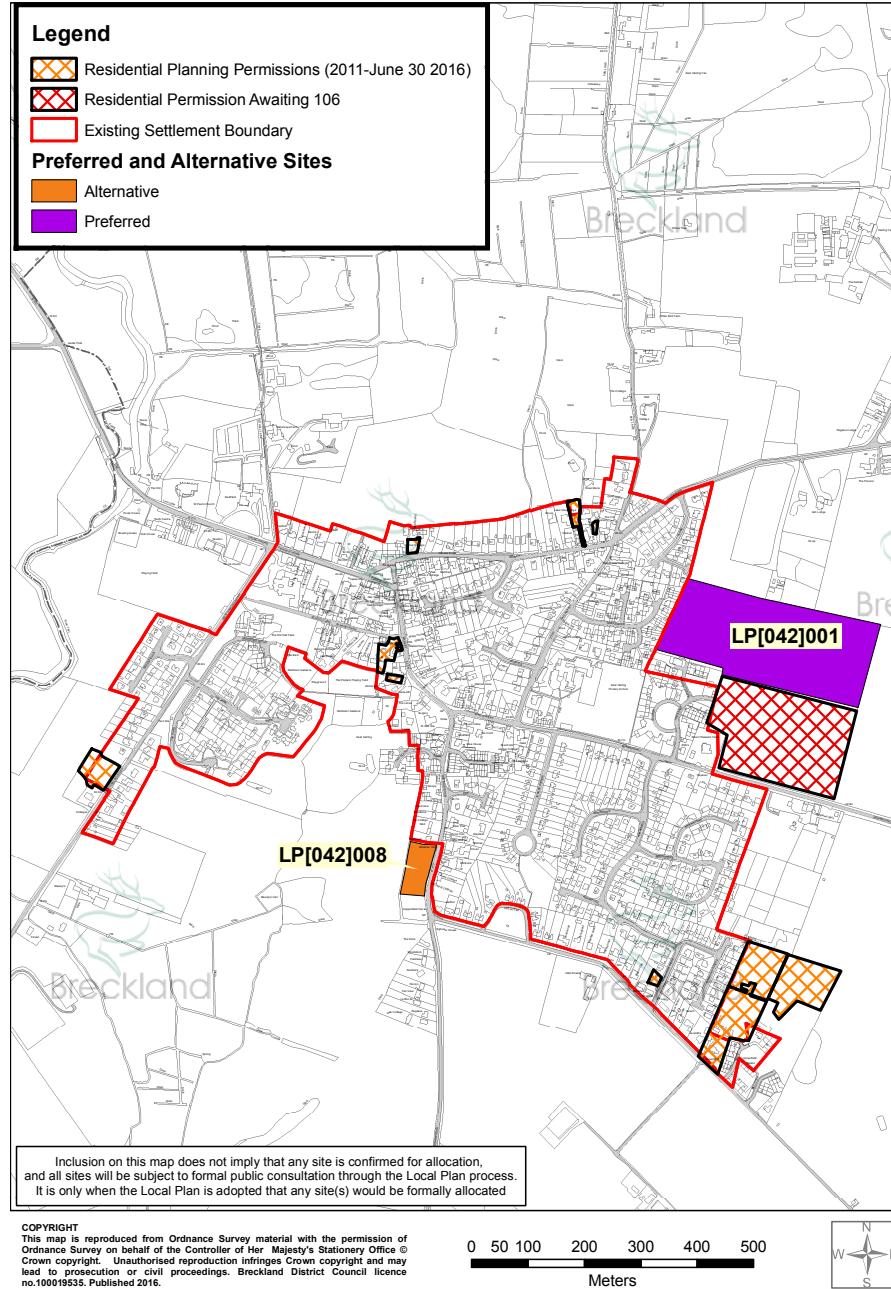


Figure 13.1 Harling Preferred and Alternative Sites

LP[042]001: Preferred Residential Allocation - Land off Kenninghall Road

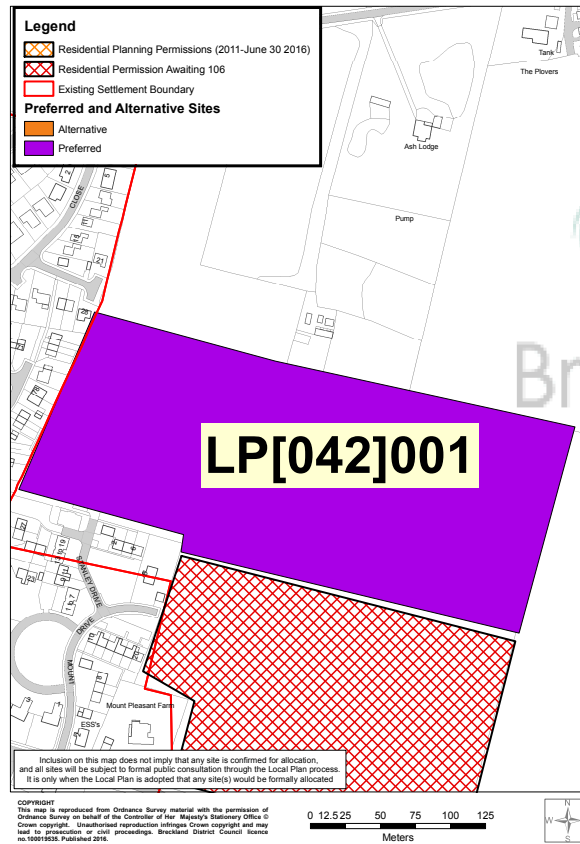


Figure 13.2 Preferred Site LP[042]001

LP[042]001 Key Development Considerations

- The site is proposed for 85 dwellings
- The principle access to the site is provided through the existing development to the south of the site on Kenninghall Road.
- Retain trees/hedges to provide screening.
- Appropriate density and scale to reflect and respect existing development

13.6 The site is situated upon 5.3 hectares of Grade 3 agricultural land to the east of the existing settlement boundary. There is existing development to the west and south west of the site. The site to the south has a planning application for 37 dwellings with the decision to grant permission subject to a Section 106 (S.106) agreement.

13.7 The site itself is within 800m (10 minutes walking distance) to key services, meaning that the site is sustainable and will limit the use of personal car journeys.

13.8 No fundamental constraints to the development of this site have been identified.

Alternative Sites

Settlement	Site Reference	Address	Site Size (ha)	Site Assessment
East Harling	LP[042]008	Land west of Garboldisham Road	0.4	<p>The site is situated upon greenfield land of grade 3 quality.</p> <p>The site is situated within 800m (10 minutes walking distance) to key services.</p> <p>The development may have an impact upon the adjoining conservation area.</p> <p>This site is not preferred due to potential impact upon the conservation area and nearby listed buildings.</p> <p>Conclusion: Alternative Option</p>

Table 13.1 East Harling Alternative Sites

Unreasonable Sites

Settlement	Site Reference	Address	Site Size (ha)	Site Assessment
East Harling	LP[042]002	Land off the Glebe	2.64	<p>During the previous consultation the site was considered to be 'deliverable'; however, following statutory consultee feedback it is considered that due to the potential impact upon the SSSI and the CWS downstream of the site and the potential impact upon the conservation area the site is unreasonable for allocation through the Local Plan.</p> <p>Conclusion: Unreasonable Option</p>
East Harling	LP[042]003	Land west of Ash Lodge	1.42	<p>The site is detached from the settlement and the local road network appears inadequate for allocation. Therefore it is considered that the site is unreasonable for allocation through the Local Plan.</p> <p>Conclusion: Unreasonable Option</p>

East Harling	LP[042]004	Land adjacent to The Cottage	0.22	Due to severe highways constraints it is considered that site is unreasonable for allocation through the Local Plan. Conclusion: Unreasonable Option
East Harling	LP[042]005	Land west of West Harling Road	0.59	During the previous consultation the site was considered to be 'deliverable'; however, following statutory consultee feedback it is considered due to the proximity to areas of flood risk (Zone 2) and the potential impact upon the CWS downstream the site is unreasonable for allocation through the Local Plan. Conclusion: Unreasonable Option
East Harling	LP[042]006	Land adjacent to The Cottage	0.25	During the previous consultation the site was considered to be 'deliverable'; however, following statutory consultee feedback it is considered due to the proximity to areas of flood risk (Zone 2) and the potential impact upon the CWS downstream the site is unreasonable for allocation through the Local Plan. Conclusion: Unreasonable Option
East Harling	LP[042]007	Land behind 7-19 West Harling Road	1.59	During the previous consultation the site was considered to be 'deliverable'; however, following further detailed discussions and carrying out a detailed site visit it is considered that due to highways constraints surrounding access the site is unreasonable for allocation through the Local Plan. Conclusion: Unreasonable Option
East Harling	LP[042]009	Land behind Church Road	1.69	Due to Highways constraints regarding access it is considered that the site is unreasonable for allocation through the Local Plan. Conclusion: Unreasonable Option
East Harling	LP[042]010	Cloverfield Estate	3.85	The site is subject to planning permission and therefore it is considered that the site is unreasonable for allocation through the local plan. Conclusion: Unreasonable Option
East Harling	LP[042]011	Land west of Little Rowley	2.32	During the previous consultation the site was considered to be 'deliverable'; however, following detailed discussions with Breckland's Historic Buildings Officer,

13

				<p>it is considered that due to the potential impact upon the adjacent listed buildings at The Crescent the site is unreasonable for allocation through the Local Plan.</p> <p>Conclusion: Unreasonable Option</p>
East Harling	LP[042]014	Land east of Little Rowley	2.22	<p>During the previous consultation the site was considered to be 'deliverable'; however, following site visits and further detailed site assessment, the site would appear out of character with the existing settlement and for this reason it is considered that the site is unreasonable for allocation through the Local Plan.</p> <p>Conclusion: Unreasonable Option</p>
East Harling	LP[042]015	Land north of The Paddocks	5.90	<p>Due to the distance of the site from the key services and facilities and the flood risk on the site it is considered that the site is unreasonable for allocation through the Local Plan.</p> <p>Conclusion: Unreasonable Option</p>

Table 13.2 East Harling Unreasonable Sites

Question 12

Do you agree with the approach to preferred, alternative and unreasonable sites in East Harling?

Are there any additional development considerations which need to be addressed for the preferred site(s)?

If you have a comment on a specific site please include the reference number.

14 Hockering

14.1 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 68 there are currently 2 completions and 41 commitments, meaning that the new allocation for the remainder of the Local Plan period to 2036 is 25.

14.2 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
- There are a range of businesses within the village

14.3 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.

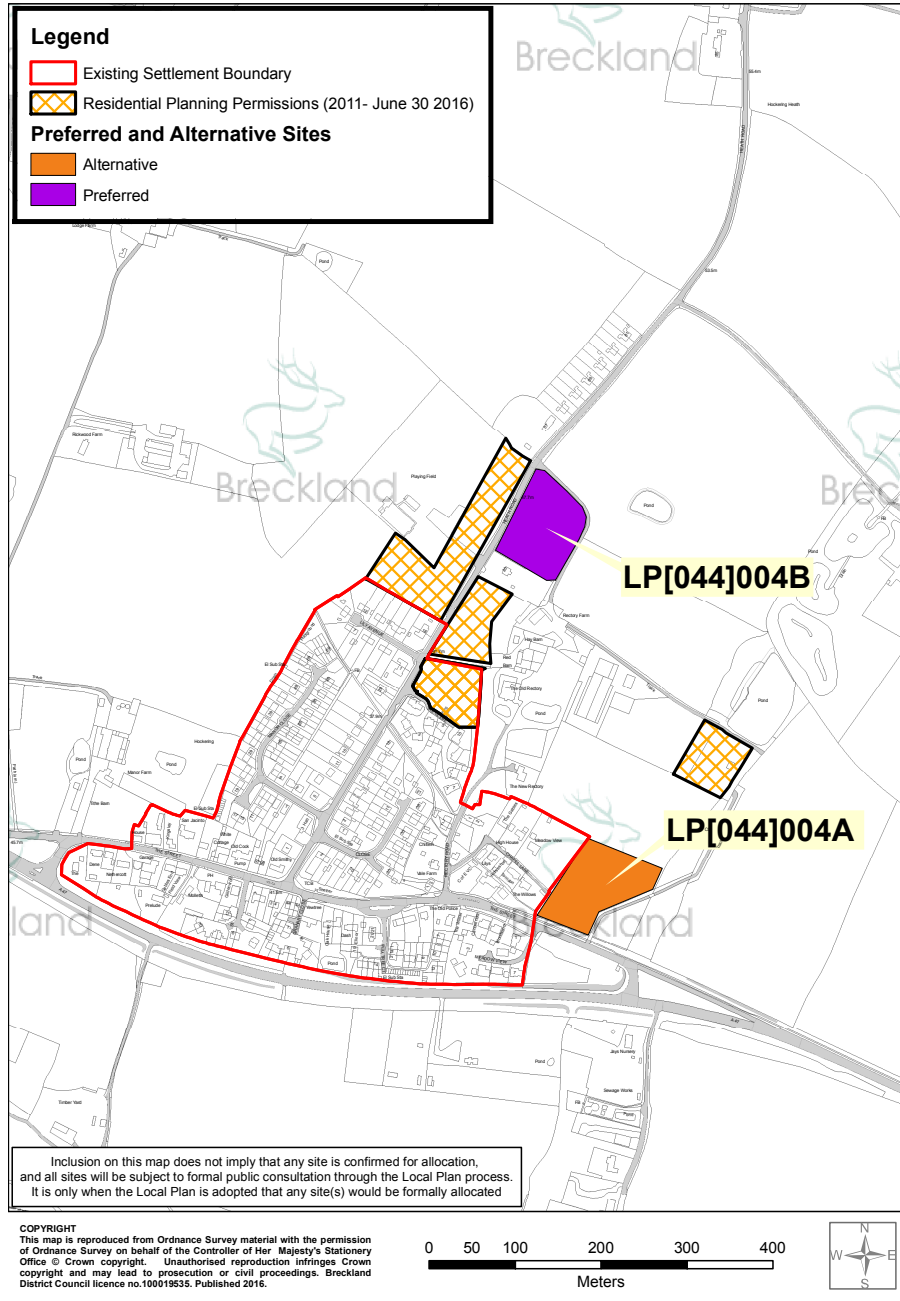


Figure 14.1 Hockering Preferred and Alternative Sites

LP[044]004B: Preferred Residential Allocation - Land to the east of Heath Road

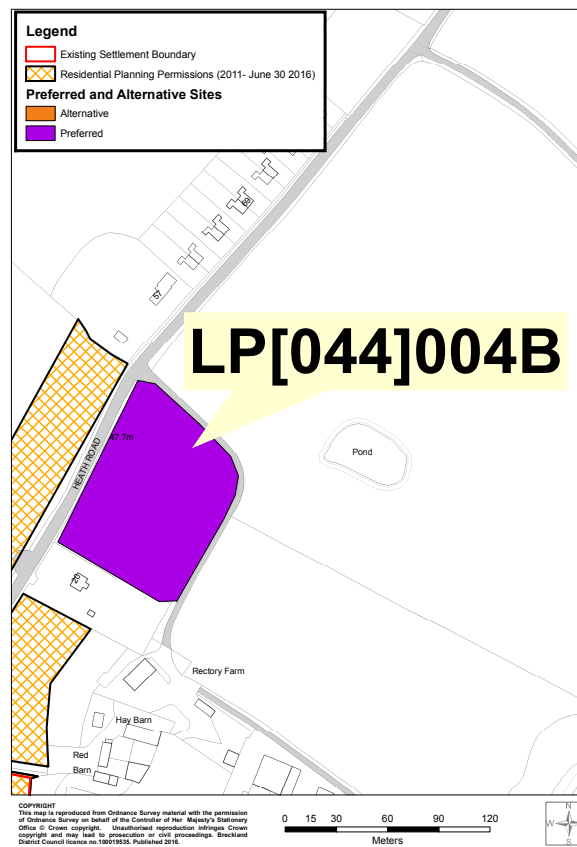


Figure 14.2 Land to the east of Heath Road

LP[044]004B Key Development Considerations

- The site is proposed for 25 dwellings
- Development to be phased to take place from 2026 onwards.
- Access to the site is from Heath Road
- Appropriate density to reflect and respect existing development.
- Appropriate use of height and scale to ensure the site's position as a key gateway to the settlement.

14

14.4 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.

14.5 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.

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

Alternative Site

Settlement	Site Reference	Address	Site Size (ha)	Site Assessment
Hockering	LP[044]004A	Land off The Street	0.81	<p>This site forms part of a significantly larger site, part of which is now recommended as the preferred option. The site is located with access from The Street. The site is well related to services and facilities within the village and is in close proximity to the A47.</p> <p>There is limited differences in planning terms between the preferred and alternative site, and they were originally submitted as a single large site. Due to the closer proximity to the A47, this site may require some noise attenuation measures therefore site B is preferred.</p> <p>Conclusion: Alternative Option</p>

Table 14.1 Hockering Alternative Site

Unreasonable Sites

Settlement	Site Reference	Address	Site Size (ha)	Site Assessment
Hockering	LP[044]001	Land to the west of The Street	1.9	<p>There are a number of listed buildings on the site and the development of this site would impact upon their setting</p> <p>Conclusion: Unreasonable Option</p>
Hockering	LP[044]002	Land to the north of Heath Road	0.28	<p>The site is remote from services and facilities within the village.</p>



				Conclusion: Unreasonable Option
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Table 14.2 Hockering Unreasonable Sites

Question 13

Do you agree with the approach to preferred, alternative and unreasonable sites in Hockering?

Are there any additional development considerations which need to be addressed for the preferred site(s)?

If you have a comment on a specific site please include the reference number.



15

15 Kenninghall

15.1 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 19 completions and 14 commitments, meaning that the new allocation for the remainder of the Local Plan Period to 2036 is 35.

15.2 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
- From NNDR Data (2008) there are 15 registered businesses across 11 classifications

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

15.4 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 Buckenhams Tributary Farmland,' and land to the north and west of the village is situated within the Landscape Character Area 'The Brecks – Heathland with Plantation.'

15.5 The majority of the land surrounding Kenninghall is of grade 3 agricultural quality, with some grade 4.

Kenninghall Preferred and Alternative Sites

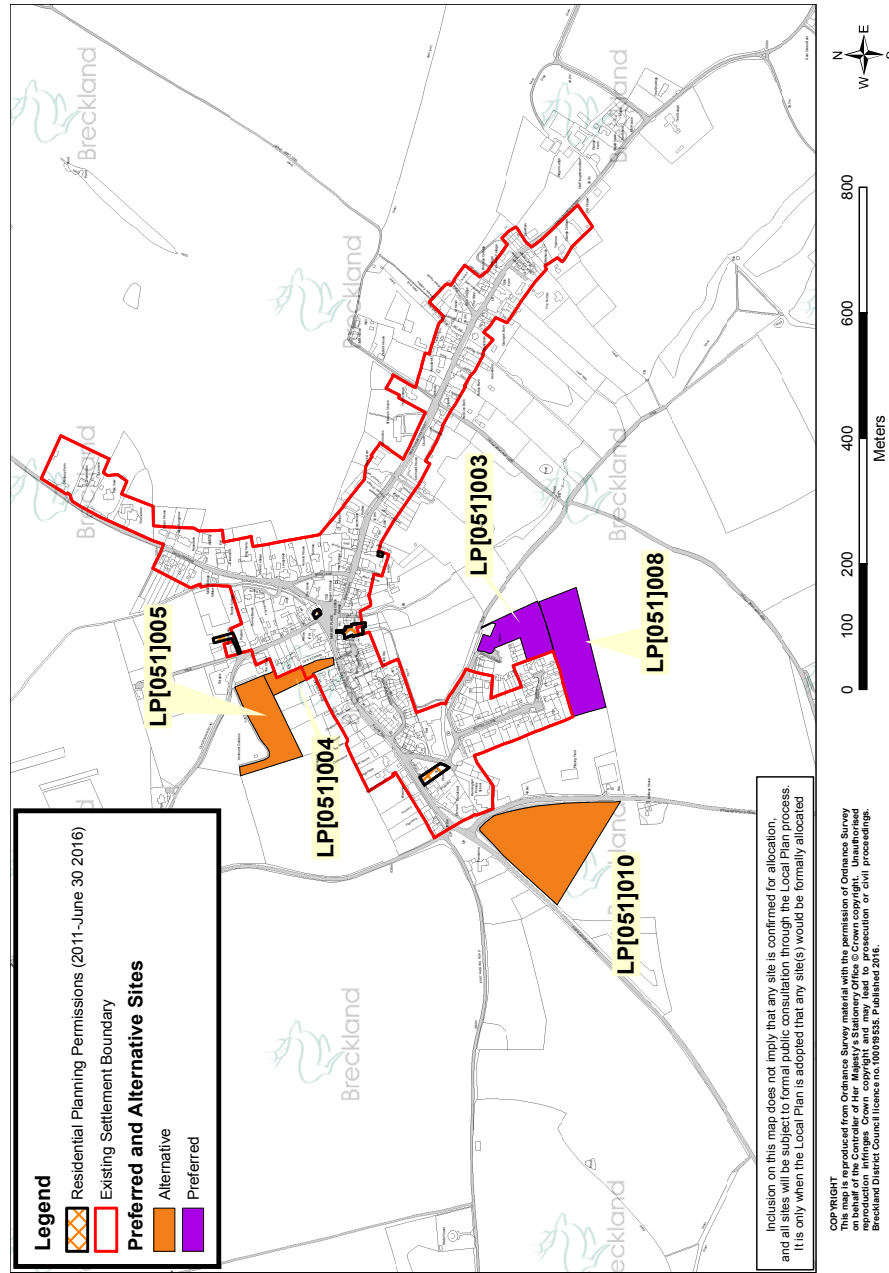


Figure 15.1 Kenninghall Preferred and Alternative Sites

LP[051]008: Preferred Residential Allocation - Land to the south of Wood Close

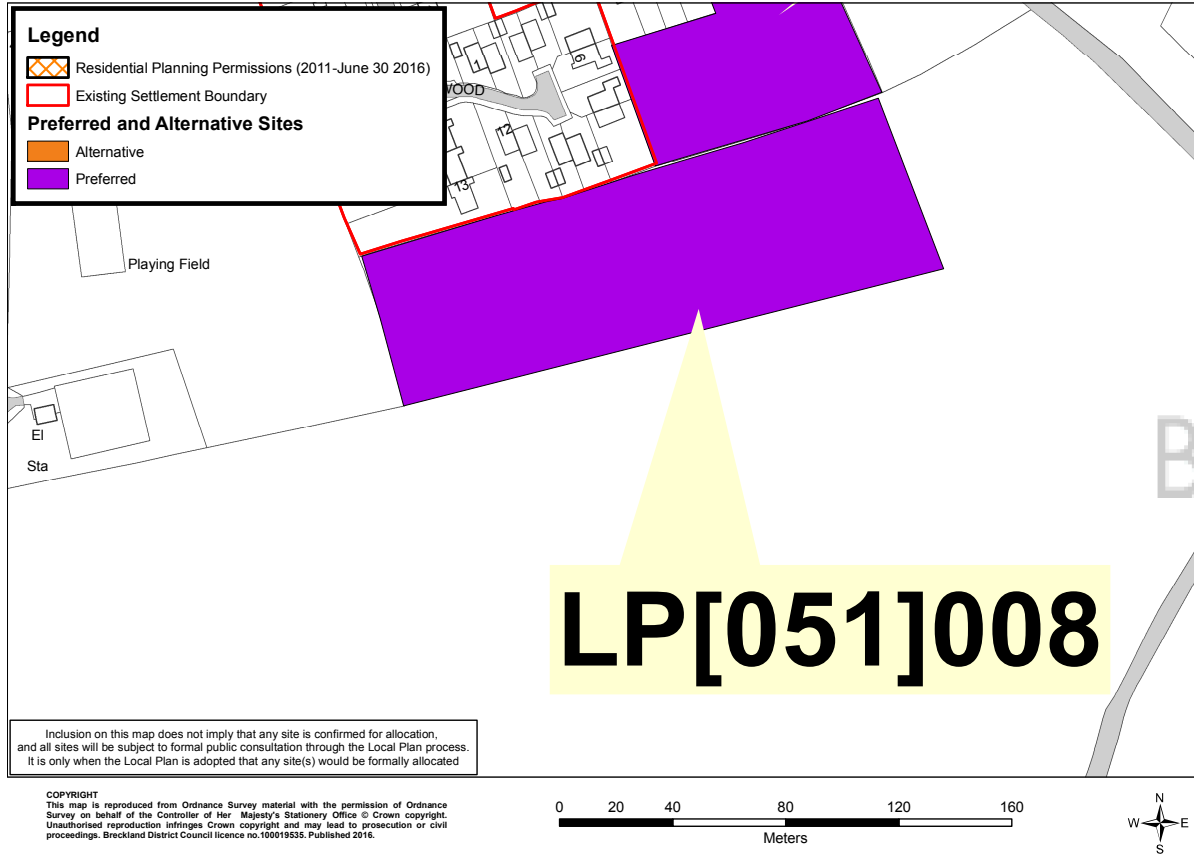


Figure 15.2 Preferred Site LP[051]008

LP[051]008 Key Development Considerations

- The site is proposed for approximately 20 dwellings, with the extent of development restricted to that required to provide for the required dwellings.
- Access would be achieved through site LP[051]003, also a preferred site.
- Appropriate density to reflect and respect existing development.
- Ensure that the potential impact upon the nearby conservation area is minimised by appropriate screening, height, layout etc.

15.6 The site is situated upon 1.14 hectares of Grade 3 agricultural land to the south of the existing settlement boundary. Agricultural land lies to the south and east of the site with the school playing field to the west.

15.7 The site itself is within 800m (10 minutes walking distance) to key services, meaning that the site is sustainable and will limit the use of personal car journeys.

15.8 Development of the site may have an impact upon the nearby conservation area; however, there are no other known constraints regarding the site.

LP[051]003: Preferred Residential Allocation - Land off Powell Close

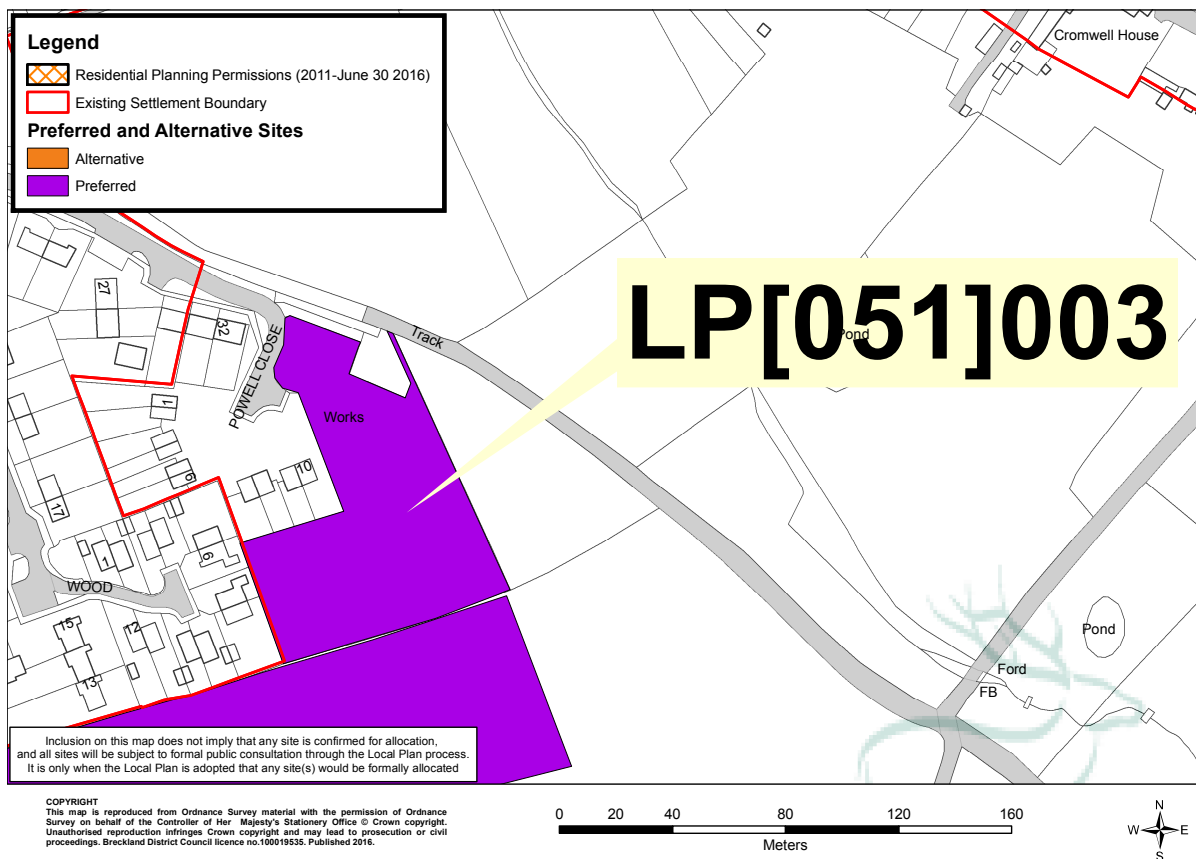


Figure 15.3 Preferred Site LP[051]003

LP[051]003 Key Development Considerations

- The site is proposed for approximately 15 dwellings
- Appropriate density to reflect and respect existing development.
- Provide appropriate access onto LP[051]008, also a preferred site.
- Ensure that the potential impact upon the nearby conservation area is minimised by appropriate screening, height, layout etc.

15.9 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.

15.10 The site itself is within 800m (10 minutes walking distance) to key services, meaning that the site is sustainable and will limit the use of personal car journeys.

15.11 Development of the site may have an impact upon the nearby conservation area; however, there are no other known constraints regarding the site.

Alternative Sites

Settlement	Site Reference	Address	Site Size (ha)	Site Assessment
Kenninghall	LP[051]004	Land east of Street Farm Barn	4.63	<p>The site is situated upon greenfield land of Grade 3 agricultural quality.</p> <p>Norfolk County Council raised no objections regarding the site.</p> <p>Development of the site may have an impact upon the adjoining conservation area.</p> <p>Natural England commented that the site is close to Kenninghall and Banham Fens SSSI and Quidenham Mere SSSI.</p> <p>The Breckland District Landscape Character Assessment shows that the site is situated within the Harling Heathlands character area.</p> <p>This site is not preferred due to the proximity to the SSSIs</p> <p>Conclusion: Alternative Option</p>
Kenninghall	LP[051]005	Land south of the Allotment Gardens	0.71	<p>The site is situated upon greenfield land of Grade 3 agricultural quality.</p> <p>Norfolk County Council raised no objections regarding the site.</p> <p>Development of the site may have an impact upon the adjoining conservation area.</p> <p>Natural England commented that the site is close to Kenninghall and Banham Fens SSSI and Quidenham Mere SSSI.</p>

Settlement	Site Reference	Address	Site Size (ha)	Site Assessment
				<p>The Breckland District Landscape Character Assessment shows that the site is situated within the Harling Heathlands character area.</p> <p>This site is not preferred due to the proximity to the SSSIs</p> <p>Conclusion: Alternative Option</p>
Kenninghall	LP[051]010	Land west of Lopham Road	1.9	<p>Greenfield agricultural land of Grade 3 quality.</p> <p>The site adjoins the existing settlement boundary and is within 800m (10 minutes walking distance) to a school, shop and bus stop.</p> <p>The Breckland District Landscape Character Assessment shows that the site is situated within the Buckenham's Settled Tributary Farmland character area.</p> <p>Subject to a safe access and adequate visibility the Highways Authority would not object to this site being in the local plan.</p> <p>This site would extend the village further west and is separated from the village by Garboldisham Road and North Lopham Road. It is not preferred for this reason.</p> <p>Conclusion: Alternative Option</p>

Table 15.1 Kenninghall Alternative Sites

Unreasonable Sites

Settlement	Site Reference	Address	Site Size (ha)	Site Assessment
Kenninghall	LP[051]001	Land rear of King Halla, Banham Road	0.19	Due to lack of demonstrated access to the site it is considered that the site is an unreasonable option for allocation through the Local Plan. Conclusion: Unreasonable Option
Kenninghall	LP[051]002	Land rear of Black Barn	0.07	Site below size threshold Conclusion: Unreasonable Option
Kenninghall	LP[051]006	Land north west of Banham Road	1.18	Due to severe highways constraints on the site it is considered that the site is an unreasonable option for allocation through the Local Plan. Conclusion: Unreasonable Option
Kenninghall	LP[051]007	Land west of Banham Road	1.31	Due to severe highways constraints on the site it is considered that the site is an unreasonable option for allocation through the Local Plan. Conclusion: Unreasonable Option
Kenninghall	LP[051]009	Land north of the Butts	3.61	Due to severe highways constraints on the site it is considered that the site is an unreasonable option for allocation through the Local Plan. Conclusion: Unreasonable Option

Table 15.2 Kenninghall Unreasonable Sites

Question 14

Do you agree with the approach to preferred, alternative and unreasonable sites in Kenninghall?

Are there any additional development considerations which need to be addressed for the preferred site(s)?

If you have a comment on a specific site please include the reference number.

16 Litcham

16.1 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 26 dwellings over the plan period to 2036. Of these 26, there are currently 6 commitments, meaning that the new allocation for the remainder of the Local Plan Period to 2036 is 20.

16.2 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
- From NNDR Data (2008) there are 14 businesses across 11 classifications in Litcham.

16.3 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.

16.4 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'.

16.5 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.

Litcham Preferred and Alternative Sites

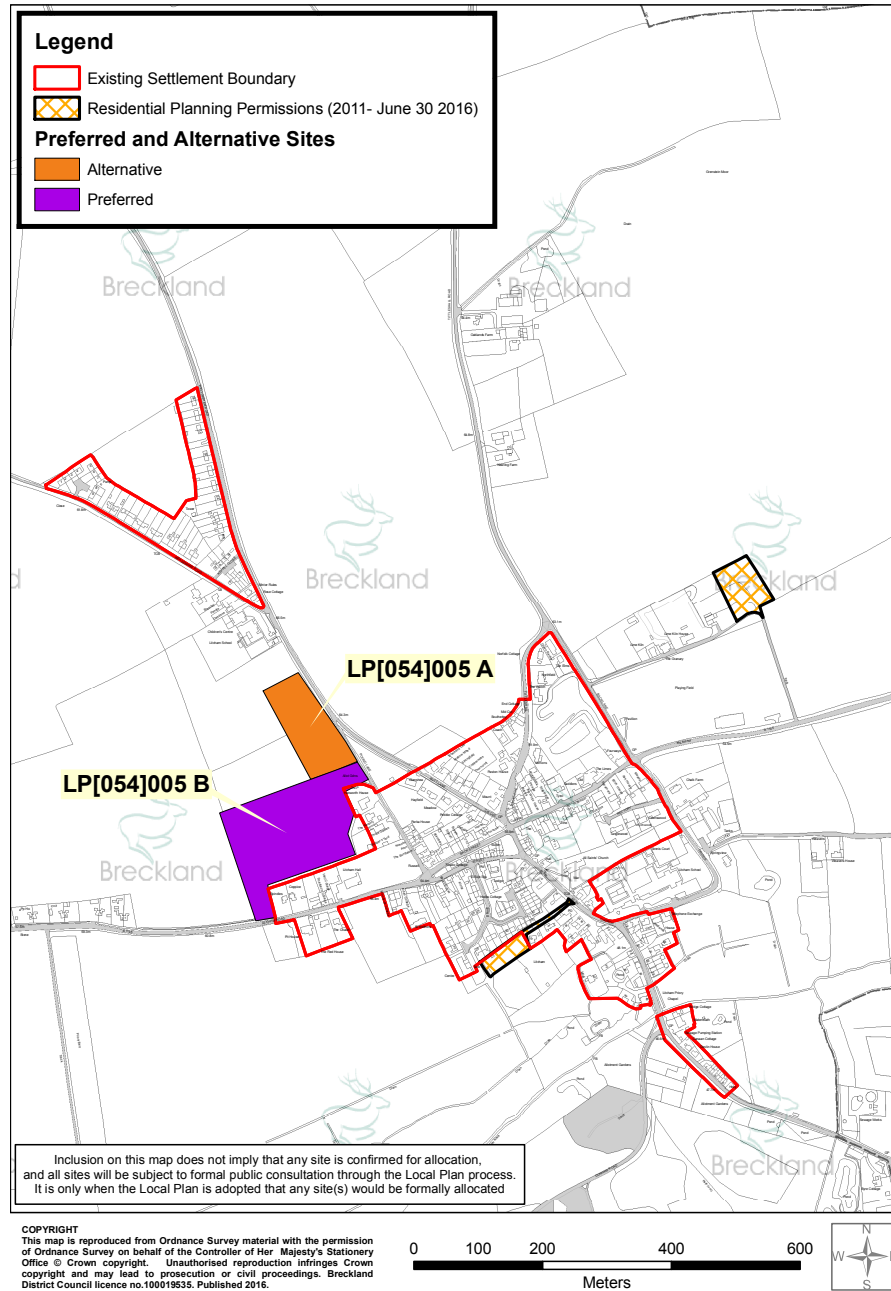


Figure 16.1 Litcham Preferred and Alternative Sites

LP[054]005B: Preferred Residential Allocation - land to the north of Litcham Hall

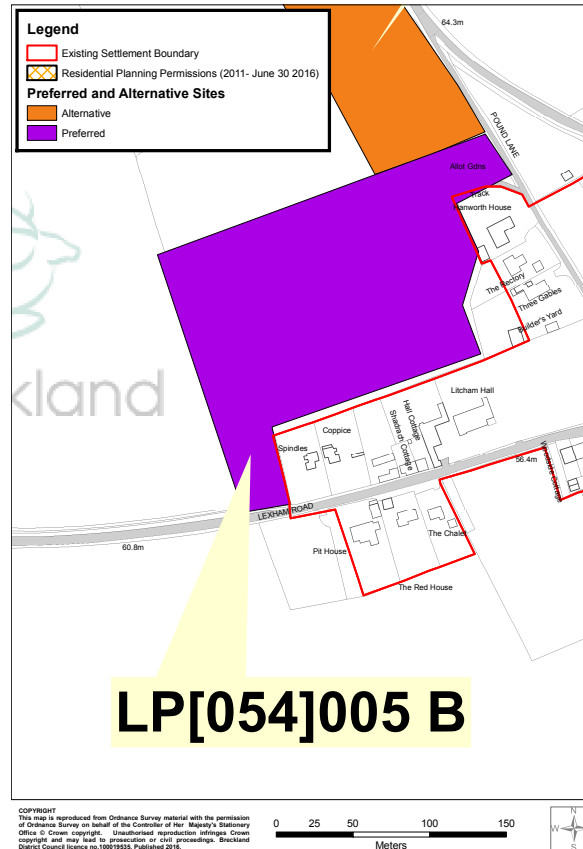


Figure 16.2 Preferred Site LP[054]005

LP[054]005B Key Development Considerations

- The site is proposed for approximately 20 dwellings
- Appropriate density to reflect and respect existing development.
- Appropriate use of height and scale to ensure the site's position as a key gateway to the settlement.
- Provide suitable access onto the B1145 to alleviate highways concerns.

16.6 The site is situated upon 2.8 hectares of Grade 3/2 agricultural land to the north west of the existing settlement boundary. There is existing development to the south and the east of the site. There is agricultural land to the north and west of the site.

16.7 The site itself is within 800m (10 minutes walking distance) to key services, meaning that the site is sustainable and will limit the use of personal car journeys.

16.8 Norfolk County Council Highways department have raised concerns regarding access onto the B1145 and this would have to be addressed in order to bring the site forward.

Alternative Sites

Settlement	Site Reference	Address	Site Size (ha)	Site Assessment
Litcham	LP[054]005A	Land to the west of Pound Lane	1.1	<p>The site is situated upon greenfield agricultural land of Grade 2 quality.</p> <p>NCC commented that the site is not suitable for allocation. Pound Lane is unsuitable to cater for additional traffic. The local road network is narrow and inadequate. The Highways Authority would object to this site being in the local plan.</p> <p>Development of the site may have an impact upon the adjoining conservation area and the nearby listed buildings.</p> <p>The site adjoins the existing settlement boundary and is within 800m (10 minutes walking distance) to key services.</p> <p>This site is not preferred due to the restricted width of Pound Lane</p> <p>Conclusion: Alternative Option</p>

Table 16.1 Sporle Alternative Sites

Unreasonable Sites

Settlement	Site Reference	Address	Site Size (ha)	Site Assessment
Litcham	LP[054]001	Land adjacent to 10 Church Street	0.21	<p>The site is subject to planning permission and therefore is unsuitable for allocation through the Local Plan.</p> <p>Conclusion: Unreasonable Option</p>
Litcham	LP[054]002	Land off Wellingham Road and Weasenham Road	1.74	<p>Due to severe highways constraints regarding the site it is considered that the site is unsuitable for allocation through the Local Plan.</p>



				Conclusion: Unreasonable Option
Litcham	LP[054]004	Lime Kiln Farm, Back Lane	0.80	Due to severe highways constraints regarding the site it is considered that the site is unsuitable for allocation through the Local Plan. Conclusion: Unreasonable Option

Table 16.2 Litcham Unreasonable Sites

Question 15

Do you agree with the approach to preferred, alternative and unreasonable sites in Litcham?

Are there any additional development considerations which need to be addressed for the preferred site(s)?

If you have a comment on a specific site please include the reference number.



17

17 Mattishall

17.1 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 15 completions and 21 commitments, meaning that the new allocation for the remainder of the Local Plan Period to 2036 is 105.

17.2 The 2011 Census showed that there was a population of 2617. Mattishall 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:

- Mattishall Primary school.
- Post Office, 2 shops, butchers and a pharmacy.
- Village Hall & Tabnabs tearoom.
- Konnect bus 4/4a to Norwich, Konnect bus 13a to Dereham
- From NNDR Data (2008) there are 32 registered businesses across 12 classifications.

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

17.4 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.

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

Mattishall Preferred and Alternative Sites

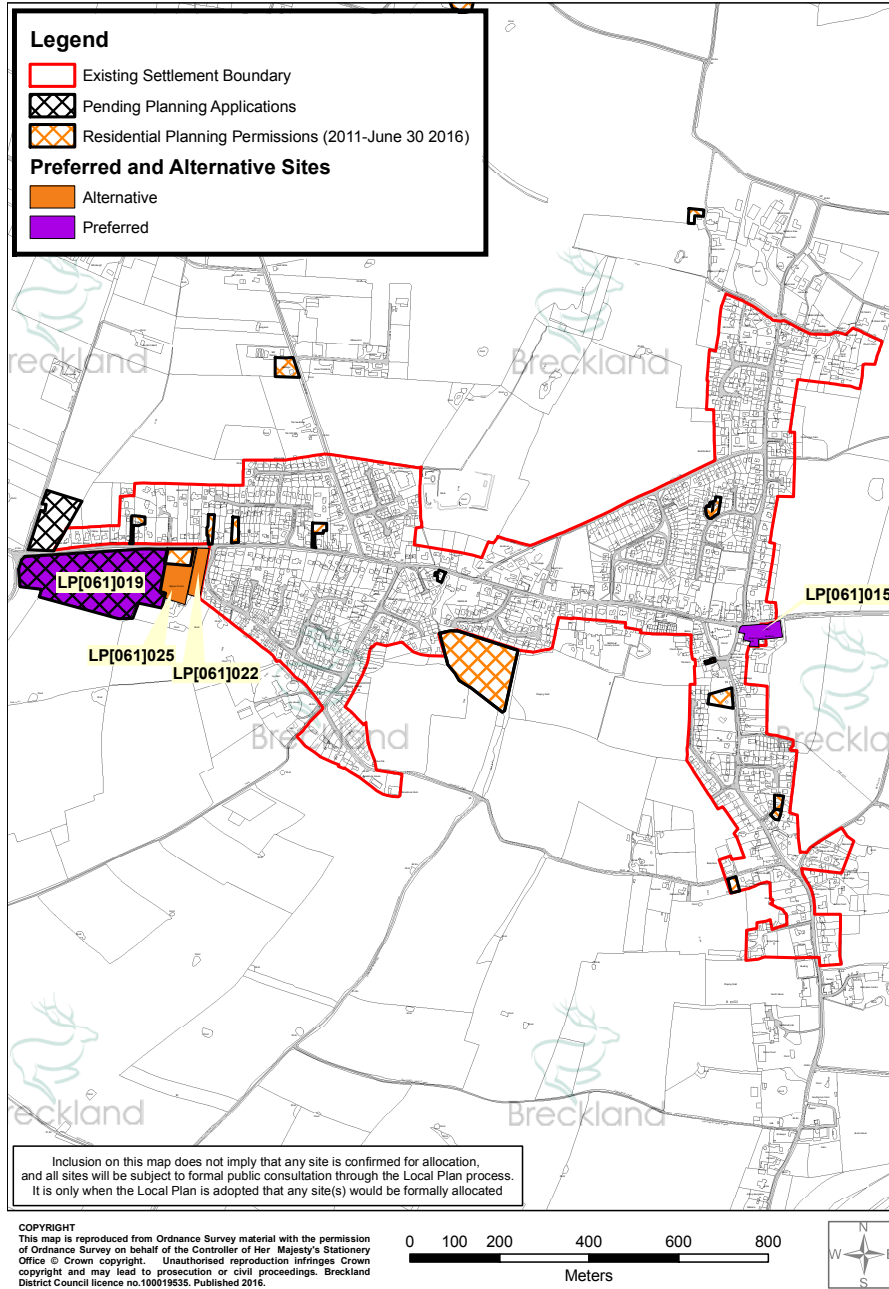


Figure 17.1 Mattishall Preferred and Alternative Sites

LP[061]019: Preferred Residential Allocation - Land west of Rayner's Farm.

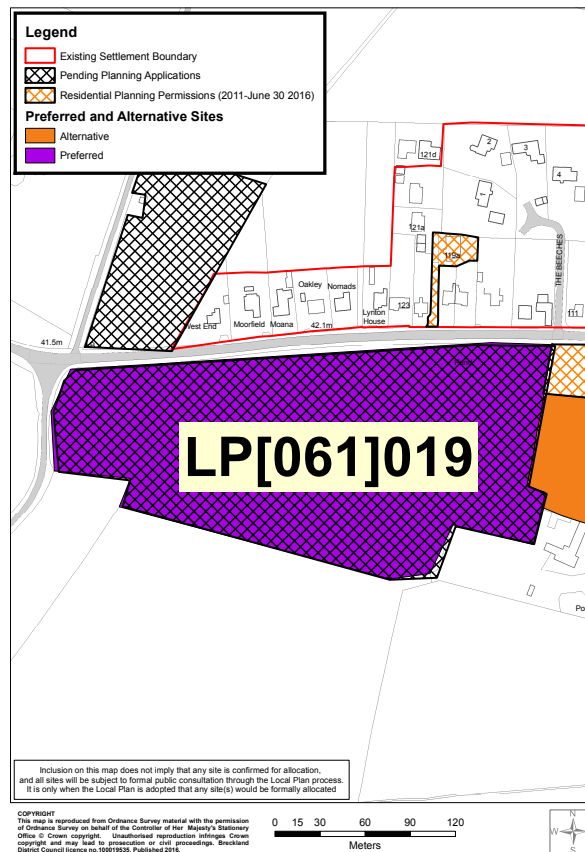


Figure 17.2 Preferred Site LP[061]019

LP[061]019 Key Development Considerations

- The site is proposed for approximately 65 dwellings
- Appropriate density to reflect and respect existing development.
- Ensure that issues regarding surface flood risk are mitigated against during the design phase of the scheme: appropriate use of SUDs, permeable surfaces etc.
- Appropriate use of height and scale to ensure the site's position as a key gateway to the settlement.

17.6 The site is situated upon 4 hectares of Grade 3 agricultural land to the west of the existing settlement boundary. There is existing development to the north of the site and to the east with agricultural land to the south and the west. The site is currently subject to a planning application for 65 dwellings (3PL/2015/0498/O).

17.7 The site itself is within 800m (10 minutes walking distance) to key services, meaning that the site is sustainable and will limit the use of personal car journeys.

17.8 The Breckland Settlement Fringe Landscape Assessment shows that the site is situated within an area of moderate/high landscape sensitivity.

LP[061]015: Preferred Residential Allocation - Malthouse Buildings, Norwich Road.

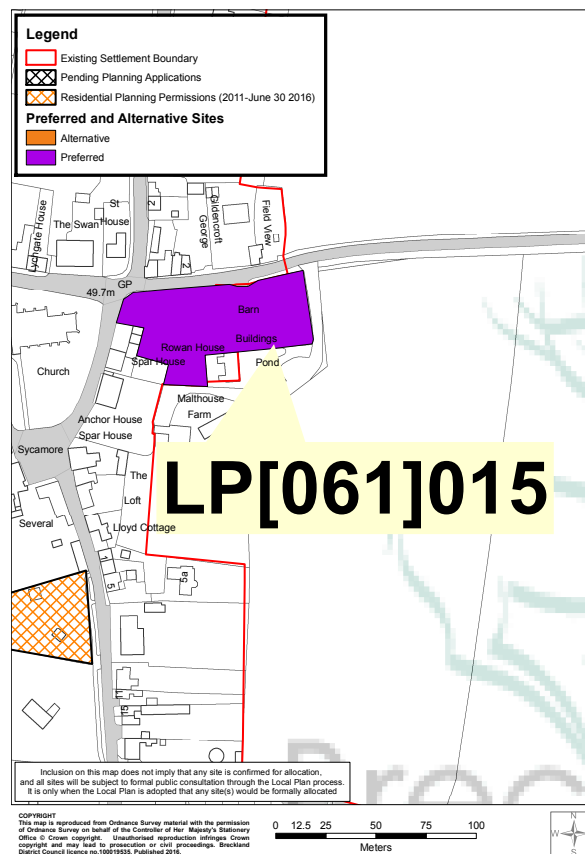


Figure 17.3 Preferred Site LP[061]015

LP[061]015 Key Development Considerations

- The site is proposed for approximately 10 dwellings
- Appropriate density to reflect and respect existing development.
- Appropriate use of height and scale to ensure the site's position as a key gateway to the settlement.
- Ensure that development of the site does not have a negative impact upon the nearby junctions.

17.9 The site is situated upon 0.33 hectares of Grade 3 agricultural land to the east of the existing settlement boundary. The site is situated partially within the existing settlement boundary.

17.10 The site itself is within 800m (10 minutes walking distance) to key services, meaning that the site is sustainable and will limit the use of personal car journeys.

17.11 The Breckland Settlement Fringe Landscape Assessment shows that the site is situated within an area of moderate landscape sensitivity.

17.12 Development of the site may potentially have an impact upon the nearby listed buildings/conservation area.

Alternative Sites

Settlement	Site Reference	Address	Site Size (ha)	Site Assessment
Mattishall	LP[061]022	Land off Rayners Way	0.27	<p>The site is currently brownfield / greenfield garden land of Grade 3 agricultural quality.</p> <p>The site adjoins the existing settlement boundary and is within 800m (10 minutes walking distance) of a shop and bus stop, but distant from the school.</p> <p>NCC Highways commented that subject to a safe access and adequate visibility the Highways Authority would not object to this site being in the local plan.</p> <p>The site is situated within an area of moderate/high landscape sensitivity, but there are dwellings to the north, east and west of the site.</p> <p>Due to the small size of the site it is not considered a preferred option</p> <p>Conclusion: Alternative Option</p>
Mattishall	LP[061]025	Land south of Dereham Road	0.71	<p>The site is currently brownfield / greenfield garden land of Grade 3 agricultural quality.</p> <p>The site adjoins the existing settlement boundary and is within 800m (10 minutes walking distance) of a shop and bus stop, but distant from the school.</p> <p>NCC Highways commented that subject to a safe access and adequate visibility the Highways Authority would not object to this site being in the local plan.</p>

Settlement	Site Reference	Address	Site Size (ha)	Site Assessment
				<p>The site is situated within an area of moderate/high landscape sensitivity, but there are dwellings to the north, east and west of the site.</p> <p>The area to the north of the site is currently being developed for 4 dwellings (3PL/2014/1067/F)</p> <p>This site is already partially developed, which reduces the remaining size of the site which is available for development. It is not preferred for this reason.</p> <p>Conclusion: Alternative Option</p>

Table 17.1 Mattishall Alternative Sites

Question 16

Are you aware of any further sites within Mattishall to ensure delivery of the housing target?

Unreasonable Sites

Settlement	Site Reference	Address	Site Size (ha)	Site Assessment
Mattishall	LP[061]001	Land to the north of Mattishall Road	4.63	<p>Due to severe highways constraints regarding Mill Street/Church Plain and the distance of the site from the existing settlement boundary, it is considered that the site is an unreasonable option for allocation through the Local Plan.</p> <p>Conclusion: Unreasonable Option</p>
Mattishall	LP[061]002	Land east of South Green	0.86	<p>Due to severe highways constraints regarding Mill Street/Church Plain and the distance of the site from the existing settlement boundary, it is considered that the site is an unreasonable option for allocation through the Local Plan.</p> <p>Conclusion: Unreasonable Option</p>

Mattishall	LP[061]003	Land at corner of Common Road and South Green	0.16	Due to severe highways constraints regarding Mill Street/Church Plain and the distance of the site from the existing settlement boundary, it is considered that the site is an unreasonable option for allocation through the Local Plan. Conclusion: Unreasonable Option
Mattishall	LP[061]004	Land at corner of Norwich Road and Burgh Lane	2.15	Due to severe highways constraints regarding Mill Street/Church Plain, it is considered that the site is an unreasonable option for allocation through the Local Plan. Conclusion: Unreasonable Option
Mattishall	LP[061]006	Land west of Burgh Lane	0.89	Due to severe highways constraints regarding the site and the distance of the site from key services and facilities it is considered that the site is an unreasonable option for allocation through the Local Plan. Conclusion: Unreasonable Option
Mattishall	LP[061]007	Land rear of May House, Dereham Road	0.29	Due to the distance of the site from the existing settlement boundary it is considered that the site is an unreasonable option for allocation through the Local Plan. Conclusion: Unreasonable Option
Mattishall	LP[061]008	Glenthorne 149 Dereham Road	0.74	Due to the distance of the site from the existing settlement boundary it is considered that the site is an unreasonable option for allocation through the Local Plan. Conclusion: Unreasonable Option
Mattishall	LP[061]009	Land adjacent to Lyndhurst, 157 Dereham Road	0.8	Due to the distance of the site from the existing settlement boundary it is considered that the site is an unreasonable option for allocation through the Local Plan. Conclusion: Unreasonable Option
Mattishall	LP[061]010	Land south of Almbrook Farm, Tynnes Lane	6.12	Due to severe highways constraints regarding Thynnes Lane it is considered that the site is an unreasonable option for allocation through the Local Plan.



				Conclusion: Unreasonable Option
Mattishall	LP[061]011	Land behind 34-44 South Green	1.03	Due to severe highways constraints regarding Mill Street/Church Plain it is considered that the site is an unreasonable option for allocation through the Local Plan. Conclusion: Unreasonable Option
Mattishall	LP[061]012	Land adjacent to Oaklands Farm, Thynnes Lane	0.29	Due to severe highways constraints regarding Mill Street/Church Plain it is considered that the site is an unreasonable option for allocation through the Local Plan. Conclusion: Unreasonable Option
Mattishall	LP[061]013	Land north of Rayners Farm, Dereham Road	0.47	The site has been superseded by planning permissions and sites LP[061]022 & 025 and therefore is considered to be unreasonable for allocation through the Local Plan. Conclusion: Unreasonable Option
Mattishall	LP[061]014	Land adj. to The Cottage, South Green	0.87	Due to severe highways constraints regarding Mill Street/Church Plain and due to the distance of the site from the existing settlement it is considered that the site is an unreasonable option for allocation through the Local Plan. Conclusion: Unreasonable Option
Mattishall	LP[061]016	Poplar Farm and adjacent land	2.89	Due to severe highways constraints regarding Mill Street/Church Plain it is considered that the site is an unreasonable option for allocation through the Local Plan. Conclusion: Unreasonable Option
Mattishall	LP[061]017	Land adjacent to the Enterprise Centre	2.96	Due to severe highways constraints regarding Mill Street/Church Plain it is considered that the site is an unreasonable option for allocation through the Local Plan.



				Conclusion: Unreasonable Option
Mattishall	LP[061]018	Land adjacent to Poppyland	0.10	Due to severe highways constraints regarding Mill Street/Church Plain it is considered that the site is an unreasonable option for allocation through the Local Plan. Conclusion: Unreasonable Option
Mattishall	LP[061]020	Land north of Thynnes Lane (east)	1.12	Due to severe highways constraints regarding Mill Street/Church Plain it is considered that the site is an unreasonable option for allocation through the Local Plan. Conclusion: Unreasonable Option
Mattishall	LP[061]021	Land north of Thynnes Lane (west)	6.3	Due to severe highways constraints regarding Thynnes Lane it is considered that the site is an unreasonable option for allocation through the Local Plan. Conclusion: Unreasonable Option
Mattishall	LP[061]023	Land off Rayners Way	1.93	Due to lack of access to the site it is considered that the site is an unreasonable option for allocation through the Local Plan. Conclusion: Unreasonable Option
Mattishall	LP[061]024	Land to the north of Occupation Road	0.7	Due to the distance of the site from the existing settlement and the services and facilities, it is considered that the site is an unreasonable option for allocation through the Local Plan. Conclusion: Unreasonable Option
Mattishall	LP[061]026	Land west of Mill Street	1.19	Due to lack of access to the site it is considered that the site is an unreasonable option for allocation through the Local Plan.



				Conclusion: Unreasonable Option
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Table 17.2 Mattishall Unreasonable Sites

Question 17

Do you agree with the approach to preferred, alternative and unreasonable sites in Mattishall?

Are there any additional development considerations which need to be addressed for the preferred site(s)?

If you have a comment on a specific site please include the reference number.



18

18 Narborough

18.1 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, 107 are currently either completed or committed. The new allocation for Narborough is therefore 40 dwellings over the remainder of the Local Plan period to 2036.

18.2 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.

18.3 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.
- There are a good range of businesses and employment opportunities within the village

18.4 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.

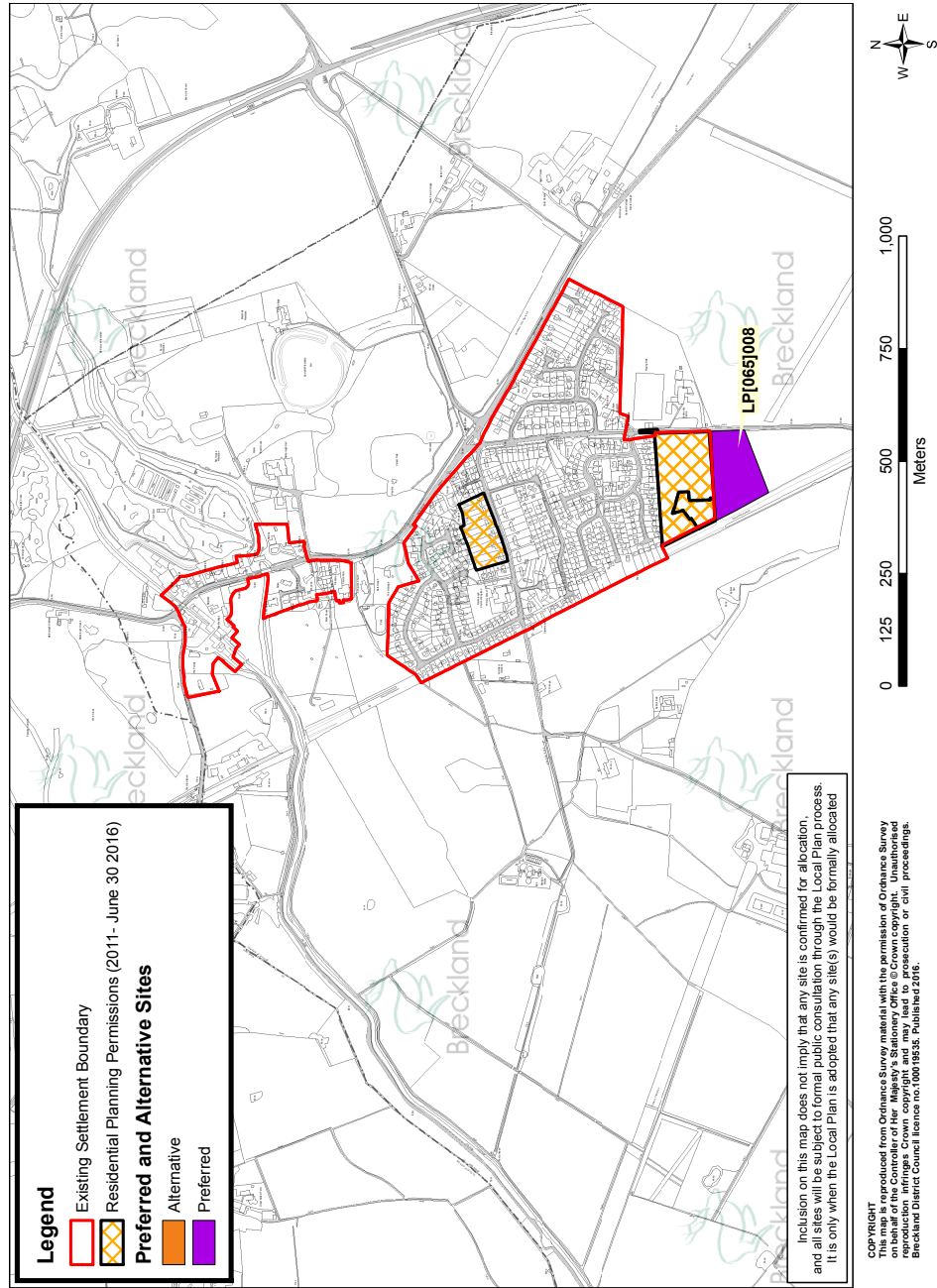


Figure 18.1 Narborough Preferred and Alternative Sites

LP[065]008: Preferred Residential Allocation - Land to the south of Chalk Lane

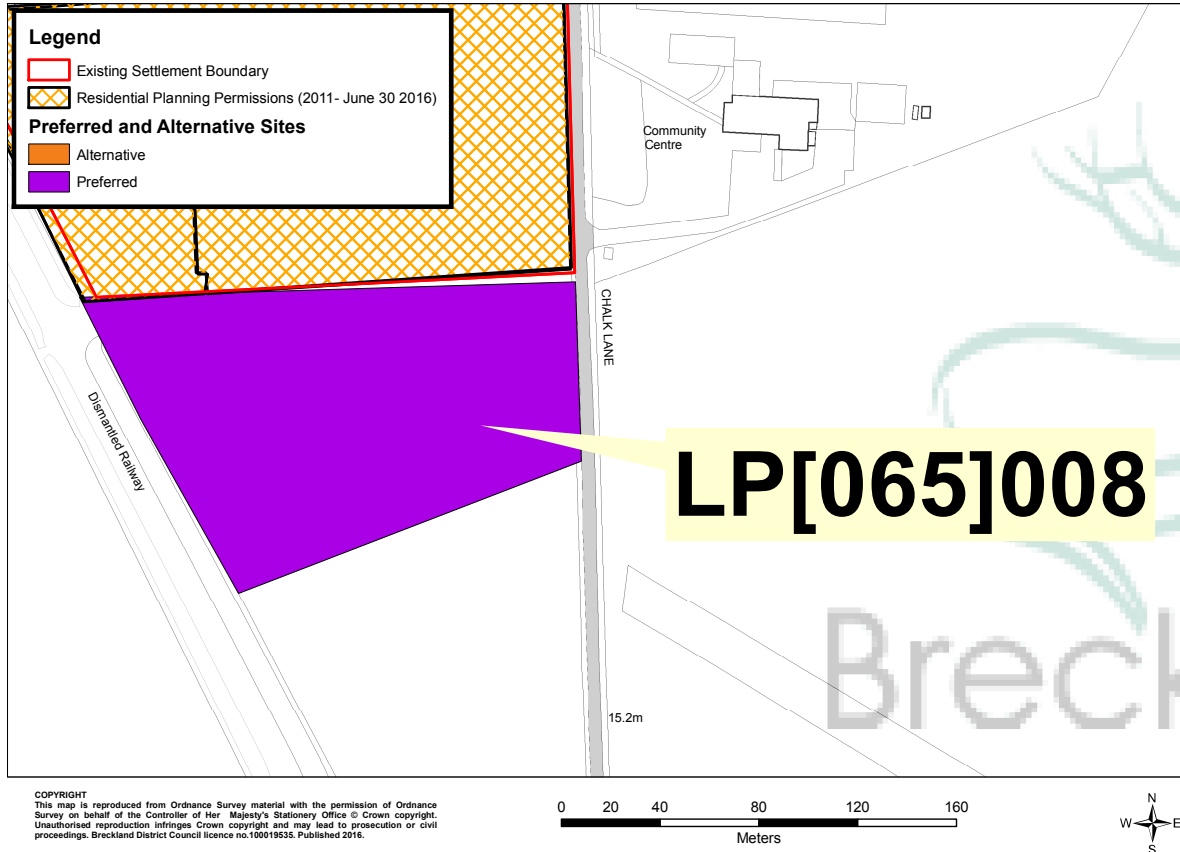


Figure 18.2 Preferred Site LP[065]008

LP[065]008 Key Development Considerations

- The site is proposed for 40 dwellings
- The principle access to the site is from Chalk Lane
- Development to be phased to take place from 2026 onwards
- New boundary treatments should be provided to the south of the site
- Improvements should be provided to the footpaths to extend to the site.

18.5 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 located to the west of the community centre, children's play area and playing fields. It is also relatively well related to other services and facilities within the village.

18.6 The site is in relatively close proximity to the Railway Embankment SSSI, so the impact on this will need to be considered through the development of the site. 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.

18.7 Access to the site is from Chalk Lane. Norfolk County Council highways have indicated that improvements would be needed to footpath provision in the vicinity and also road widening on Chalk Lane may be required. This could be conditioned through a planning application.

18.8 No fundamental constraints to the delivery of the site were identified through the site assessment

Alternative Options

18.9 No reasonable alternative options were identified through the site assessments.

Unreasonable Options

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
Narborough	LP[065]001	Land to the north of Meadow Road	3.5	Norfolk County Council highways have indicated that Meadow Road is not suitable for additional traffic. The site is unreasonable due to the severe highways constraint.
Narborough	LP[065]002	Land to the north of Old Vicarage Park	0.6	There is no clear means of access to this site. Norfolk County Council highways have commented on the severe highways constraint.
Narborough	LP[065]003	Land off Meadow Road, adjacent to Old Vicarage Park	0.4	Norfolk County Council highways have indicated that Meadow Road is not suitable for additional traffic. The site is unreasonable due to the severe highways constraint. The site is also designated as open space
Narborough	LP[065]004	Land to the south of the A47	3.7	The site is detached from the built up extent of Narborough and therefore distant from the services and facilities within the village. There is no clear access to the site apart from the A47 and there is a severe highways constraint.
Narborough	LP[065]005	Land to the south of Meadow Road	5	Norfolk County Council highways have indicated that Meadow Road is not suitable for additional traffic. The site is unreasonable due to the severe highways constraint.
Narborough	LP[065]006	Land to the south of Swaffham Road	9.3	The site is detached from the built up extent of Narborough and therefore distant from the services and facilities within the village.

18

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
Narborough	LP[065]007	Land to the north of Swaffham Road	0.7	The site is detached from the built up extent of Narborough and therefore distant from the services and facilities within the village
Narborough	LP[065]009	Land to the east of Chalk Lane	0.98	This site is currently the subject of a retail planning application and as such is considered unreasonable for residential development.
Narborough	LP[065]010	Land to the west of Old Vicarage Park	0.84	There is no clear means of access to this site. Norfolk County Council highways have commented on the severe highways constraint.

Table 18.1 Narborough Unreasonable Sites

Question 18

Do you agree with the approach to preferred, alternative and unreasonable sites in Narborough?

Are there any additional development considerations which need to be addressed for the preferred site(s)?

If you have a comment on a specific site please include the reference number.

19 Necton

19.1 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, 226 are currently either completed or committed. The new allocation for Necton is therefore 75 dwellings over the remainder of the Local Plan period to 2036.

19.2 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).

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

- Necton Primary School
- Co-op 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.
- There are a good range of businesses and employment opportunities within the village

19.4 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.

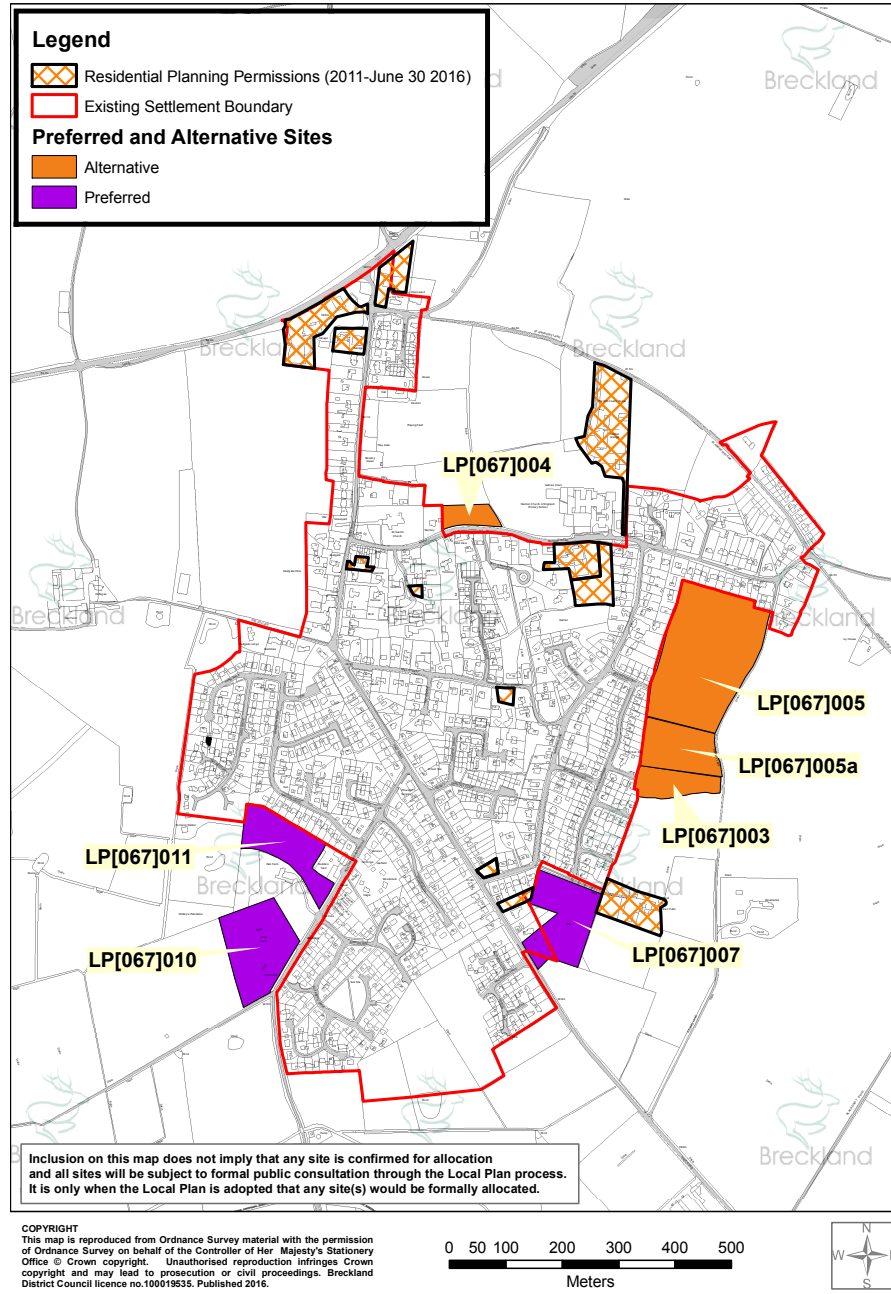


Figure 19.1 Necton Preferred and Alternative Sites

LP[067]007: Preferred Residential Allocation - Land off Hale Road

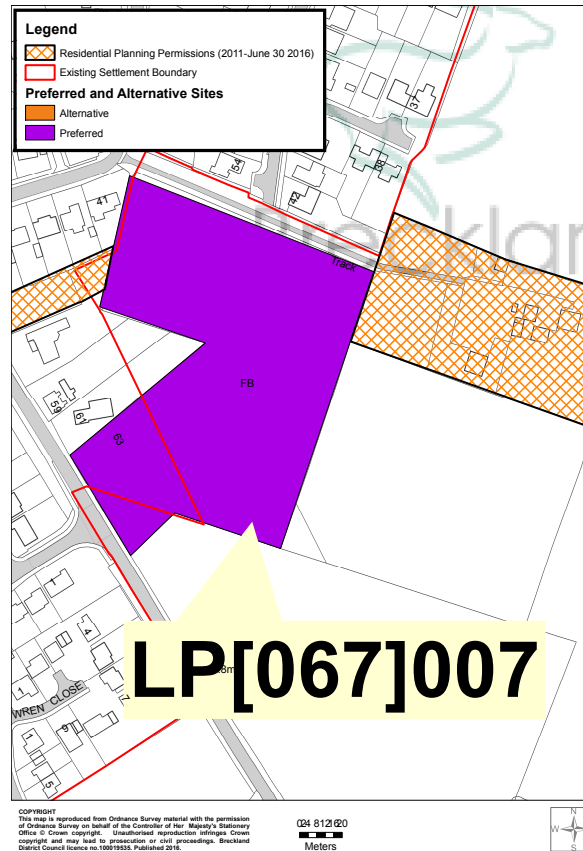


Figure 19.2 Preferred Site LP[067]007

LP[067]007 Key Development Considerations

- The site is proposed for up to 30 dwellings
- Development to be phased to take place from 2026 onwards
- The principal access to the site is from Hale Road
- Important boundary trees should be retained

19.5 The site is located to the south of Necton, with access from Hale Road. The site is 1.47 hectares and includes a property (63 Hale Road). The northern section of the site is an agricultural field. To achieve safe access to the site the property would need to be demolished. There are a number of trees on the site, however at present they are not subject to a tree preservation order. The site is well screened and there are no views across the site. The greenfield land within the site has an agricultural land grade of 3.

19.6 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 Necton. The design of the scheme will need to take these issues into consideration.

19.7 The majority of the site is located within flood zone 1, however there is an area of flood zone 2 land on the site, and this will need to be considered to the design of the planning application. The site is distant from the playing field and village hall, however it has good access to other services and facilities within the village.

19.8 NCC highways have not raised any objections to the development of the site. Overall no major issues have been identified through the site assessment which will impact upon the deliverability of the the scheme.

LP[067]010: Preferred Residential Allocation - Land off North Pickenham Road

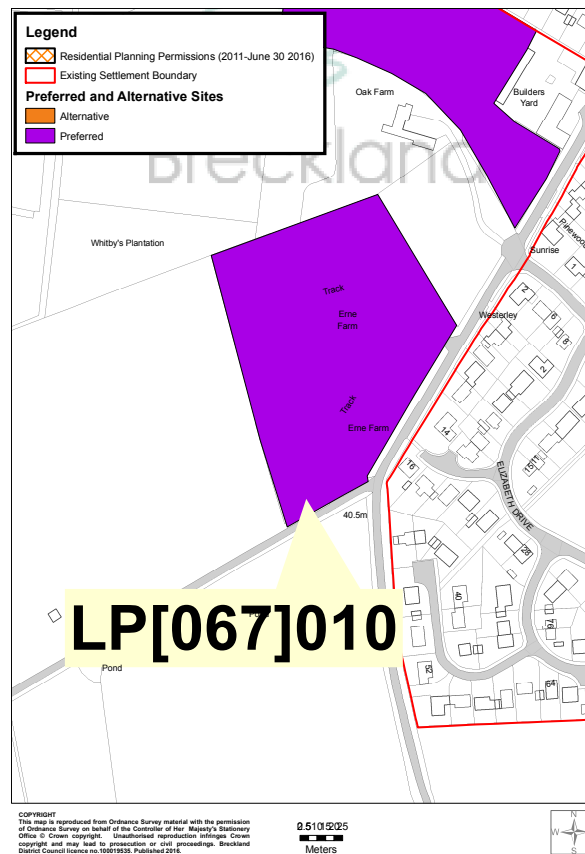


Figure 19.3 Preferred Site LP[067]010

LP[067]010 Key Development Considerations

- The site is proposed for 20 dwellings
- Development to be phased to take place from 2026 onwards
- Access to the site is achieved from North Pickenham Road
- Important boundary trees are retained

19.9 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.

19.10 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.

19.11 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.

19.12 No major constraints to the delivery of the site have been identified through the site assessment.

LP[067]011: Preferred Residential Allocation - Land between North Pickenham Road and Masons Drive

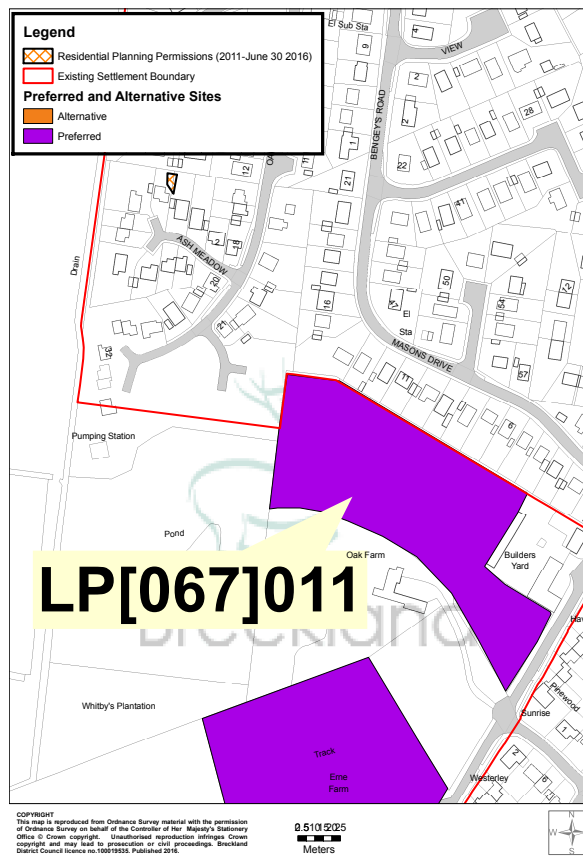


Figure 19.4 Preferred Site LP[067]011

LP[067]011 Key Development Considerations

- The site is proposed for 25 dwellings
- Access to the site should be from North Pickenham Road
- Development to be phased to take place from 2026 onwards
- Important trees within the site should be retained, including the mixed deciduous woodland to the rear of the site protected under TPO 2006 No.2

19.13 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.

19.14 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.

19.15 The site is well related to the services and facilities within Necton. No fundamental constraints to the delivery of the site were identified through the site assessment.

Alternative Options

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
Necton	LP[067]003	Land off Brackenwoods	0.6	<p>This site has two access points, one via the Brackenwoods development and the other from Ramm's Lane. NCC highways have not raised any objections to the development of the site.</p> <p>It is a greenfield site with an agricultural grade of 3. The site directly adjoins the settlement boundary and is well related to the services and facilities within the village.</p> <p>The site is screened from the wider landscape due to boundary trees, a number of which are subject to tree preservation orders. This is likely to reduce the area of the site which is developable. The site is located within flood zone 1.</p> <p>This site is not a preferred site due to the TPO trees.</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				Conclusion: Alternative Options
Necton	LP[067]004	Land to the north of School Road	0.3	<p>The site is located off School Road and is directly adjacent to the settlement boundary.</p> <p>It is greenfield land with an agricultural grade of 3. To the west of the site is The Rectory and the church, whilst to the east of the site is the primary school. To the north of the site is the playing field. Overall the site can be considered to be well related to services and facilities within the village.</p> <p>The parish council have objected to the development of the site, as it would be better suited for a community use due to its location near services and facilities within the village.</p> <p>NCC highways have not raised any objections.</p> <p>Due to the small size and adjacent community uses, this site is not considered to be a preferred option</p> <p>Conclusion: Alternative Option</p>
Necton	LP[067]005	Land to the east of Brackenwoods	4.8	<p>This is a greenfield site with an agricultural land grade of 3. There are open views across the site to the east.</p> <p>The site directly adjoins the settlement boundary at both Brackenwoods and Ketts Hill, and has access from both Brackenwoods and Ramm's Lane. Ramm's Lane is a rural lane, which would not be suitable for access. Furthermore a buffer is likely to be needed to preserve the rural setting of the land.</p> <p>Norfolk County Council highways have not raised any objections to the access of the site, however this would need to be through Brackenwoods.</p> <p>The site is well related to the services and facilities within the village. However there is limited screening within the site. The eastern boundary of the site has no screening and forms an open edge to the settlement.</p> <p>This site is not preferred due to the open views to the east and potential impact upon Ramm's Lane.</p> <p>Conclusion: Alternative Option</p>

Table 19.1 Necton Alternative Sites

19

Unreasonable Options

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
Necton	LP[067]001	Land at Ivy Todd	0.2	The site is detached from the main village and is therefore distant from the services and facilities
Necton	LP[067]008	Land off St Andrews Lane	0.97	The site is located to the north of the village, it is distant from a number of the services and facilities. The site is adjacent to the A47 and noise attenuation measures would be required.
Necton	LP[067]012	Land to the east of Hale Road	2.15	The site is located to the very south of the village. It is distant from services and facilities within the village.
Necton	LP[067]013	Land to the south of Hale Road	6.3	The site is detached from the built up extent of the village and is therefore distant from the services and facilities within the village.

Table 19.2 Necton Unreasonable Sites

Question 19

Do you agree with the approach to preferred, alternative and unreasonable sites in Necton?

Are there any additional development considerations which need to be addressed for the preferred site(s)?

If you have a comment on a specific site please include the reference number.

20 North Elmham

20.1 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, 36 are currently either completed or committed. The new allocation for North Elmham is therefore 55 dwellings over the remainder of the Local Plan period to 2036.

20.2 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

20.3 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
- There are a good range of businesses and employment opportunities within the village

20.4 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.

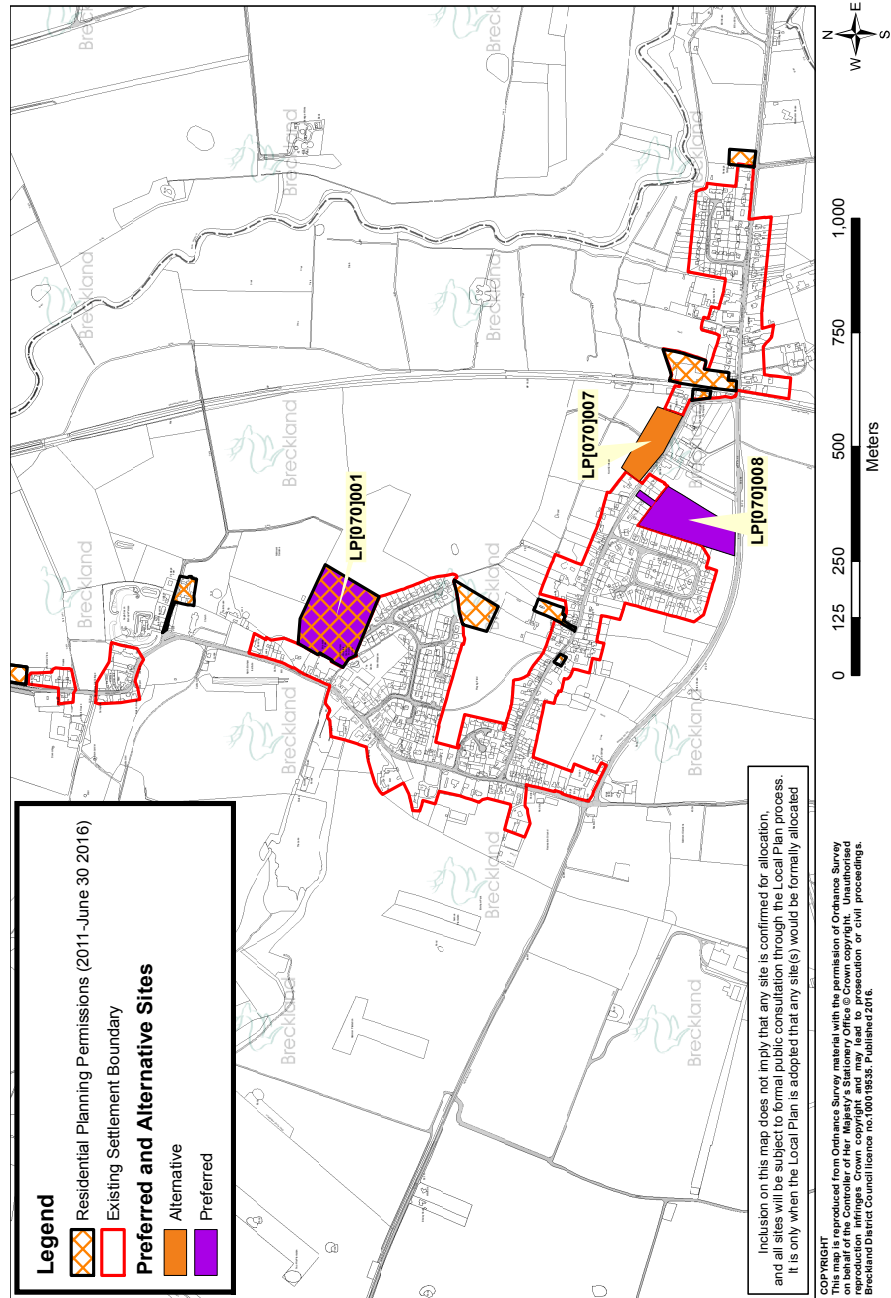


Figure 20.1 North Elmham Preferred and Alternative Sites

LP[070]001: Preferred Residential Allocation - Land at Holt Road

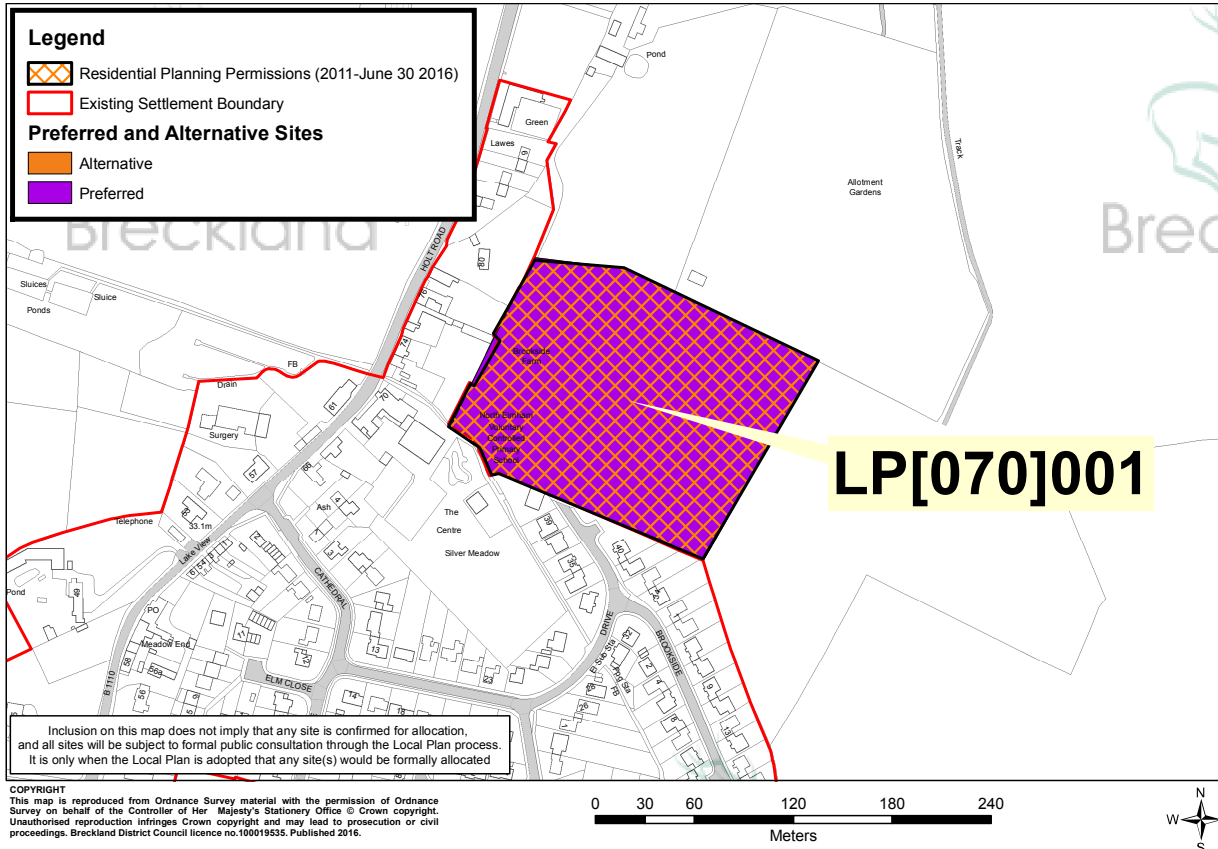


Figure 20.2 Preferred Site LP[070]001

LP[070]001 Key Development Considerations

- The site is proposed for 16 dwellings
- Access to the site is from Holt Road
- Public car parking is provided within the site
- Appropriate screening should be provided with the development

20.5 This site is currently subject to an outline planning application which has the decision to grant permission subject to the completion of a section 106 agreement. It is predominantly a greenfield site, however there are some buildings on Holt Road which would be converted and where the access would be formed. The planning application will also provide an area of public car parking for use by the primary school, doctors surgery and village hall.

20.6 Whilst the site is located outside of the settlement boundary, it is directly adjacent to it. 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 impact upon the landscape and historic environment have been assessed through the planning application.

20.7 NCC highways have provided comments on the planning application regarding the suitability of access from Holt Road. They have not objected to the access but have recommended that conditions are attached to the planning application.

20.8 Overall no fundamental constraints to the delivery of the site have been identified through the site assessment.

LP[070]008: Preferred Residential Allocation - Land to the south of Eastgate Street

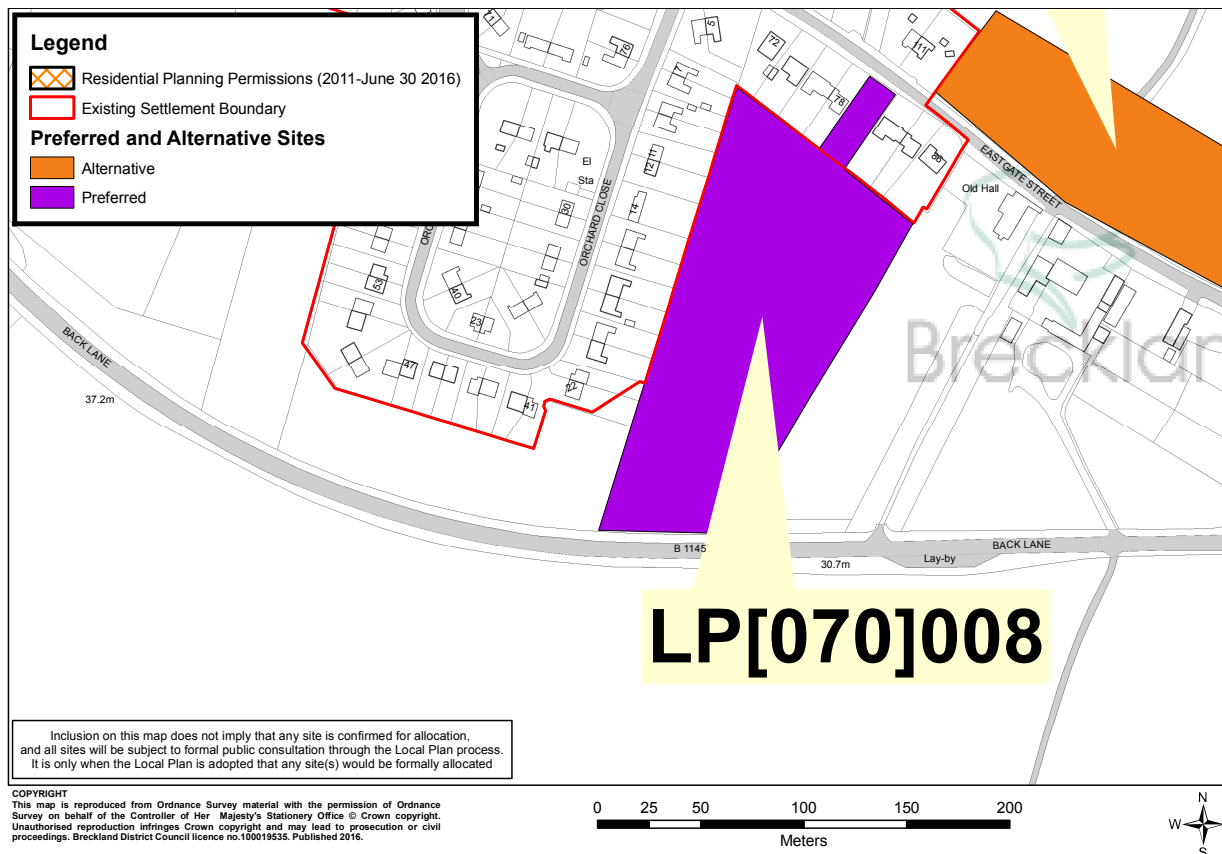


Figure 20.3 Preferred Site LP[070]008

LP[070]008 Key Development Considerations

- The site is proposed for 40 dwellings
- Access to the site is from Eastgate Street
- The site would be expected to provide on-site open space

20.9 This is a greenfield site located on grade 2 agricultural land to the south of North Elmham. Access to the site should be provided from Eastgate Street. There is a range of development types along Eastgate Street and this site relates well to the existing form and character. The site is relatively well related to the services and facilities within the village.

20.10 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 site is adjacent to the conservation area and in close proximity to the grade II listed Old Hall Farmhouse and Old Hall Farm Barn

20.11 Due to the size of the site, it would be expected to provide onsite open space. No major constraints to the delivery of this site have been identified through the site assessments.

Alternative Options

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
North Elmham	LP[070]007	Land to the north of Eastgate Street	0.96	<p>The site is located to the north of Eastgate Street and is adjacent to the existing settlement boundary. It is a greenfield site which has an agricultural land classification of 2. The site is within the North Elmham conservation area and opposite the grade 2 listed buildings Old Hall Farmhouse and Old Hall Barn. The site represents the last undeveloped section of Eastgate Street and offers views towards the River Wensum.</p> <p>The site is reasonably well related to the services and facilities within the village and NCC highways have not raised any objections to the development of the site.</p> <p>The HRA has highlighted the proximity of the River Wensum SAC. Any development would need to ensure appropriate mitigation.</p> <p>Subject to satisfactory design this site is considered to be a reasonable option</p> <p>This site is not preferred due to proximity to the SAC and impact upon the conservation area.</p> <p>Conclusion: Alternative Option</p>

Table 20.1 North Elmham Alternative Sites

Unreasonable Options

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
North Elmham	LP[070]003	Land between Dereham Road and the B1145	0.4	The site has poor access and would extend the settlement to the south of the B1145
North Elmham	LP[070]006	Land adjacent Wensum Drive	2.17	The site represents backland development and has the potential to impact upon the form and character of the area. The HRA has highlighted the proximity of the River Wensum SAC. Any development would need to ensure appropriate mitigation.
North Elmham	LP[070]010	Land to the north of Station Road	0.98	There is no clear means of access to the site. NCC have objected on highways grounds
North Elmham	LP[070]011	Land to the west of Worthing Drive	1.12	The site is distant from services and facilities. Potential impact upon the setting of grade II listed Worthing Mill
North Elmham	LP[070]012	Land to the east of Worthing Drive	0.83	The site is distant from services and facilities. Potential impact upon the setting of grade II listed Worthing Mill

Table 20.2 North Elmham Unreasonable Sites

Question 20

Do you agree with the approach to preferred, alternative and unreasonable sites in North Elmham?

Are there any additional development considerations which need to be addressed for the preferred site(s)?

If you have a comment on a specific site please include the reference number.

21 Old Buckenham

21.1 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 15 completions and 4 commitments, meaning that the new allocation for the remainder of the Local Plan Period to 2036 is 50.

21.2 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, The Gamekeeper, Ox & Plough Public House
- Regular bus service to Norwich and Diss
- From NNDR Data (2008) there are 15 registered businesses across 11 classifications.

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

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

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

Old Buckenham Preferred and Alternative Sites

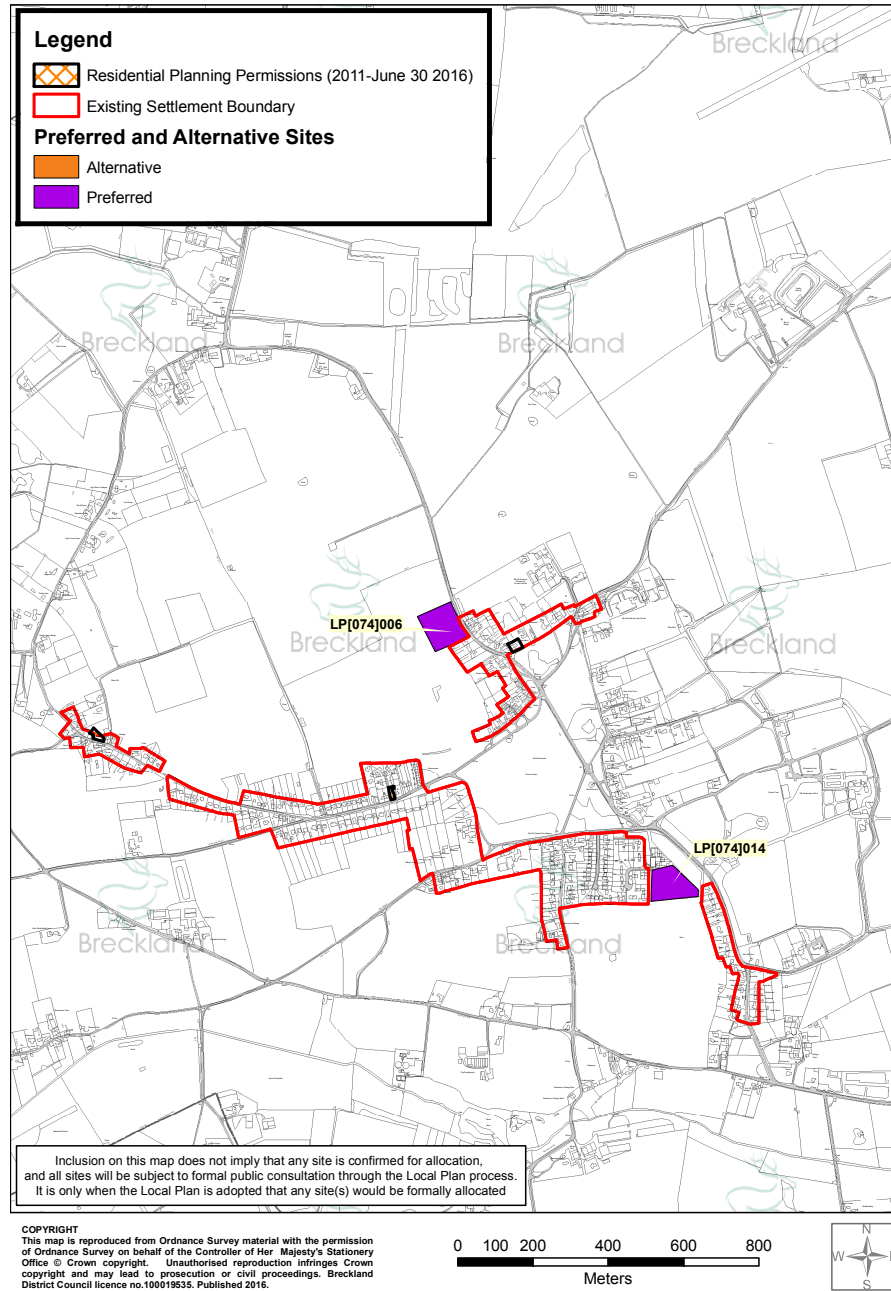


Figure 21.1 Old Buckenham Preferred and Alternative Sites

LP[074]006: Preferred Residential Allocation - Land west of Attleborough Road

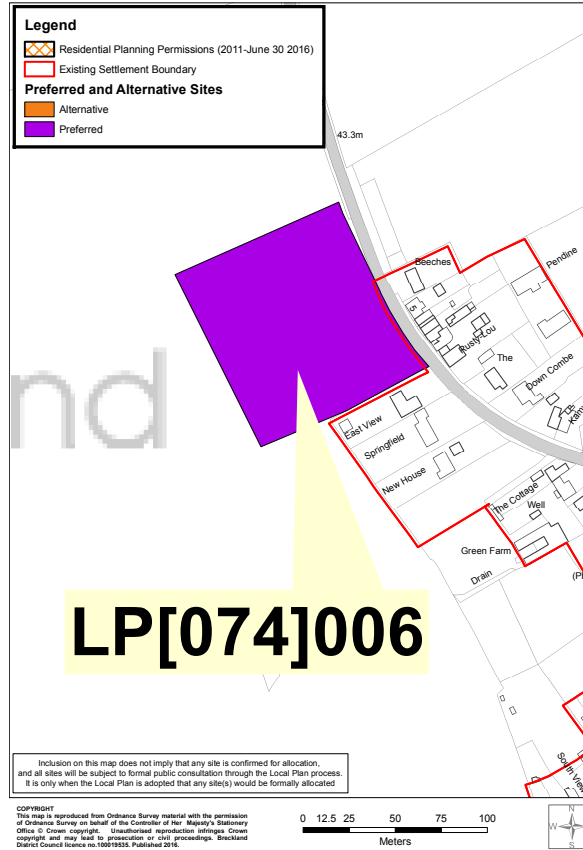


Figure 21.2 Preferred Site LP[074]006

LP[074]006 Key Development Considerations

- The site is proposed for approximately 10 dwellings
- Appropriate density to reflect and respect existing development.
- Appropriate use of height and scale to ensure the site's position as a key gateway to the settlement.

21.6 The site is situated upon 0.3 hectares of Grade 3 agricultural land to the north of the existing settlement boundary. There is existing development to the south and east of the site with agricultural land to the north and the west.

21.7 The site itself is within 800m (10 minutes walking distance) to key services, meaning that the site is sustainable and will limit the use of personal car journeys.

21.8 The site is situated with the 'Buckenham's Settled Tributary Farmland' Landscape Type where development considerations include conserving the small scale rural road pattern, ensuring that new development within the settlements reflects the use of local materials; and monitors development and boundary treatments to the settlement edges.

LP[074]014: Preferred Residential Allocation - Land off St Andrew's Close

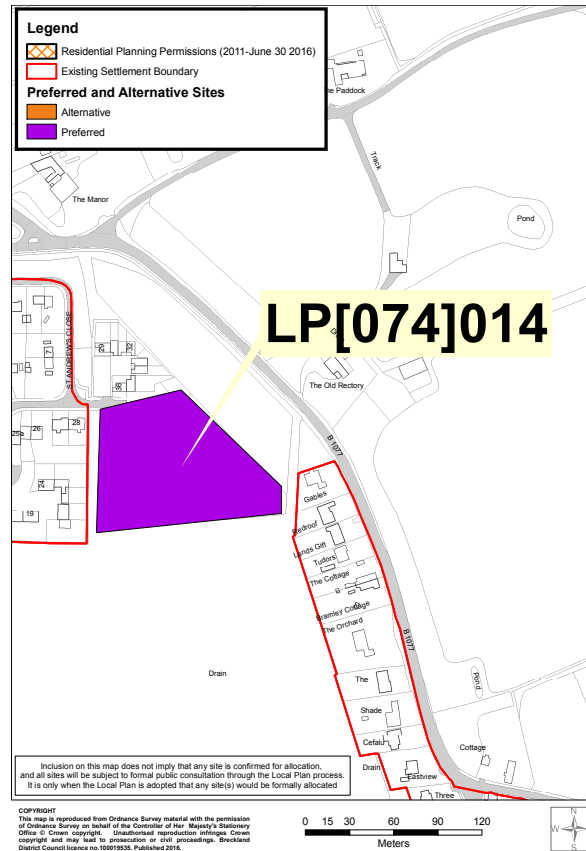


Figure 21.3 Preferred Site LP[061]015

LP[074]014 Key Development Considerations

- The site is proposed for approximately 20 dwellings
- Appropriate density to reflect and respect existing development.
- Appropriate use of height and scale to ensure the site's position as a key gateway to the settlement.
- Access on to St Andrews Close
- Retain appropriate screening between the site and the B1077

21.9 The site is situated upon 0.9 hectares of Grade 3 greenfield land to the east of the St Andrew's Close. The site adjoins the existing settlement boundary to the east and south west of the site, with agricultural land to the south of the site.

21.10 The site itself is within 800m (10 minutes walking distance) to key services, meaning that the site is sustainable and will limit the use of personal car journeys.

21.11 The site is situated with the 'Buckenham Settled Tributary Farmland' Landscape Type where development considerations include conserving the small scale rural road pattern, ensuring that new development within the settlements reflects the use of local materials; and monitors development and boundary treatments to the settlement edges.

Alternative Options

21.12 No reasonable alternative options were identified through the site assessments.

Question 21

Are you aware of any further suitable sites within Old Buckenham to ensure delivery of the housing target?

Unreasonable Sites

Settlement	Site Reference	Address	Site Size (ha)	Site Assessment
Old Buckenham	LP[074]001	Land north of Fen Street	0.84	Due to severe highways constraints it is considered that the site is an unreasonable option for allocation through the Local Plan. Conclusion: Unreasonable Option
Old Buckenham	LP[074]002	Land south of Hargham Road	1.31	Due to severe highways constraints it is considered that the site is an unreasonable option for allocation through the Local Plan. Conclusion: Unreasonable Option
Old Buckenham	LP[074]003	Land east of Cake Street	0.23	Due to severe highways constraints it is considered that the site is an unreasonable option for allocation through the Local Plan. Conclusion: Unreasonable Option

Old Buckenham	LP[074]004	Land adjacent to Willow House, Mill Road	0.43	Due to severe highways constraints and the potential impact of development upon the nearby listed windmill it is considered that the site is unreasonable for allocation through the Local Plan. Conclusion: Unreasonable Option
Old Buckenham	LP[074]005	Land east of Crown Road	0.47	Due to severe highways constraints it is considered that the site is an unreasonable option for allocation through the Local Plan. Conclusion: Unreasonable Option
Old Buckenham	LP[074]007	Land at Corner of Cake Street and Ragmere Road	1.07	Due to severe highways constraints it is considered that the site is an unreasonable option for allocation through the Local Plan. Conclusion: Unreasonable Option
Old Buckenham	LP[074]008	Land north of Harlingwood Lane	0.33	Due to severe highways constraints it is considered that the site is an unreasonable option for allocation through the Local Plan. Conclusion: Unreasonable Option
Old Buckenham	LP[074]009	Land at 48 Fen Street	0.18	Due to severe highways constraints it is considered that the site is an unreasonable option for allocation through the Local Plan. Conclusion: Unreasonable Option
Old Buckenham	LP[074]010	Landsdowne Development Plot	0.48	Due to severe highways constraints it is considered that the site is an unreasonable option for allocation through the Local Plan. Conclusion: Unreasonable Option
Old Buckenham	LP[074]011	Land adjacent to Peacehaven	0.26	Due to severe highways constraints it is considered that the site is an unreasonable option for allocation through the Local Plan. Conclusion: Unreasonable Option
Old Buckenham	LP[074]012	Land at West View Farm, Barbers Lane	0.38	Due to severe highways constraints it is considered that the site is an unreasonable option for allocation through the Local Plan.



				Conclusion: Unreasonable Option
Old Buckenham	LP[074]013	Land adjacent to Brookside Cottage, Cake Street	0.16	Due to severe highways constraints it is considered that the site is an unreasonable option for allocation through the Local Plan. Conclusion: Unreasonable Option

Table 21.1 Mattishall Unreasonable Sites

Question 22

Do you agree with the approach to preferred, alternative and unreasonable sites in Old Buckenham?

Are there any additional development considerations which need to be addressed for the preferred site(s)?

If you have a comment on a specific site please include the reference number.



22

22 Shipdham

22.1 Shipdham is identified as a Local Service Centre through the locational strategy and it will see 10% growth through the plan period, providing an additional 260 dwellings over the plan period to 2036. Of these 260, there are currently 65 completions and 115 commitments, meaning that the new allocation for the remainder of the Local Plan Period to 2036 is 80.

22.2 The 2011 Census showed that there was a population of 2057. Shipdham is identified as a Local Service Centre village as it meets the criteria by having the following services:

- Thomas Bullock Primary School
- Shop and Post Office
- Village Hall, Golden Dog Public House; Doctors Surgery; King's Cafe, Bullock Park Pavilion
- Regular service to Dereham, Norwich and Watton
- From NNDR Data (2008) there are 69 registered businesses in Shipdham, across 14 classifications.

22.3 Shipdham has a rich historic environment with an extensive conservation area and a number of listed buildings, predominantly around the church.

22.4 The Breckland Landscape Character Fringe Assessment shows that most of the land surrounding the village is situated within the Landscape Character Area 'Crows Hill and Thorpe Row Arable Plateau', which is an area of moderate/high sensitivity.

Shipdham Preferred and Alternative Sites

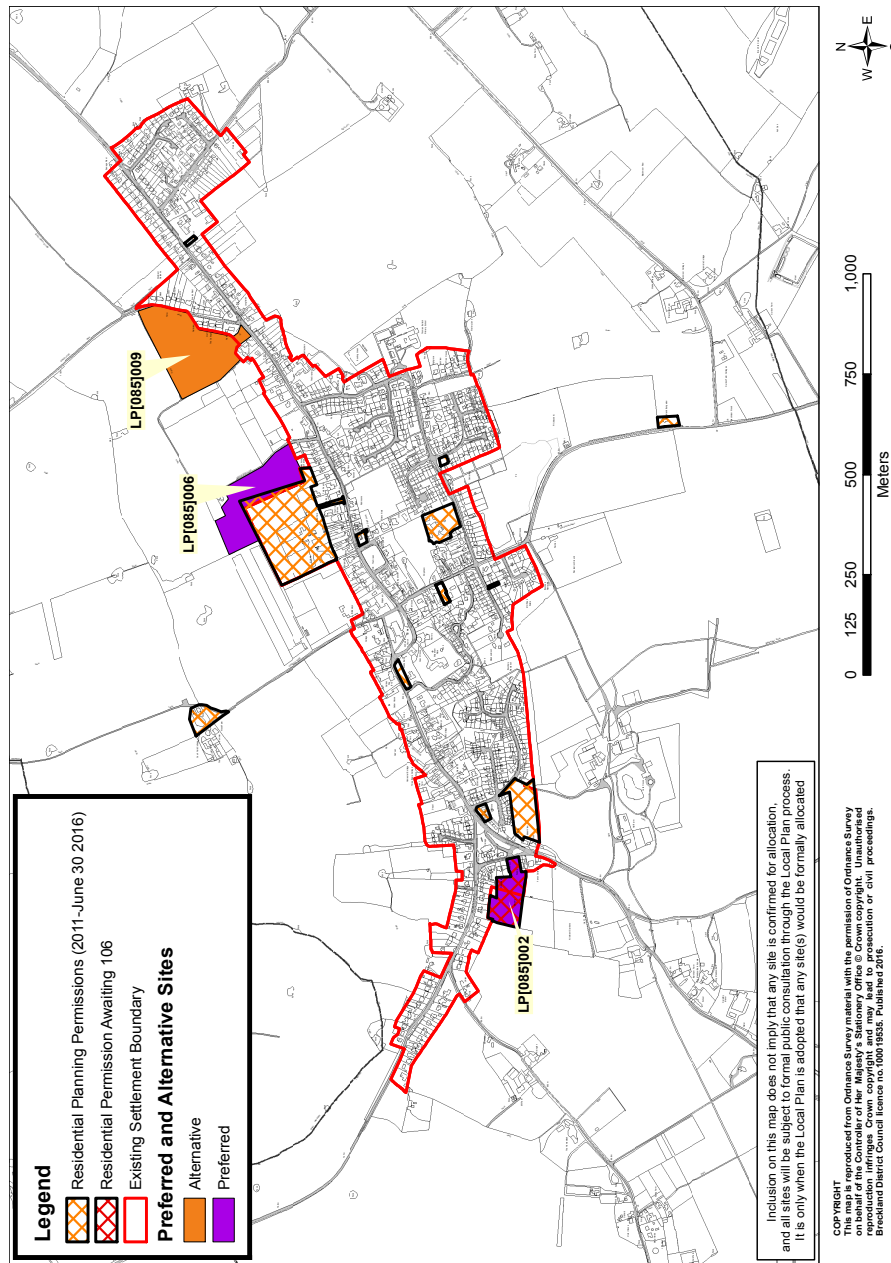


Figure 22.1 Shipdham Preferred and Alternative Sites

LP[085]002: Preferred Residential Allocation - Old Nursery, Land behind Old Post Office Street.

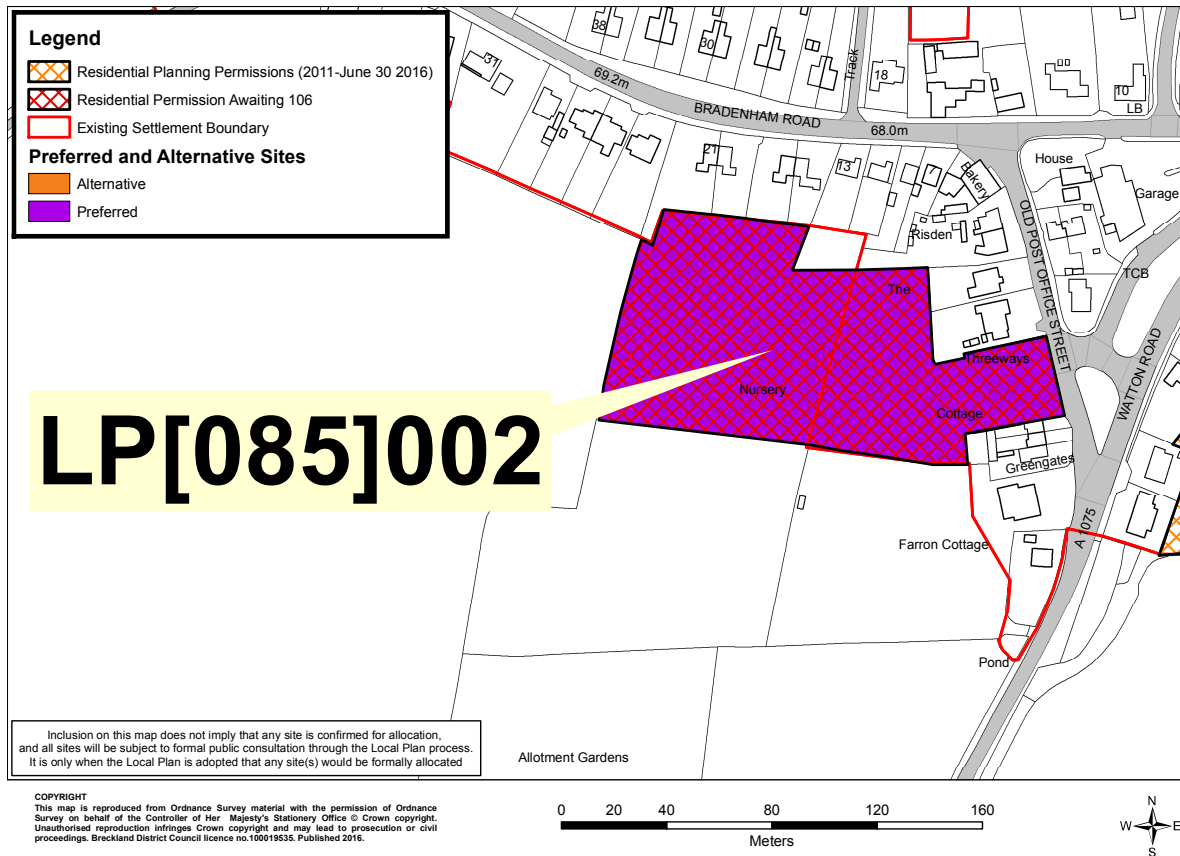


Figure 22.2 Preferred Site LP[085]002

LP[085]002 Key Development Considerations

- The site is proposed for 23 dwellings
- Appropriate density and design to reflect and respect existing development.
- Retain existing boundary trees and hedges.
- Ensure appropriate water drainage is in place

22.5 The site is situated upon 1 hectare of Grade 3 agricultural land to the southwest of the existing settlement boundary. There is existing development to the north of the site and the east. Agricultural land is located to the south and the west. This site currently has the decision to grant planning permission for 23 dwellings (planning reference 3PL/2015/1267/O) and is currently awaiting the completion of a section 106 agreement.

22.6 No known fundamental constraints regarding the site.

22.7 The Breckland Settlement Fringe Landscape Assessment indicated that the site is situated within the Crows Hill and Thorpe Row Arable Plateau which is a landscape that is classified as having Moderate/High sensitivity to change.

LP[085]006: Preferred Residential Allocation - Land west of Brick Kiln Lane

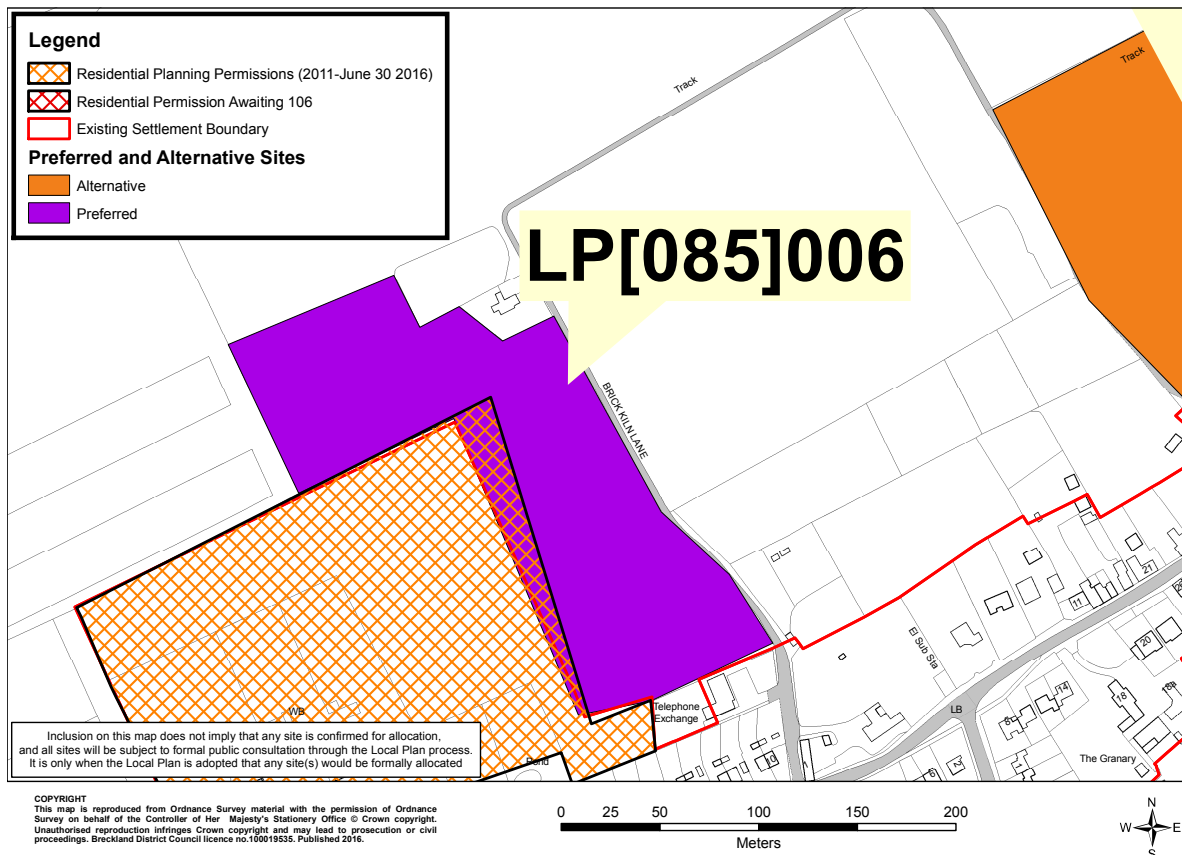


Figure 22.3 Preferred Site LP[085]006

LP[085]006 Key Development Considerations

- The site is proposed for approximately 55 dwellings
- Development to be phased to take place from 2026 onwards
- Appropriate density and design to reflect and respect existing development.
- Retain existing boundary trees and hedges.

22.8 The site is situated upon 2.4 hectares of Grade 3 agricultural land to the north of the existing settlement boundary. There is existing development to the south of the site with agricultural land to the east. To the west of the site there is an outline planning permission on the old Coalyard site, previously an allocated site (SH1) through the Adopted Site Specific Policies and Proposals Development Plan document, and this would allow for appropriate access onto the preferred site.

22.9 The site itself is within 800m (10 minutes walking distance) to key services, meaning that the site is sustainable and will limit the use of personal car journeys.

22.10 The Breckland Settlement Fringe Landscape Assessment indicated that the site is situated within the Crows Hill and Thorpe Row Arable Plateau which is a landscape that is classified as having Moderate/ High sensitivity to change.

22.11 No known fundamental constraints regarding the site.

Alternative Sites

Settlement	Site Reference	Address	Site Size (ha)	Site Assessment
Shipdham	LP[085]009	31 Market St & land west of Swan Lane	3.36	<p>NCC Highways commented that "Subject to a safe access, adequate visibility and improvements to the footpath network, the Highway Authority would not object if this site was identified as a strategic housing site."</p> <p>The site is situated upon partially greenfield/ partially brownfield land of Grade 3 agricultural quality.</p> <p>The site adjoins the existing settlement boundary and is within 800m (10 minutes walking distance) to a shop, school and bus stop.</p> <p>The site has no severe constraints, however the site is located further from services and facilities than the preferred option. The site is considered to be a reasonable Alternative Option through the Local Plan.</p> <p>Conclusion: Alternative Option</p>

Table 22.1 Shipdham Alternative Sites

Unreasonable Sites

Settlement	Site Reference	Address	Site Size (ha)	Site Assessment
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Shipdham	LP[085]001	Land east of Brick Kiln Lane	0.7	<p>Although the site could potentially be accessed through site LP[085]006 there are severe highways constraints on the site as a standalone site. As a result of this and the potential impact upon the nearby listed buildings it is considered that the site is an unreasonable option for allocation through the Local Plan.</p> <p>Conclusion: Unreasonable Option</p>
Shipdham	LP[085]003	Land and buildings at Barnham Farm	1.81	<p>The site has severe highways constraints and is distant from the existing settlement boundary. As a result it is considered that the site is an unreasonable option for allocation through the Local Plan.</p> <p>Conclusion: Unreasonable Option</p>
Shipdham	LP[085]004	Land north of Bradenham Road	0.30	<p>The site has severe highways constraints and is distant from the existing settlement boundary. As a result it is considered that the site is an unreasonable option for allocation through the Local Plan.</p> <p>Conclusion: Unreasonable Option</p>
Shipdham	LP[085]005	Land east of Little Hale Rd	1.75	<p>The site is distant from key services and facilities and would need to be accessed through LP[085]002 in order to be achieved. For this reason it is considered that the site is an unreasonable option for allocation through the Local Plan.</p> <p>Conclusion: Unreasonable Option</p>
Shipdham	LP[085]007	Land at and adj to 68 Market St	1.03	<p>The site would require footway and access improvements to ensure adequate visibility splays, but would not be in keeping with the existing settlement. It is considered that the site is an unreasonable option for allocation through the Local Plan.</p> <p>Conclusion: Unreasonable Option</p>
Shipdham	LP[085]008	Land adj Spring Farm	0.26	<p>The site has severe highways constraints and is distant from the existing settlement boundary. As a result it is considered that the site is an unreasonable option for allocation through the Local Plan.</p> <p>Conclusion: Unreasonable Option</p>

Shipdham	LP[085]010	Land adj Mill House	5.27	The site has severe highways constraints and as a result is not considered suitable for allocation through the Local Plan. Conclusion: Unreasonable Option
Shipdham	LP[085]011	Land south of Chapel Street	1.4	The site has severe highways constraints and as a result is not considered suitable for allocation through the Local Plan. Conclusion: Unreasonable Option

Table 22.2 Shipdham Unreasonable Sites

Question 23

Do you agree with the approach to preferred, alternative and unreasonable sites in Shipdham?

Are there any additional development considerations which need to be addressed for the preferred site(s)?

If you have a comment on a specific site please include the reference number.

23 Sporle

23.1 Sporle is identified as a Local Service Centre through the locational strategy and it will see 10% growth through the plan period, providing an additional 63 dwellings over the plan period to 2036. Of these 63, there are currently 15 completions and 13 commitments, meaning that the new allocation for the remainder of the Local Plan Period to 2036 is 35.

23.2 The 2011 Census showed that there was a population of 1011. Sporle is identified as a Local Service Centre village as it meets the criteria by having the following services:

- Sporle Church of England Primary School
- Shop and post office
- Village Hall, Peddars Inn Public House
- Frequent bus service
- The Inter-Departmental Business Register shows that there are 24 businesses within the parish.

23.3 The Breckland Landscape Character Assessment shows that most of the land surrounding the village is situated within the Landscape Character Area 'River Wissey settled tributary farmland'.

Sporle Preferred and Alternative Sites

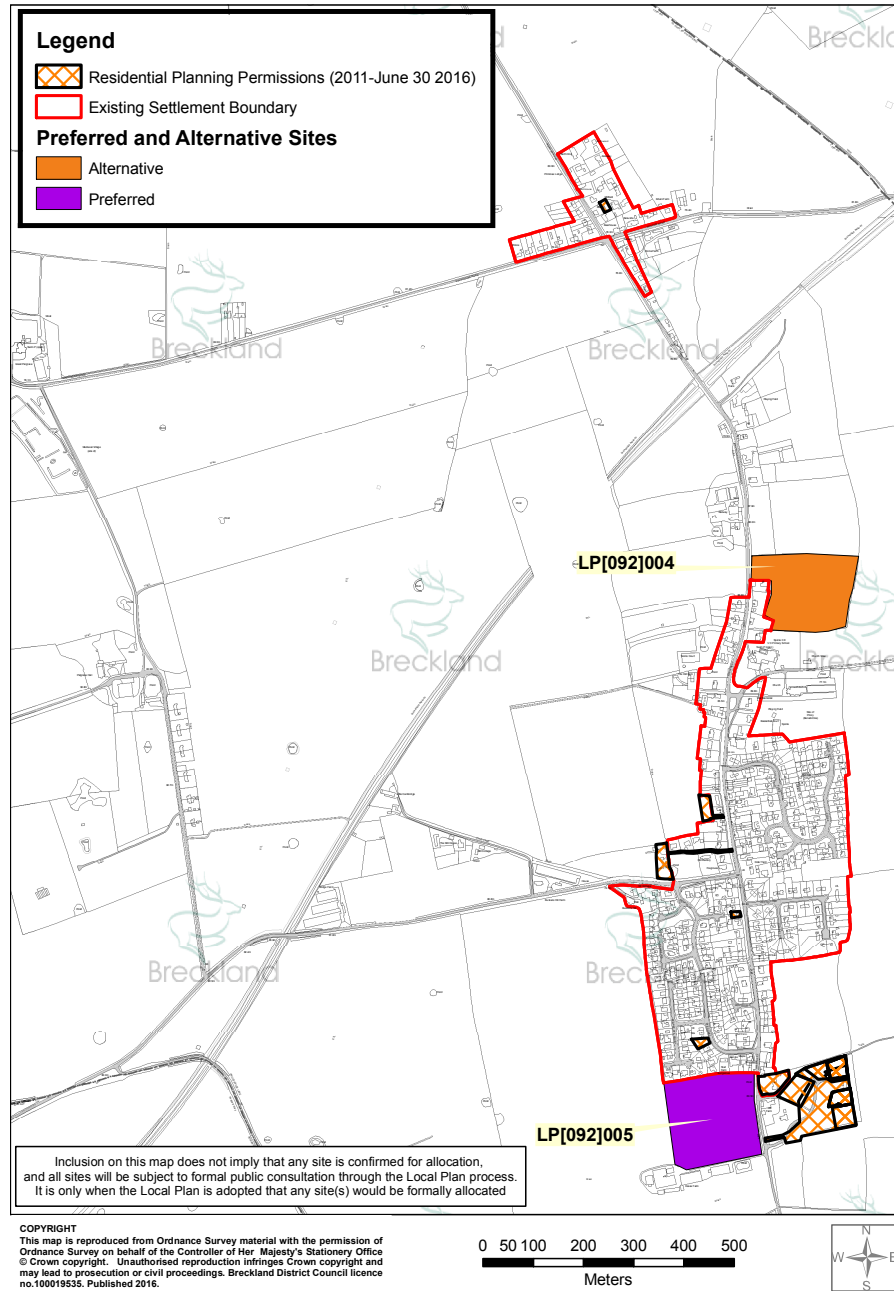


Figure 23.1 Sporle Preferred and Alternative Sites

LP[092]005: Preferred Residential Allocation - Land to the north of Essex Farm

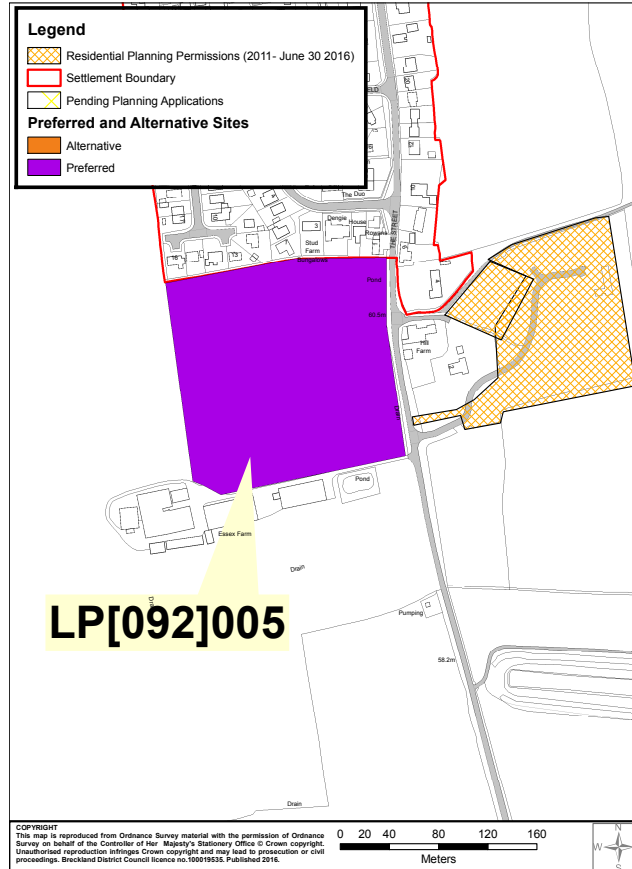


Figure 23.2 Preferred Site LP[092]005

LP[092]005 Key Development Considerations

- The site is proposed for approximately 35 dwellings
- Appropriate density to reflect and respect existing development.
- Appropriate use of height and scale to ensure the site's position as a key gateway to the settlement.

23.4 The site is situated upon 2.1 hectares of Grade 2 agricultural land to the south of the existing settlement boundary. There is existing development to the north and east of the site. Essex Farm is located to the south of the site and agricultural land is located to the west.

23.5 The site adjoins the existing settlement boundary and is within 800m (10 minutes walking distance) of key facilities.

23.6 The site is located within the 'River Wissey settled tributary farmland' and development guidelines in this area include ensuring important views are maintained.

Alternative Sites

Settlement	Site Reference	Address	Site Size (ha)	Site Assessment
Sporle	LP[092]004	Seven Acres	2.64	<p>The site is situated upon agricultural land of grade 3 quality.</p> <p>The site adjoins the existing settlement boundary and is within 800m (10 minutes walking distance) of key facilities.</p> <p>The site is located within the 'River Wissey Settled Tributary Farmland' and development guidelines in this area include ensuring important views are maintained. Development of the site may have an impact upon the Grade 1 listed church of St. Mary.</p> <p>The site is well located to the services in the settlement; however, the preferred site is considered to be in a more favourable location in sustainability terms. Therefore the site is considered to be an Alternative Option through the Local Plan.</p> <p>This site is not considered to be a preferred option due to the potential impact upon the listed church.</p> <p>Conclusion: Alternative Option</p>

Table 23.1 Sporle Alternative Sites

Unreasonable Sites

Settlement	Site Reference	Address	Site Size (ha)	Site Assessment
Sporle	LP[092]001	Plot of land off Newton Road	0.34	<p>Due to highways constraints and the distance of the site from the main settlement boundary it is considered that the site is unreasonable for allocation through the Local Plan.</p> <p>Conclusion: Unreasonable Option</p>

Sporle	LP[092]002	Land adj. 29a The Street.	0.11	During the previous consultation the site was considered to be a deliverable site. However, following site visits, detailed site assessments and further comments from NCC Highways, it is considered that due to highways constraints regarding access, the site is unreasonable for allocation through the Local Plan. Conclusion: Unreasonable Option
Sporle	LP[092]003	Land opposite Wolferton Cottages	0.7	Due to the distance of the site from the main settlement it is considered that the site is unreasonable for allocation through the Local Plan. Conclusion: Unreasonable Option
Sporle	LP[092]006	Land to the south of Essex Farm	0.7	Due to highways constraints regarding the site it is considered that the site is unreasonable for allocation through the Local Plan. Conclusion: Unreasonable Option
Sporle	LP[092]007	Land adjacent to the pump station	0.16	The site is situated near an area of Zone 3a flooding and is distant from the existing settlement. It is considered that the site is unreasonable for allocation through the Local Plan.
Sporle	LP[092]008	Land adjacent to Edwin Farm	0.27	Due to highways constraints and the distance of the site from the main settlement boundary it is considered that the site is unreasonable for allocation through the Local Plan.

Table 23.2 Sporle Unreasonable Sites

Question 24

Do you agree with the approach to preferred, alternative and unreasonable sites in Sporle?

Are there any additional development considerations which need to be addressed for the preferred site(s)?

If you have a comment on a specific site please include the reference number.

24

24 Swanton Morley

24.1 Swanton Morley is identified as a Local Service Centre through the locational strategy and it will see 10% growth through the plan period, providing an additional 166 dwellings over the plan period to 2036. Of these 166, there are currently 37 completions and 44 commitments, meaning that the new allocation for the remainder of the Local Plan period to 2036 is 85.

24.2 The 2011 Census showed that there was a population of 2100. Swanton Morley 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 north of the village. This site is now under construction. The village contains Robertson Barracks which is the base for 1st The Queens Dragoon Guards.

24.3 Swanton Morley is identified as a Local Service Centre village as it meets the criteria by having the following services:

- Swanton Morley Primary School
- Village shop and post office; butchers
- Community facilities in the form of public houses Darby's and The Angel, village hall and doctors surgery
- The village has a regular bus service to Norwich
- There are a good range of businesses and employment opportunities.

24.4 The River Wensum runs to the north-east of the village and the settlement fringe landscape character area classifies this as the most sensitive area of the village in relation to landscape change. The majority of the village lies within the Northall Green Enclosed Arable Farmland character area which has a moderate sensitivity to change. The hamlet of Woodgate is located to the south east of Swanton Morley and incorporated within the parish boundary. The landscape character assessments notes the importance in landscape terms of avoiding the coalescence of these two settlements.

24.5 Swanton Morley parish council is currently preparing a neighbourhood plan.

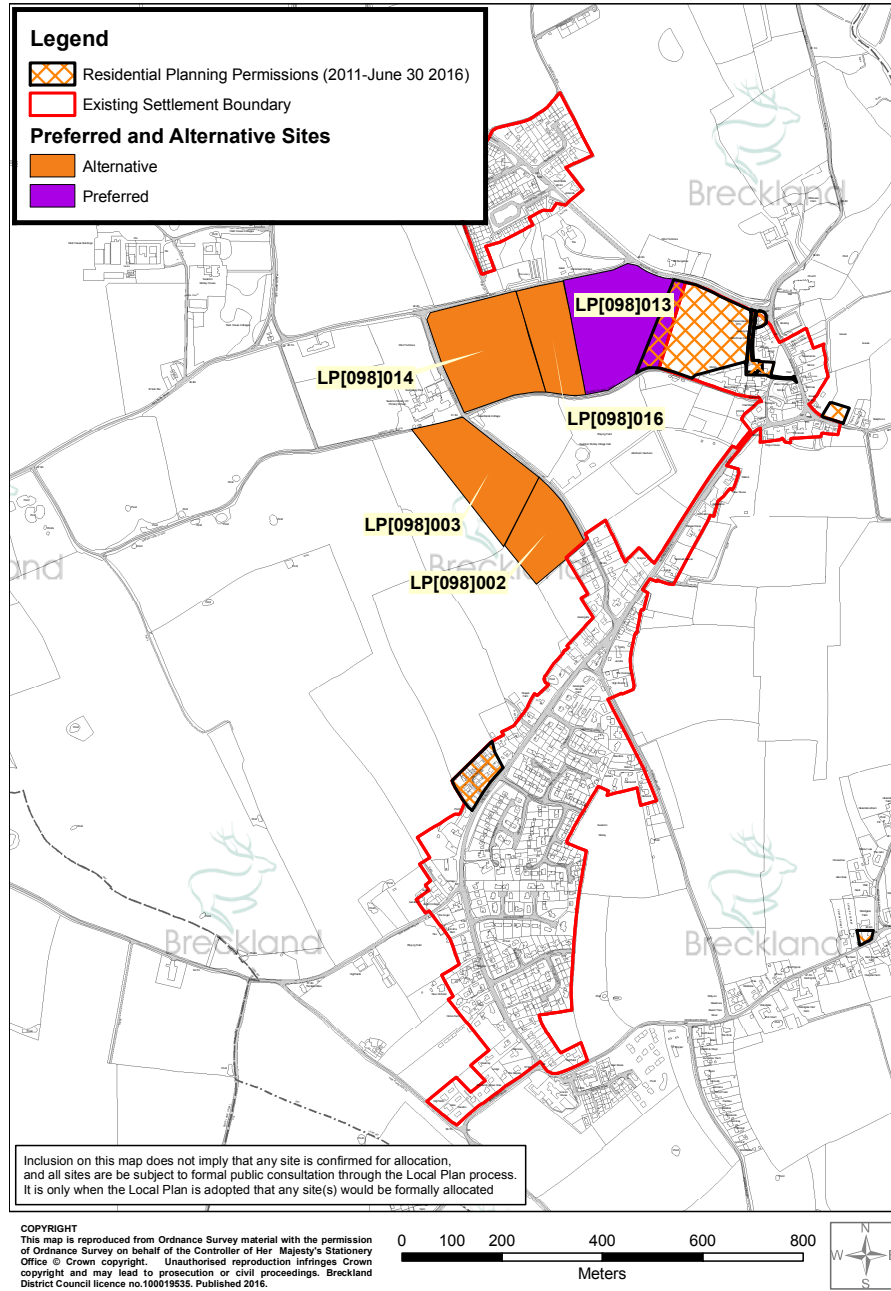


Figure 24.1 Swanton Morley Preferred and Alternative Sites