

## LP[098]013: Preferred Residential Allocation - Land off Rectory Road

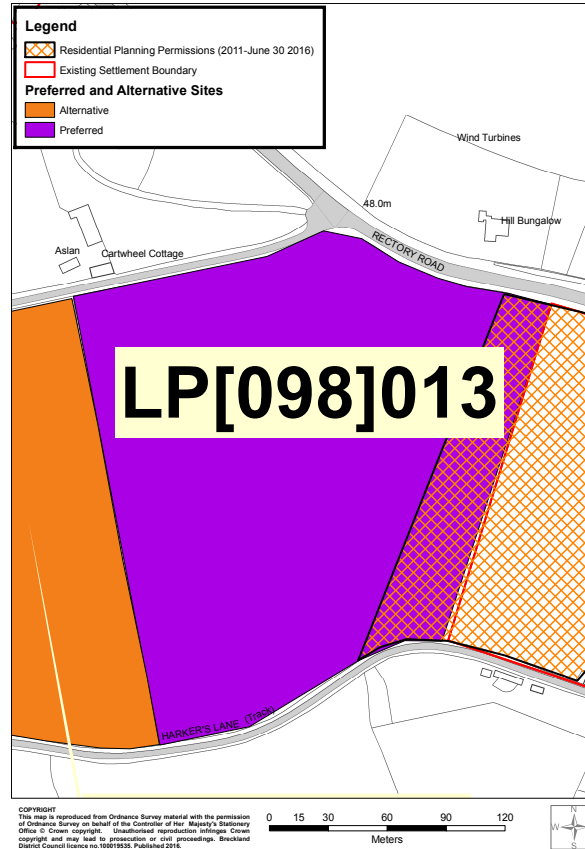


Figure 24.2 Preferred Site LP[098]013

### LP[098]013 Key Development Considerations

- The site is proposed for 85 dwellings
- Access to the site is from Rectory Road
- The site should provide on site open space.

**24.6** This site forms an extension of the Hopkins Homes site on Rectory Road which is currently under construction. The site which is currently under construction was allocated through the Site Specifics Policies and Proposals DPD. The preferred allocation is a greenfield site, with an agricultural land grade of 3. NCC highways have not raised any objections to the development of the site. Hoe Road East is not currently suitable for access, it is a single width lane, however access to this site could be through the existing development on Rectory Road. There is also the potential that Hoe Road East could be widened.

**24.7** The site is well located to services and facilities within the development. To the rear of the site is Harkers Lane which is a public right of way and provides a walking route to the primary school. The settlement fringe landscape character assessment includes this site within the Northhall Green Enclosed Arable Farmland character area which has a moderate sensitivity to change. The junction of Rectory Road with Town Street represents a key gateway within Swanton Morley

**24.8** No fundamental constraints to the delivery of this site have been identified through the site assessments. Overall this site is considered to be a suitable site within Swanton Morley for 85 dwellings and is proposed as the preferred option.

### Alternative Options

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
Swanton Morley	LP[098]002	Land off Manns Lane	1.8	<p>The site is located off Manns Lane, it is a greenfield site with an agricultural land grade of 3. The site forms a single arable field which has been promoted separately with site LP[098]003. There are residential properties at the southern edge of the site on Manns Lane. To the east of the site is the village hall and playing fields, whilst to the north of the site is the primary school.</p> <p>There are footpaths along Manns Lane, which provides a walking route to the primary school. As noted, the site is well related to the services and facilities within the village. NCC highways have indicated that both sites 002 and 003 should come forward together as part of a comprehensive scheme as this would allow for road widening.</p> <p>The site was subject to consultation when the parish council objected to the site, based on highways and potential impact upon the village hall. Public comments referenced the ability to allow residents to walk to school and that access would not be through an existing development.</p> <p>This site is well related to services and facilities in the village and highways have not raised any objection. It would need to be developed in conjunction with LP[098]003 and for this reason it is considered to be an alternative option.</p> <p><b>Conclusion: Alternative Option</b></p>
Swanton Morley	LP[098]003	Land adjacent Manns Lane and the primary school	2.9	<p>The site is located off Manns Lane, it is a greenfield site with an agricultural land grade of 3. The site forms a single arable field which has been promoted separately with site LP[098]002. There are residential properties at the southern edge of the site on Manns Lane. To the east of the site is the village hall and playing fields, whilst to the north of the site is the primary school.</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				<p>There are footpaths along Manns Lane, which provides a walking route to the primary school. As noted, the site is well related to the services and facilities within the village. NCC highways have indicated that both sites 002 and 003 should come forward together as part of a comprehensive scheme as this would allow for road widening.</p> <p>The site was subject to consultation when the parish council objected to the site, based on highways and the potential impact upon the village hall. Public comments referenced the ability to allow residents to walk to school and that access would not be through an existing development.</p> <p>This site well related to services and facilities in the village and highways have not raised any objection. It would need to be developed in conjunction with LP[098]002 and for this reason it is considered to be an alternative option.</p> <p><b>Conclusion: Alternative Option</b></p>
Swanton Morley	LP[098]014	Land between Manns Lane and Hoe Road East	3.7	<p>This site is a greenfield site on grade 3 agricultural land. The site has access from both Manns Lane and Hoe Road East, Hoe Road East would not be suitable for access due to the restricted width, however the site could be accessed via Manns Lane.</p> <p>NCC Highways commented that "the site would be required to be accessed from Manns Lane rather than Hoe Road East." NCC highways have not indicated that there are any specific highways constraints associated with this site.</p> <p>The site is adjacent to the primary school, however it is detached from residential development within the village. The primary school is a grade II listed building, so development would need to consider the impact on this. There is limited screening on the site and there are also views across the to the church tower.</p> <p>The settlement fringe landscape character assessment includes this site within the Northall Green Enclosed Arable Farmland character area which has a moderate sensitivity to change.</p> <p>This site is not a preferred option as it is detached from the main built extent of Swanton Morley, and it is considered that the preferred site is better located.</p> <p><b>Conclusion: Alternative Option</b></p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
Swanton Morley	LP[098]016	Land to the south of Hoe Road East	1.9	<p>This site forms part of a wider agricultural field with site LP[098]014. It is a greenfield site on grade 3 land. The site is detached from the built up extent of Swanton Morley and without the adjoining sites is likely to impact on the landscape and townscape.</p> <p>The site has access from Hoe Road East which is a restricted width road and not suitable for access. Due to the access constraints it is considered that this site is not a reasonable option for development in its own right. The site is proposed as an alternative option if developed in conjunction with LP[098]013 and LP[098]014</p> <p>This site is not considered a preferred option in isolation. Any development on the site would need to be in conjunction with the preferred site and it is considered an alternative option for this reason.</p>

**Table 24.1 Swanton Morley Alternative Sites**

#### Unreasonable Options

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
Swanton Morley	LP[098]001	Land off Bedingfield Road	2.7	Development of the site is contrary to the aspirations of the emerging Swanton Morley neighbourhood plan
Swanton Morley	LP[098]004	Land off Woodgate Lane	5.1	This site has severe highways constraints
Swanton Morley	LP[098]005	Land to the rear of Kesmark House	0.5	Development of the site would represent backland development. Impact upon the form and character of the area and also the setting of the grade II listed Kesmark House.
Swanton Morley	LP[098]007	Land between Norwich Road and Woodgate Road	0.7	Development of the site would lead to the coalescence of the settlements of Swanton Morley and Woodgate. Distant from the majority of services and facilities within the village. Inadequate highways.

# 24

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
Swanton Morley	LP[098]009	Land off Greengate	3.6	The front section of the site has now received planning permission for residential dwellings. There is no suitable access to the rear of the site.
Swanton Morley	LP[098]010	Land to the rear of the cemetery	0.5	Hoe Road East is unsuitable for access.
Swanton Morley	LP[098]011	Land to the east of Middleton Avenue	0.12	This site is protected open space.
Swanton Morley	LP[098]012	Land to the east of Rectory Road	0.7	Development of the site would restrict the open views in this area over the River Wensum valley. The landscape character assessment highlights the importance of river valleys as one of the most sensitive landforms within the district. This site is considered to be an unreasonable option due to its impact upon the landscape.

**Table 24.2 Swanton Morley Unreasonable Sites**

## Question 25

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

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.

## 25 Weeting

**25.1** Weeting is identified as a Local Service Centre through the locational strategy, however it is not proposed for housing growth and is instead allocated solely for services protection and enhancement. The village is located within close proximity of the Breckland Farmland Special Protection Area (SPA) and is covered by the 1500m buffer zone which is designated for the protection of the Stone Curlew which is the special interest feature of the SPA. Due to the environmental constraints surrounding the village it is not considered that an allocation is appropriate.

**25.2** The 2011 Census showed that there was a population of 1839. Weeting was previously identified as a local service centre village through the Local Development Framework and for the reasons set out above, it was not designated for growth.

**25.3** Weeting is identified as a Local Service Centre village as it meets the criteria by having the following services:

- Weeting Primary School
- Village shop and post office
- Community facilities in the form The Saxon public house, a village hall and a fish and chip takeaway
- The village has a regular bus service between Kings Lynn and Thetford. There is also a rail service in the neighbouring town of Brandon
- There are a good range of businesses and employment opportunities. There are two employment areas within the village at Fengate Drove and to the east of Mundford Road.

# 26

## 26 Yaxham

**26.1** Yaxham is identified as a Local Service Centre through the locational strategy and it will see 10% growth through the plan period, providing an additional 95 dwellings over the plan period to 2036. Of these 95, there are currently 21 completions and 49 commitments, meaning that the new allocation for the remainder of the Local Plan Period to 2036 is 25.

**26.2** The 2011 Census showed that there was a population of 722. Yaxham is identified as a Local Service Centre village as it meets the criteria by having the following services:

- Yaxham Primary School
- Shop at Yaxham Waters
- Village Hall, Yaxham Mill (currently closed), Yaxham Waters Cafe.
- Regular service to Norwich
- There are employment opportunities available within the village with the IDBR showing 25 registered businesses as of 2013

**26.3** The Breckland Landscape Character Assessment shows that most of the land surrounding the village is situated within the Landscape Character Area 'River Blackwater Tributary Farmland'.

**26.4** Yaxham are currently preparing a neighbourhood plan.

## Yaxham Preferred and Alternative Sites

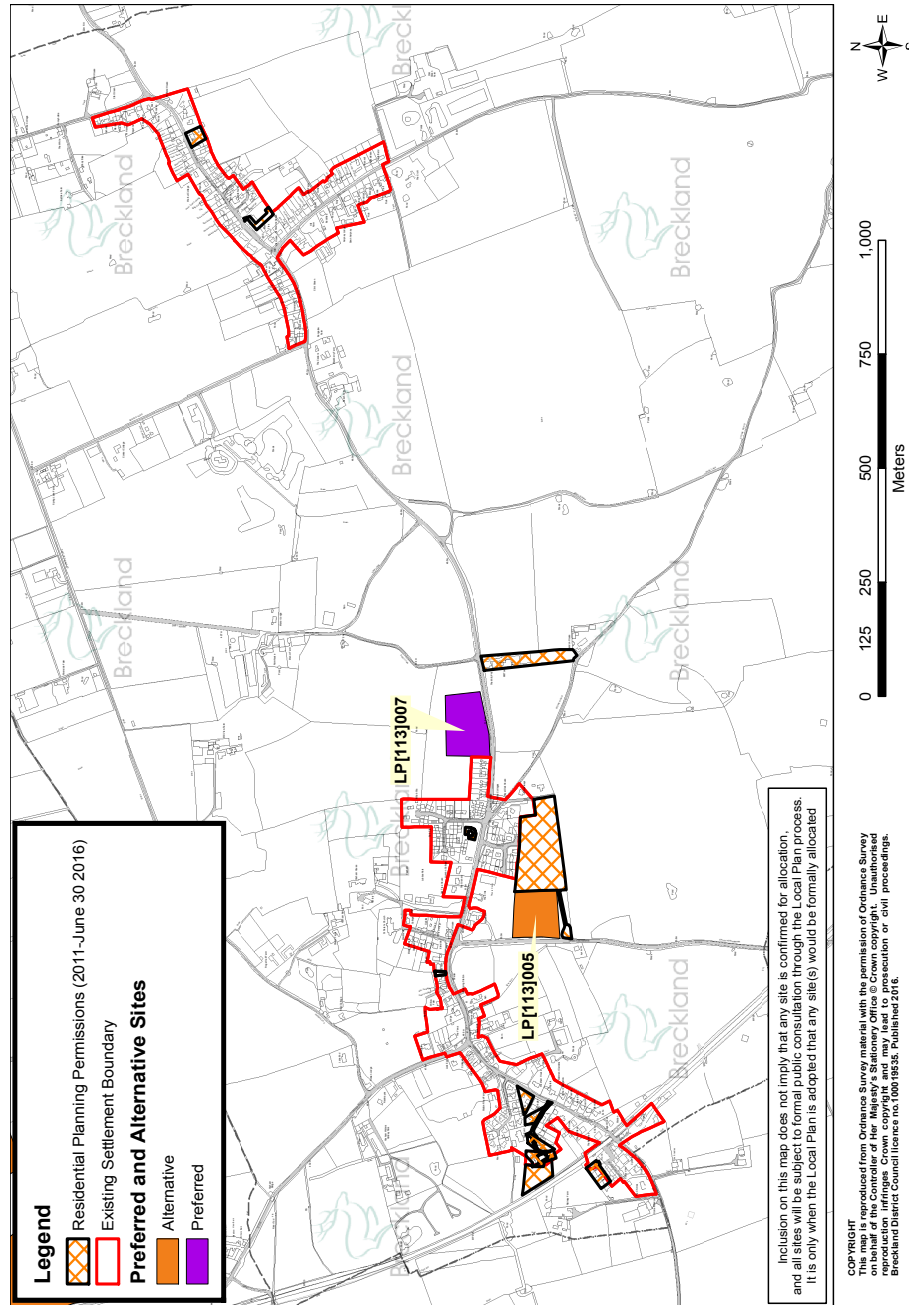


Figure 26.1 Yaxham Preferred and Alternative Sites



## LP[113]007: Preferred Residential Allocation - Land to the north of Norwich Road

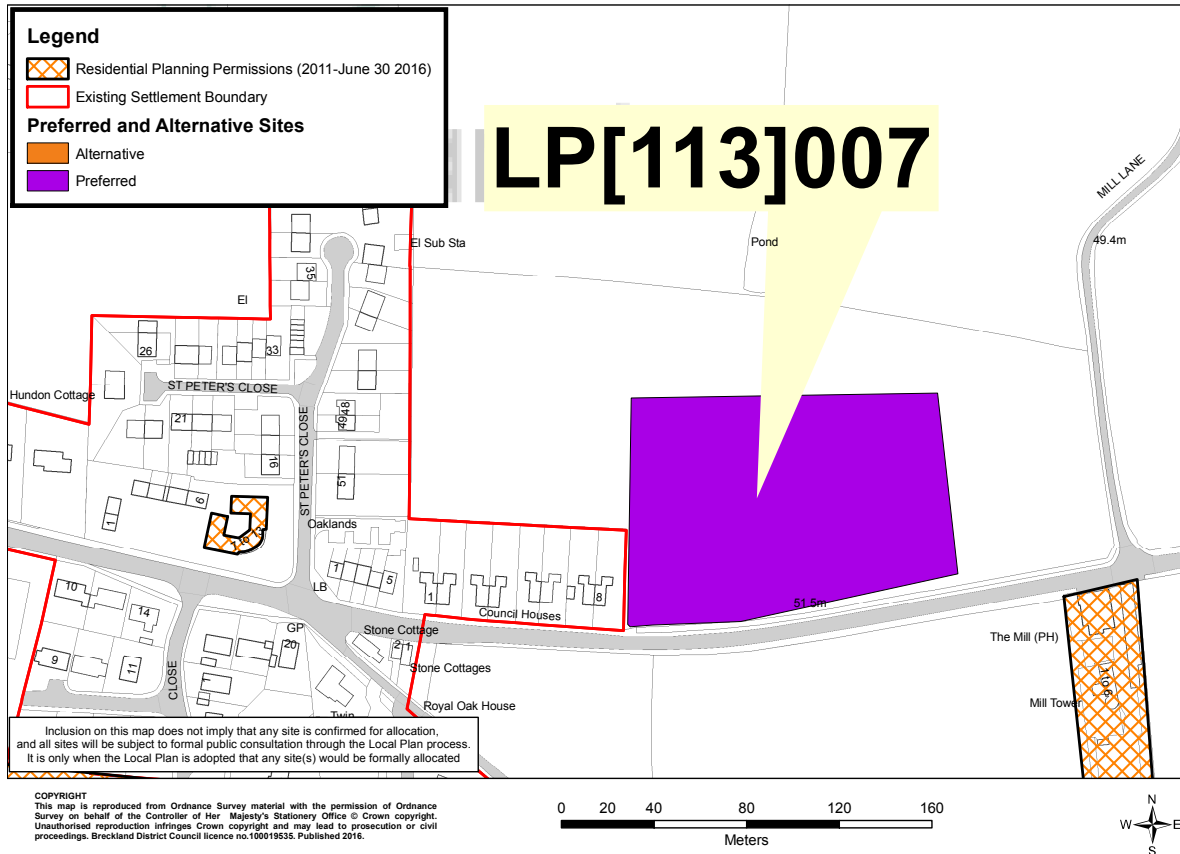


Figure 26.2 Preferred Site LP[113]007

### LP[113]007 Key Development Considerations

- The site is proposed for approximately 25 dwellings
- Development to be phased to take place from 2026 onwards
- 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 from Clint Green.
- Appropriate screening to reflect the Neighbourhood Plan's aspirations for 'Strategic Green Gaps'

**26.5** The site is situated upon 1.3 hectares of Grade 3 agricultural land to the east of the existing settlement boundary. There is existing development to the west of the site and agricultural land to the north, south and east.

**26.6** The site itself is within 800m (10 minutes walking distance) to most key services, meaning that the site is sustainable and will limit the use of personal car journeys. There is a footpath to the school at Clint Green.

**26.7** The site sits within the Wensum and Tud Settled Tributary Farmland. Development considerations in this area should seek to conserve the existing rural road pattern, resist upgrade/calming measures which could have an urbanising influence; ensuring that any new development reflects the existing material and stylistic vernacular within the settlements

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

### Alternative Sites

Settlement	Site Reference	Address	Site Size (ha)	Site Assessment
Yaxham	LP[113]005	Land west of Gagman's Lane	1	<p>The site is greenfield agricultural 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 and bus stop, but is distant from the school.</p> <p>Development of the site may have an impact upon Badley Moor SSSI, part of the Norfolk Valley Fens SAC</p> <p>Development of the site may have an impact upon the adjoining conservation area.</p> <p>The site sits within the landscape character area 'Wensum and Tud Settled Tributary Farmland'.</p> <p>The eastern section of the site has an outline planning permission for up to 45 dwellings, access could be achieved through this site. As a result it is considered that the site is an alternative option for allocation through the Local Plan.</p> <p>This site is not a preferred option due to the proximity of the SSSI and SAC</p> <p><b>Conclusion: Alternative Option</b></p>

**Table 26.1 Yaxham Alternative Sites**

### Unreasonable Sites

Settlement	Site Reference	Address	Site Size (ha)	Site Assessment
Yaxham	LP[113]001	Land east of Dereham Road	0.42	Due to Highways issues regarding the site it is considered that the site is an unreasonable option for allocation through the Local Plan.  <b>Conclusion: Unreasonable Option</b>
Yaxham	LP[113]002	Land adjacent to Homefield, Dereham Road	0.19	Due to Highways issues regarding the site it is considered that the site is an unreasonable option for allocation through the Local Plan.  <b>Conclusion: Unreasonable Option</b>
Yaxham	LP[111]003	Land east of Windy Brae	0.73	Due to Highways issues regarding the site it is considered that the site is an unreasonable option for allocation through the Local Plan.  <b>Conclusion: Unreasonable Option</b>
Yaxham	LP[111]004	Firside, Paper Street	1.76	Due to highways issues regarding the site it is considered that the site is an unreasonable option for allocation through the Local Plan.  <b>Conclusion: Unreasonable Option</b>
Yaxham	LP[111]006	Land to the rear of Nellie Dean	2.42	Due to Highways issues regarding the site it is considered that the site is an unreasonable option for allocation through the Local Plan.  <b>Conclusion: Unreasonable Option</b>
Yaxham	LP[111]008	Yaxham Waters Holiday Park	5.5	Due to Highways issues regarding the site it is considered that the site is an unreasonable option for allocation through the Local Plan.  <b>Conclusion: Unreasonable Option</b>
Yaxham	LP[111]009	Land off Norwich Road	10.09	The northern part of the site may be acceptable in conjunction with LP[111]007; however, due to the site being distant from the existing settlement boundary it is considered that the site is an unreasonable option for allocation through the Local Plan.



				<b>Conclusion: Unreasonable Option</b>
--	--	--	--	----------------------------------------

**Table 26.2 Yaxham Unreasonable Sites**

**Question 26**

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

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.



# 27

## 27 Employment Sites

### Introduction

**27.1** Within the Preferred Directions consultation document, PD06 - 'Economic Development' set out the amount of employment land to be allocated within the Local Plan.

**27.2** It proposed that for the period 2011 - 2036, 67 hectares of employment land would be allocated to allow for a range and choice of employment sites to meet economic need and demand. The distribution of the new employment allocations proposed was as follows:

- Attleborough - at least 10 hectares
- Dereham - at least 6 hectares (consisting of the specific allocations identified in the site specific policies and proposals DPD - Policies D4 and D5 - which have been identified as saved policies for the Local Plan)
- Swaffham - at least 9 hectares (consisting of the specific allocations identified in the site specific policies and proposals DPD - Policies SW2 and SW3 - which have been identified as saved policies for the Local Plan)
- Thetford - at least 22 hectares (consisting of the specific allocations identified in the Thetford AAP - Policy TH30 - which has been identified as saved policies for the Local Plan)
- Snetterton - at least 20 hectares

**27.3** Part 2 of the Preferred Directions consultation looked at emerging site options, including reasonable and unreasonable employment site alternatives in Attleborough and Snetterton Heath.

**27.4** The employment land provision for Attleborough will be identified through the Attleborough Neighbourhood Plan, and does not form part of this interim consultation document.

**27.5** Within Dereham, Swaffham and Thetford, the preferred approach remains as previously consulted upon in the Preferred Directions document, so will not be revised as part of this interim consultation.

**27.6** Therefore the sole matter relating to employment sites to be addressed in this interim consultation is employment land provision at Snetterton Heath. The Local Plan seeks to allocate 20 additional hectares of employment land at Snetterton Heath in line with the findings of the Breckland Employment Growth Study.

## Snetterton Heath Preferred and Alternative Sites

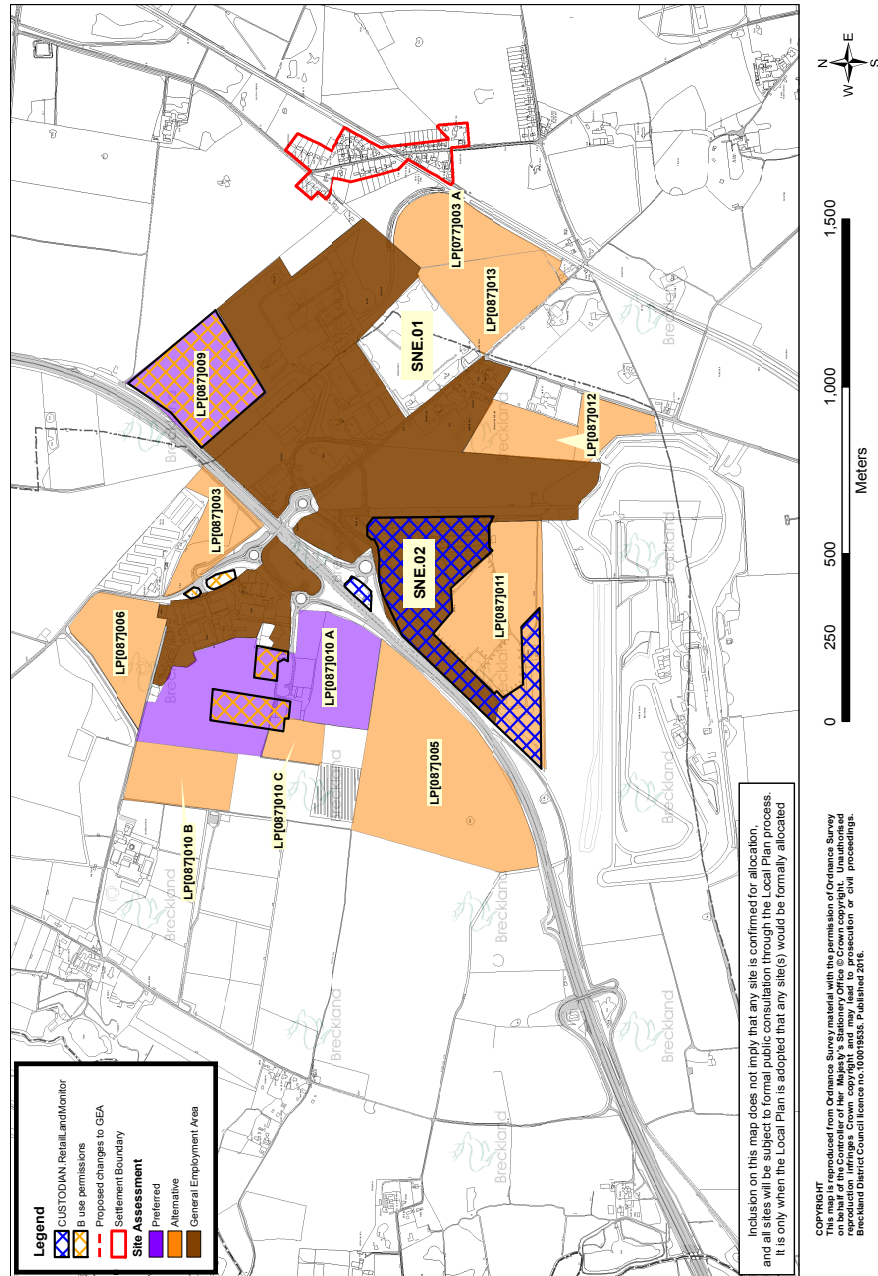


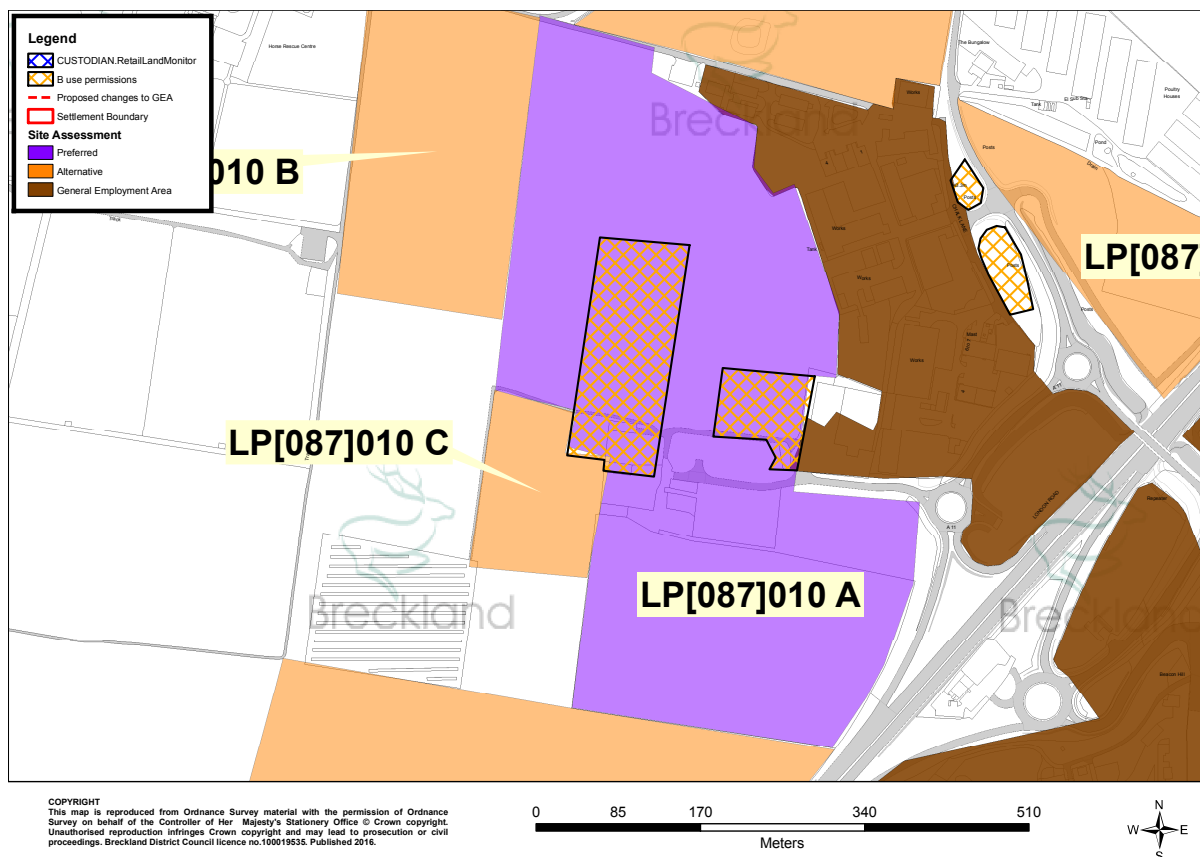
Figure 27.1 Snetterton Heath Preferred Employment sites

**27.7** The two preferred sites provide a total of 28.82 hectares, however in line with government guidance, a 20% reduction has been applied to convert from gross to net with a further 10% reduction applied to allow for appropriate landscape screening, layout and design, resulting in a total of 20 hectares net internal employment land from the two preferred sites.

**27.8** Further to this, a change to the General Employment Area (GEA) is proposed by removing the landfill site from the GEA (SNE 01) and reallocating this to the area to the north of site LP[087]011 (SNE 02). This change seeks to reflect the existing uses on the GEA. The proposed area of landfill to be removed is 7.8 hectares, and the extension proposed to the GEA, as shown on the maps, is 11.1, however when the 30% gross to net multiplier and 10% landscaping multiplier is applied this comes to 7.77 hectares.

**27.9** Proposed policy wording is included below, this seeks to ensure that the Local Plan provides adequate support for comprehensive and coordinated development of Snetterton Heath.

## LP[087]010A: Preferred Employment Allocation - Land to the north west of the General Employment Area



**Figure 27.2 Preferred Site LP[087]010A**

### LP[087]010A Key Development Considerations

- The site is proposed for approximately 14 hectares of net internal employment land.
- The layout of the site should not prejudice future expansion into LP[087]005.
- Appropriate screening to reduce the impact of employment land upon properties to the west.
- Appropriate noise attenuation due to the proximity of the site to the A11.

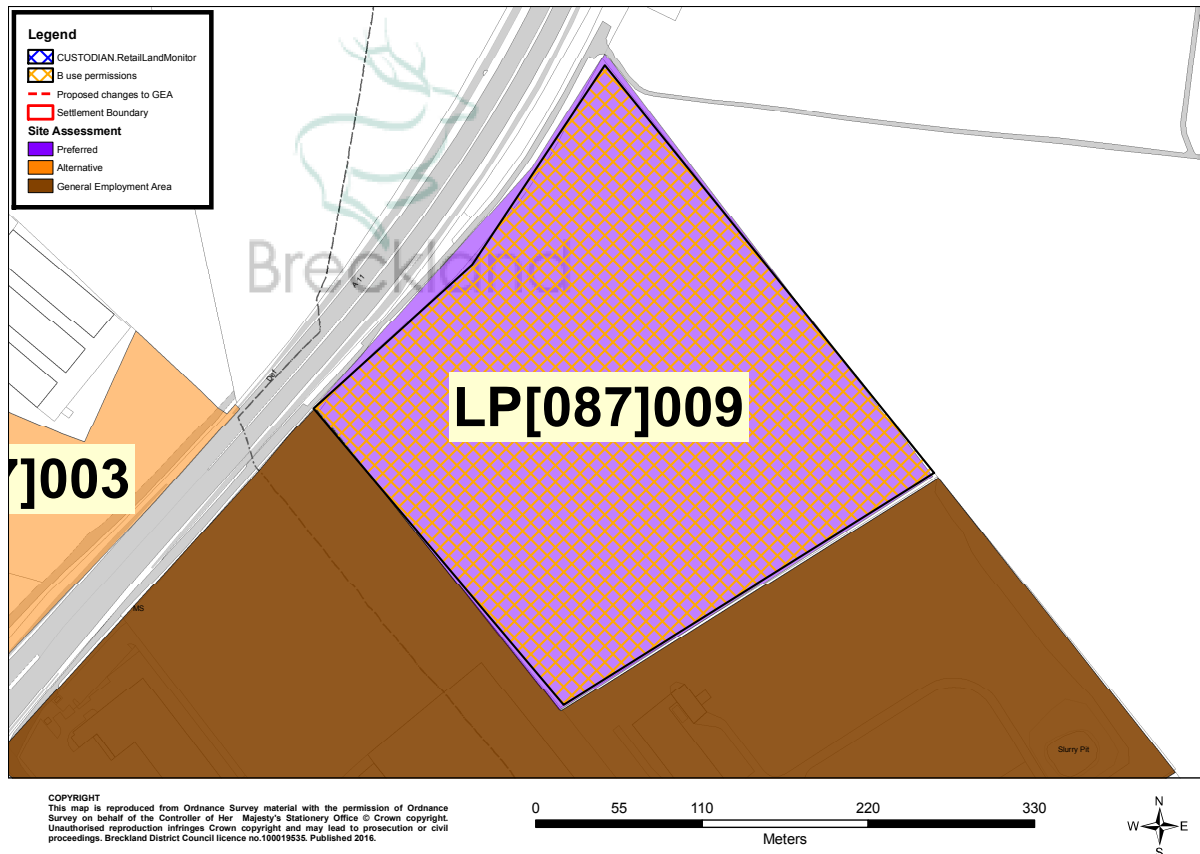
**27.10** The site is situated upon 20 hectares of grade 3 agricultural land with the A11 to the south of the site and the existing General Employment Area to the east.

**27.11** The site has access onto the existing General Employment Area.

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



## LP[087]009: Preferred Employment Allocation - Land to the east of the General Employment Area.



### LP[087]009 Key Development Considerations

- The site is proposed for approximately 6 hectares of net internal employment land.
- Appropriate design and layout in keeping with the site's location as a key gateway with frontage onto the A11.
- Appropriate noise attenuation due to the proximity of the site to the A11.

**27.13** The site is situated upon 8.8 hectares of Grade 3 agricultural land to the north of the existing General Employment Area.

**27.14** The site has access onto the existing General Employment Area.

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

## SH1 - Snetterton Heath

All proposals at Snetterton Heath will be determined subject to criteria a) to e) of Policy E01 General Employment Areas as set out within the Breckland Local Plan Part 1 Preferred Directions Consultation January/February 2016

The distribution of employment development across the site is subject to the following:

1. Within area LP[087]010 as defined on the policies map, 20ha of land is allocated for B1 and B2 use. The layout of any development should not prejudice future expansion of the site.
2. Within the southern extent of the Snetterton General Employment Area as defined on the policies map, proposals for employment use within classes B1 and B2 of the Use Classes Order (as amended) will be preferred. Proposals that are associated with motorsport, automotive and advanced engineering will be encouraged.
3. Within the eastern extent of Snetterton General Employment Area as defined on the policies map, proposals for employment development within class B8 of the Use Classes Order (as amended) will be preferred.
4. Proposals that create a new edge to the employment area shall be expected to provide appropriate boundary treatment to minimise the impact on the landscape, having regard to the principles of the Landscape Character Assessment.

### *Reasoned Justification*

**27.16** Draft Strategic Policy PD06 that was subject to consultation in January/ February 2016 identifies Snetterton Heath for an allocation of at least 20ha of new employment land over the plan period. The existing area is characterised by a number of different types of employment use that have developed as distinct clusters of activity which have established over time. This policy seeks to reflect the findings of the Cambridge to Norwich Technology corridor study and previous work under the auspices of the Rural Enterprise Valley (REV) by promoting motorsport and advanced engineering associated with the race track, as well as building on the area's successes within the distribution and manufacturing sectors. The policy seeks to direct particular types of activity within the 'B use classes' to specific areas of the site to promote clustering and capitalise on the interrelationships between the activities carried out across the site.

**27.17** The northern extent of Snetterton Heath, north of the trunk road, has a mixed character with a range of general industrial uses and planning permission was granted on 19th January 2016 for a new general industrial operator. In this area, proposals for new general industrial development would be acceptable having regard to the nature of the existing development.

**27.18** The southern extent of Snetterton Heath, south of the trunk road and west of Heath Road, is characterised by the motor racing track and former Snetterton Park and comprises a range of existing buildings and established land uses. This area has excellent visibility from the A11 and provides the opportunity to direct the development and intensification of motorsport and advanced manufacturing uses, building on the proximity of this part of the site to the race track. The area provides opportunities for co-location and access to the track for automotive testing and related activity.

**27.19** The eastern extent of the site (south of the A11 and north-east of Heath Road) contains a range of principally storage and distribution uses, including a rail head. Therefore, to ensure the delivery of the overall vision for the site, it is appropriate to direct new uses falling within Class B8 of the Use Classes Order to this location.

# 27

Such uses do not require such close relationship to the track and due to their higher land take and lower employment density, such uses are therefore best directed towards this area of the site. This area offers potential opportunities to support the transshipment of goods to road from rail.

**27.20** The General Employment Area boundary for Snetterton Heath is proposed to be amended to exclude an existing landfill site that does not provide deliverable opportunities for employment development within the plan period. An additional area of brownfield land at the former Snetterton Park is proposed to be included in the designation in order to provide an opportunity to support re-development for B class employment development to this part of the site. This approach will help to support the wider vision for the site.

**27.21** The above strategic approach to the use of the site will ensure that the greatest opportunities for clustering and maximising higher job density uses in key locations are maximised.

## 28 Review of Rural Settlement Boundaries

### Approach to the Rural Areas

**28.1** The Planning Practice Guidance (PPG) states ‘a thriving rural community in a living, working countryside depends, in part, on retaining local services and community facilities such as schools, local shops, cultural venues, public houses and places of worship. Rural housing is essential to ensure viable use of these local facilities.’

**28.2** It is now proposed that the approach to development in the rural areas, as initially proposed in PD05 in the Preferred Directions consultation, is split into two separate policies to make a clearer distinction between availability of services / facilities and housing development – with a more permissive approach in areas with 3 or more of the following services and facilities:

- 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 for 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

**28.3** The assessment, with the findings contained in Appendix C, 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.

**28.4** This has led to a total of 16 settlements being identified as having 3/4 of the services / facilities listed.

- Beeston, Beetley, Carbrooke, Caston, Gressenhall, Griston, Hockham, Lyng, Mundford, New Buckenham, North Lopham, Rocklands, Saham Toney, Thompson, Weasenham, Shropham, Quidenham

**28.5** As locations with a greater level of services / facilities compared to other rural areas, these areas will see a higher level of development when compared to other rural areas over the plan period. It is also proposed that they retain a settlement boundary.

**28.6** Settlement boundaries are a policy tool which delineate in plan form coherent and established built up areas. The purpose of settlement boundaries is to promote development around existing built-up communities where there is a clearly defined settlement where further development, if properly designed and constructed, would not be incongruous or intrusive because of the size of the settlement. In simple terms, a settlement boundary is the dividing line, or boundary between areas of built/urban development (the settlement, where development in principle is accepted) and non-urban or rural development – the open countryside, (where development, with limited exceptions, is not generally permitted). A settlement boundary does not necessarily have to cover the full extent of a village nor be limited to its built form



# 28

**28.7** It is not possible or desirable to draw development boundaries for all rural settlements in Breckland. Development in the smaller villages and hamlets is often more sporadic in nature and is of a small scale. No development boundaries will be identified for the smaller more sporadic villages and hamlets which only have two or fewer services and facilities.

## PD05A - Rural Settlements with Boundaries 1

**28.8** The following are identified as rural settlements with settlement boundaries outside service centres:

- Beeston, Beetley, Carbrooke, Caston, Gressenhall, Griston, Hockham, Lyng, Mundford, New Buckenham, North Lopham, Rocklands, Saham Toney, Thompson, Weasenham, Shropham, Quidenham

**28.9** The preferred direction will see development within the rural areas concentrated on suitable sites available within revised settlement boundaries. Those settlement boundaries in rural settlements will be reviewed through the application of the criteria based approach including, and in broad conformity, in order to reflect:

- Recent planning approvals;
- Infilling and rounding off opportunities;
- Adjoining small scale brownfield sites;
- The appropriate re-use of small scale rural buildings;
- Environmental constraints.

**28.10** In general terms, inside a settlement the principle of new private market housing is deemed to be acceptable.

**28.11** Appropriate development will be allowed immediately adjacent to the settlement boundaries where:

- There is an identified economic and / or social local need;
- It can be demonstrated that there is appropriate support by local communities;
- It is of an appropriate scale and design to the settlement and no more than 5 units;
- When considered alongside expected development within the settlement boundary and any other commitments, it does not lead to the number of dwellings increasing by more than 10% over the plan period (2011-2036);
- The design contributes to enhancing the historic nature and connectivity of communities;

**28.12** The exact scale and level of development supported will be dependent on individual character, the impact on environmental capacity and infrastructure provision.

### Supporting Text

**28.13** This policy applies to the settlements identified in the policy. It does not apply to other settlements with settlement boundaries (i.e. key settlements, market towns or local service centres), albeit that in those locations inside the settlement boundary new private market housing will be deemed to be acceptable in principle in the same manner.

**28.14** There is no set guidance within the National Planning Policy Framework or Planning Practice Guidance on how to review settlement boundaries. However the NPPF does provide guidance around the approach to development within rural areas. The NPPF states at paragraph 55 that 'to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities....Local Planning Authorities should avoid new isolated homes in the countryside.

**28.15** An assessment has considered the level of services and facilities within the village, which support a sustainable village. In relation to services and facilities this considers things such as schools, shops, post offices, transport, public houses, community facilities, employment and public transport.

**28.16** The plan seeks to review those settlements with settlement boundaries in line with new criteria consistent with NPPF para 55. The review of the settlement boundaries will provide scope for small amounts of additional development through the identification of infilling and rounding off opportunities, adjoining small scale brownfield sites and the appropriate re-use of appropriate small scale rural buildings, all intended to promote sustainable development in rural areas.

**28.17** To be considered infill, a development will generally have built development along the road on either side of the site and be similar to adjacent properties in terms of its visual impact, plot size, dwelling size, floor levels and scale i.e a small gap in an otherwise built up frontage.

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

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

**28.20** It should be noted that any land which has been included within the boundary line does not have a guarantee of approval of planning permission, as there will be other planning policies which will need to be adhered to also, for example; the design policies, protection of amenity policy and other detailed matters such as siting and highways access.

**28.21** In order to promote further flexibility, a criteria based approach is also proposed to allow some, small scale, development to take place on the edge of the revised settlement boundaries. This is intended to apply in circumstances where by nature of the built form, there are few opportunities for development within the revised boundaries but a local desire for some further development to take place. Applicants should demonstrate in their statement that there is clear evidence of local support. This can be done in many ways and the scale of evidence necessary will generally depend on the size and scale of the proposal and its potential impacts. This can be demonstrated through the views of the parish council, any neighbourhood planning policies and/local residents group, or through robust surveys of local opinion prepared independently. Applicants should demonstrate in their planning statement how development is justified by virtue of economic and / or social local need. This can be demonstrated through material such as a local housing needs assessment

**28.22** The 10% cumulative target is based upon the growth in housing stock over the plan period (assessed against a 2011 baseline). This figure is considered to be commensurate with the settlement hierarchy, which will see 18% of development directed to market towns and 14% to local service centres i.e the level of growth is both proportionate to the size of the settlement and to the settlements position within the hierarchy.

### Other Rural Areas

**28.23** For those areas with 2 or fewer of the services / facilities, it is proposed that the settlement boundaries are now to be removed on the basis that they don't have the necessary level of service provision. However development will be carefully managed in line with PD05B, in a manner which is more restrictive than for those named settlements with boundaries.

## PD05B - New Residential and Employment Opportunities outside of settlement boundaries 1

**28.24** Development outside of settlement boundaries will be allowed in where the following criteria are satisfied:

- The development is within a closely knit cluster of 10 or more existing dwellings adjacent to or fronting an existing highway;
- It can be demonstrated that there is appropriate support by local communities; and
- The scale of development represents infilling a small undeveloped plot by up to 3 dwellings, in keeping with the character of existing dwellings within an otherwise continuous built up frontage;
- When considered alongside expected development within the smaller village / hamlet and any other commitments, the cumulative development level is commensurate with its position outside the settlement hierarchy (5% limit over the plan period);
- The proposal does not harm or undermine a visually important gap that contributes to the character and distinctiveness of the rural scene, or where development would have an adverse impact on the environment or highway safety;

**28.25** Farmsteads and sporadic small scale groups of dwellings are considered as lying in the open countryside and are not classed as small villages and hamlets. Further development, at these and isolated locations in the countryside, will be resisted unless:

- It is an affordable housing scheme for local needs;
- It involves the appropriate re-use of a rural building; or
- It is a replacement of an existing dwelling; or
- It is a dwelling required in association with existing rural enterprises where it is consistent with national guidance.

### PD05 B - Supporting Text

**28.26** There may be opportunities for limited further residential development within small yet cohesive settlements which do not have a settlement boundary but which support the existing services and facilities in other service centres. Limited infill development may be permitted in these locations provided that it is in character with the surrounding area and does not have an adverse impact on the natural and historic environment. A 5% limit of increase in dwelling stock over the plan period per smaller village / hamlet is considered to be commensurate with the position of smaller villages / hamlets within the location strategy / settlement hierarchy. This will be assessed based on the housing stock within the parish, net of any settlements with boundaries and therefore subject to the provisions of PD05A.

### Question 27

Do you agree with the approach to development in the rural areas?

Do you consider that policy PD05B should be defined around clusters of 10 dwellings? Or is there an alternative cluster size that the Council should consider e.g. 5?



### Methodology for Settlement Boundary Review

**28.27** The overarching aims of the settlement boundary review are:

- To ensure that those lower order settlements identified in the Local Plan that have settlement boundaries remain logical and easy to identify on the ground; and
- To identify what parts of the settlement should and should not be included within a settlement boundary in order to provide some flexibility and appropriate infill development opportunities

**28.28** The Local Plan Preferred Directions Policy PD05 Rural Areas provides the context for the settlement boundary review, setting out five criteria for the settlement boundary review, stating that they should reflect:

1. Recent planning approvals;
2. Infill and rounding off opportunities;
3. Adjoining small scale brownfield sites;
4. The appropriate re-use of small scale rural buildings; and
5. Environmental Constraints.

**28.29** In relation to environmental constraints this will include consideration of: flood risk, open space, listed buildings, conservations areas, scheduled monuments and designated sites such as County Wildlife Sites, Ancient Woodlands, Nature Reserves, Sites of Special Scientific Interest, Special Protection Area and Special Areas of Conservation.

**28.30** In the following sections, a settlement boundary is provided based on the five criteria listed above. No judgement has been made as to which areas could be identified in line with the suggested policy wording in PD05A. However, we would also like to take the opportunity during this consultation period to invite feedback on which areas could be identified in line with the provisions of the policy. In instances where there is clear local community support demonstrated, then these areas will be reviewed and considered for inclusion within the final settlement boundaries put forward in the Local Plan to allow for a plan led approach to housing provision in these areas.

























### REMOVAL OF SETTLEMENT BOUNDARIES

**28.31** The following settlements are proposed to have their boundary deleted in line with the services audit and the provisions of PD05 B:

- Besthorpe, Bintree, Bradenham, Brisley, Cockley Cley, Colkirk, Croxton, East Tuddenham, Foulden, Foxley, Garvestone, Gooderstone, Great Dunham, Guist, Ickburgh, Little Cressingham, Longham, Mileham, New Buckenham, North Pickenham, Scarning, Snetterton North End, Sparham, Stanfield, Stow Bedon, Tittleshall, Whissonsett

**28.32** No judgement has been made as to which areas could be identified in line with the suggested policy wording in PD05B. However, we would also like to take the opportunity during this consultation period to invite feedback on which areas could be identified in line with the provisions of the policy.

## Map Legend

	Existing Settlement Boundary		Ancient Woodlands
	Revised Settlement Boundary		Roadside Nature Reserve
	Flood Zone 2		Special Area of Conservation (SAC)
	Flood Zone 3a		Local Nature Reserve
	Flood Zone 3b		County Wildlife Site
	Open Space		Special Protection Area (SPA)
	Listed Buildings		Ramsar
	Conservation Area		Scheduled Monument
	Historic Parks & Gardens		Site of Special Scientific Interest (SSSI)
	Site of Archaeological & Historical Interest		Parish Boundary
	National Nature Reserve		Nesting Site Buffer (Stone Curlew)
	Regionally Important Geological Site (RIGS)		SPA Buffer (Stone Curlew)

### Key to maps

## BEESTON

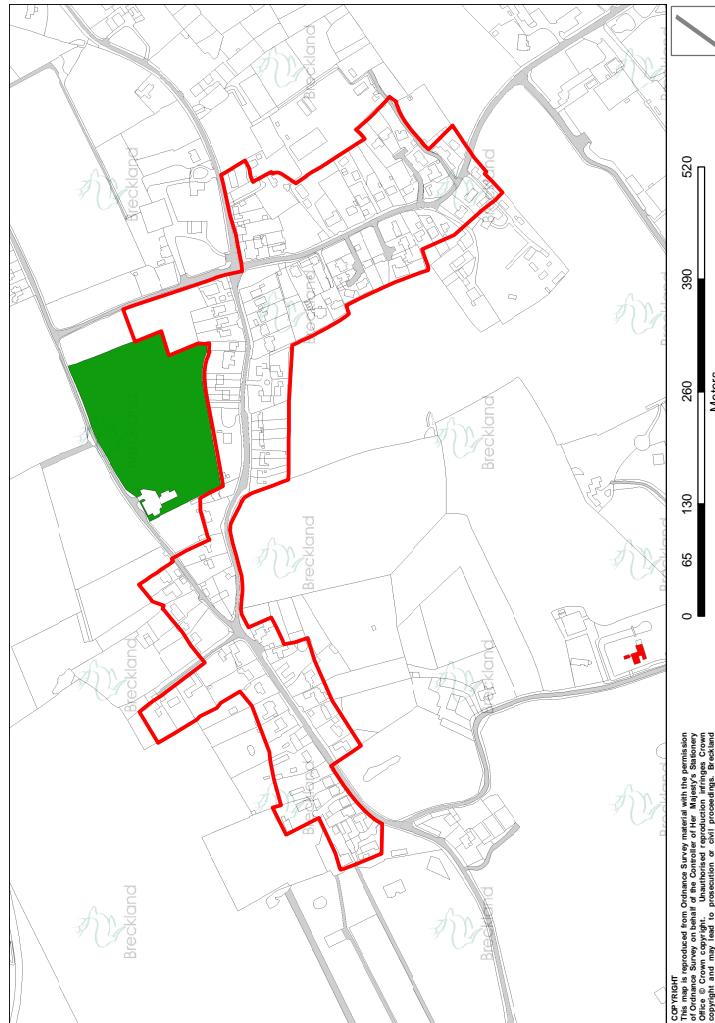
**28.33** Beeston contains the following services and facilities:

- School: Beeston Primary School
- Shop: None
- Community Facilities: Beeston Pavillion (Beeston Village Hall)
- Public Transport: No. 1 and No.2 - not frequent
- Employment: There is an employment area at Beeston on Herne Lane. The Inter- Departmental Business Register (2013) shows 25 businesses within the parish. A number of the businesses employ between 10 and 50 people.

**28.34** It therefore contains **three** of the qualifying services to be classified as a rural settlement to have a settlement boundary and to be covered by the provisions of PD05A.

**28.35** In terms of the extent of the settlement boundary, it was last reviewed in 2012 when a number of amendments were made to it. This included an extension to the settlement boundary to the rear of Beeston village stores. The boundary remains logical and no further amendments are proposed at this time

**Preferred Option: Retain Existing Settlement Boundary Without Changes**



**Figure 28.1 Beeston Existing Settlement Boundary**

**Alternative Option:**

**28.36** The alternative option is to make amendments to the settlement boundary

**Question 28**

Do you agree with the preferred approach to the Beeston settlement boundary?

Are there any areas adjacent to the boundary which - in line with PD05A - should be included?

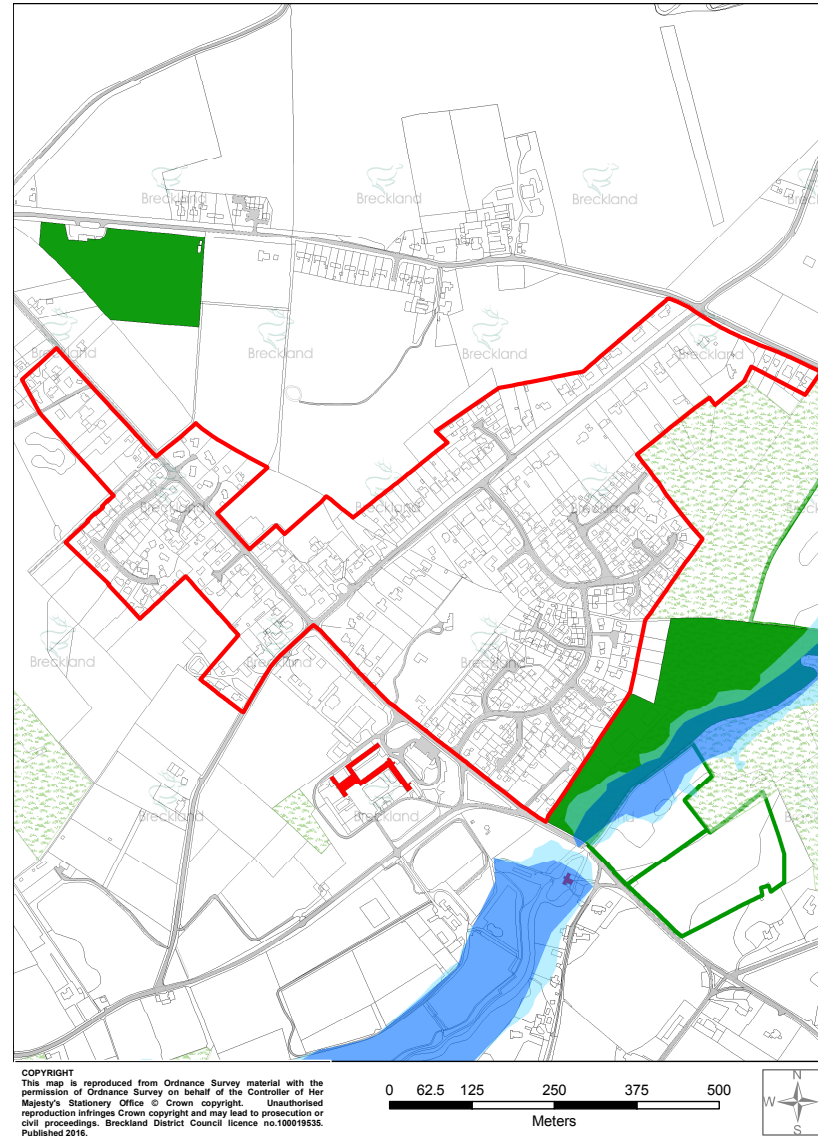
## BEETLEY

**28.37** Beetley is located to the north of Dereham. The village contains a number of services and facilities, as set out below:

- School: St Mary's Community Primary School
- Shop: None
- Community Facilities: Beetley Village Hall & The New Inn pub
- Public Transport: Number 21 bus has a frequent Monday-Saturday service between Fakenham and Dereham.
- Employment: The Inter-Departmental Business Register (2013) shows 44 businesses within the parish. Larger employers within the parish include East Bilney Coachworks, garage, Healthcare Homes Ltd and Freestones Coaches

**28.38** It therefore contains **four** of the qualifying services to be classified as a rural settlement to have a settlement boundary and to be covered by the provisions of PD05A. The settlement boundary was previously reviewed through the Site Specifics Policies and Proposals DPD. The boundary remains logical and no further amendments are proposed at this time

**Preferred Option: Retain Existing Settlement Boundary Without Changes**



**Figure 28.2 Beetley Existing Settlement Boundary**

**Alternative Option:**

**28.39** The alternative option is to make amendments to the settlement boundary

**Question 29**

Do you agree with the preferred approach to the Beetley settlement boundary?

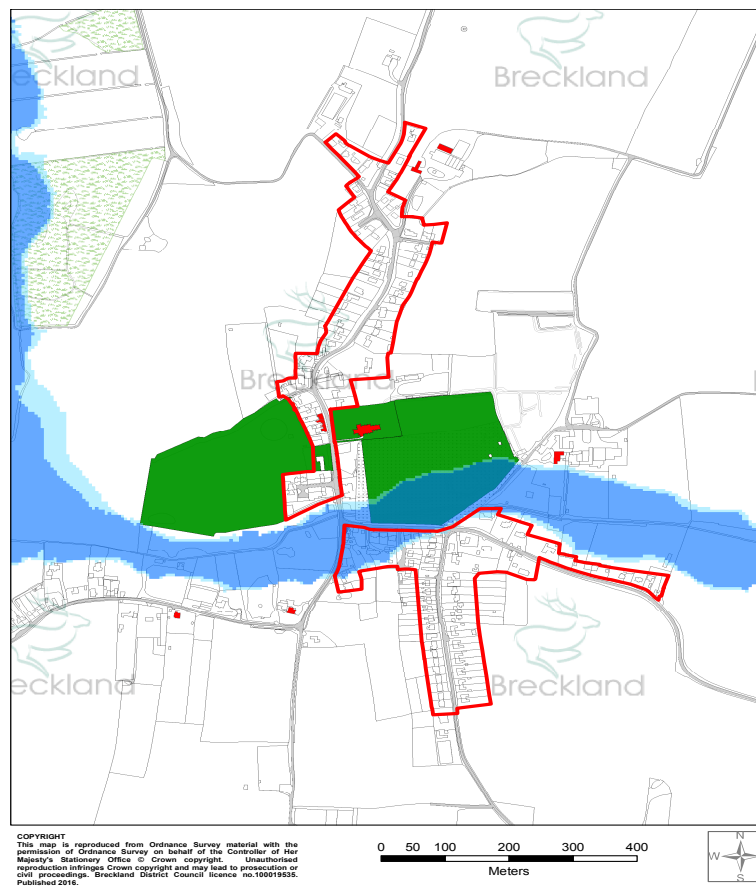
Are there any areas adjacent to the boundary which - in line with PD05A - should be included?

## CARBROOKE

**28.40** Carbrooke's settlement boundary is split into two sections. Carbrooke village is located approximately 1.5km from the edge of the Watton settlement boundary, where there are other services and facilities. It contains the follow services and facilities:

- School: – St Peter and St Paul CE VC Primary School
- Shop: none
- Community Facilities: Carbrooke Village Hall
- Public Transport: No.3, Konectbus
  - - Norwich – Carbrooke – Watton: Mon-Sat hourly service throughout day, and 4 services on a Sunday.
  - - Watton – Carbrooke – Norwich: Mon-Sat hourly service throughout day, and 4 services on a Sunday.
- Employment: There are 26 businesses listed on the inter-departmental business register in Carbrooke parish. This includes businesses both within Carbrooke village and also within the built extent of Watton.

**28.41** It therefore contains **four** of the qualifying services to be classified as a rural settlement to have a settlement boundary and to be covered by the provisions of PD05A.

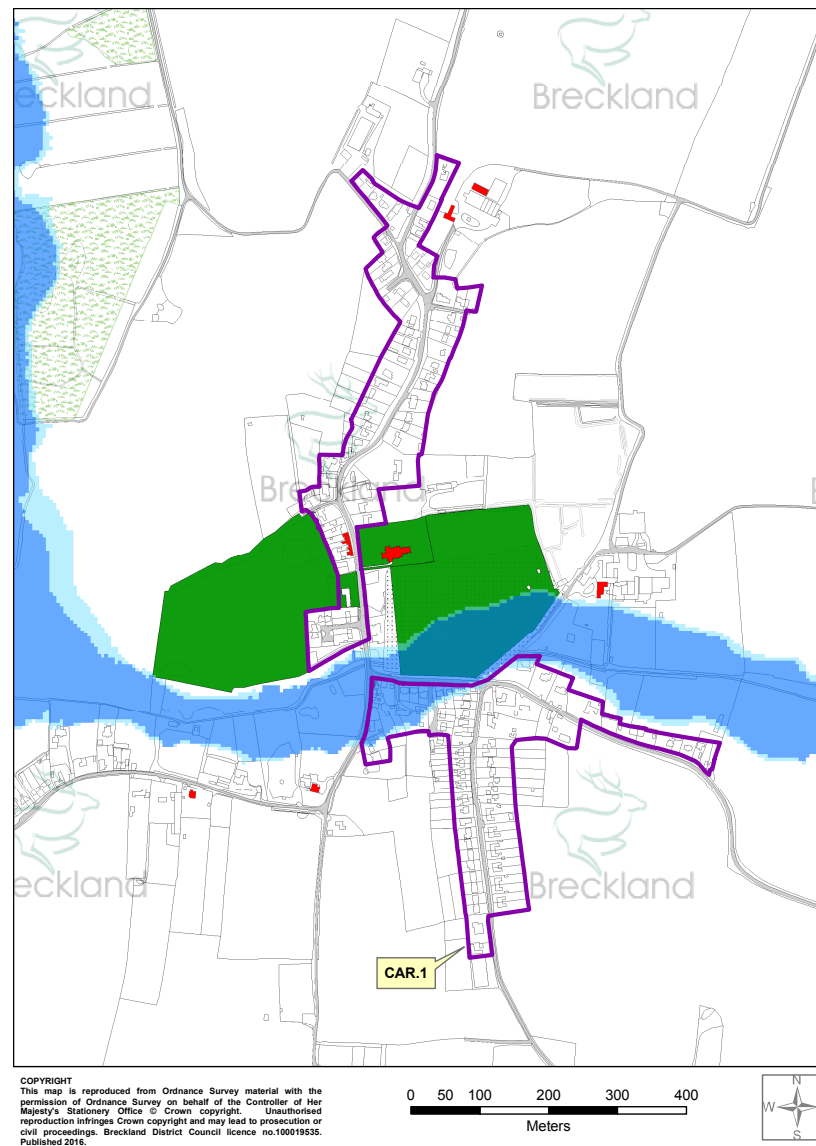


**Figure 28.3 Carbrooke Existing Settlement Boundary**

**Preferred Option: Amend Settlement Boundary**

**28.42** The following amendment is proposed:

- CAR.1 - Amend settlement boundary along Mill Lane to include properties known as Toad Hall and The Bungalow.



**Figure 28.4 Carbrooke Revised Settlement Boundary**

**Alternative Option: Retain Existing Settlement Boundary**

**28.43** The alternative option is to retain the existing settlement boundary without amendments





# 28

## **Question 30**

Do you agree with the preferred approach to the Carbrooke settlement boundary?

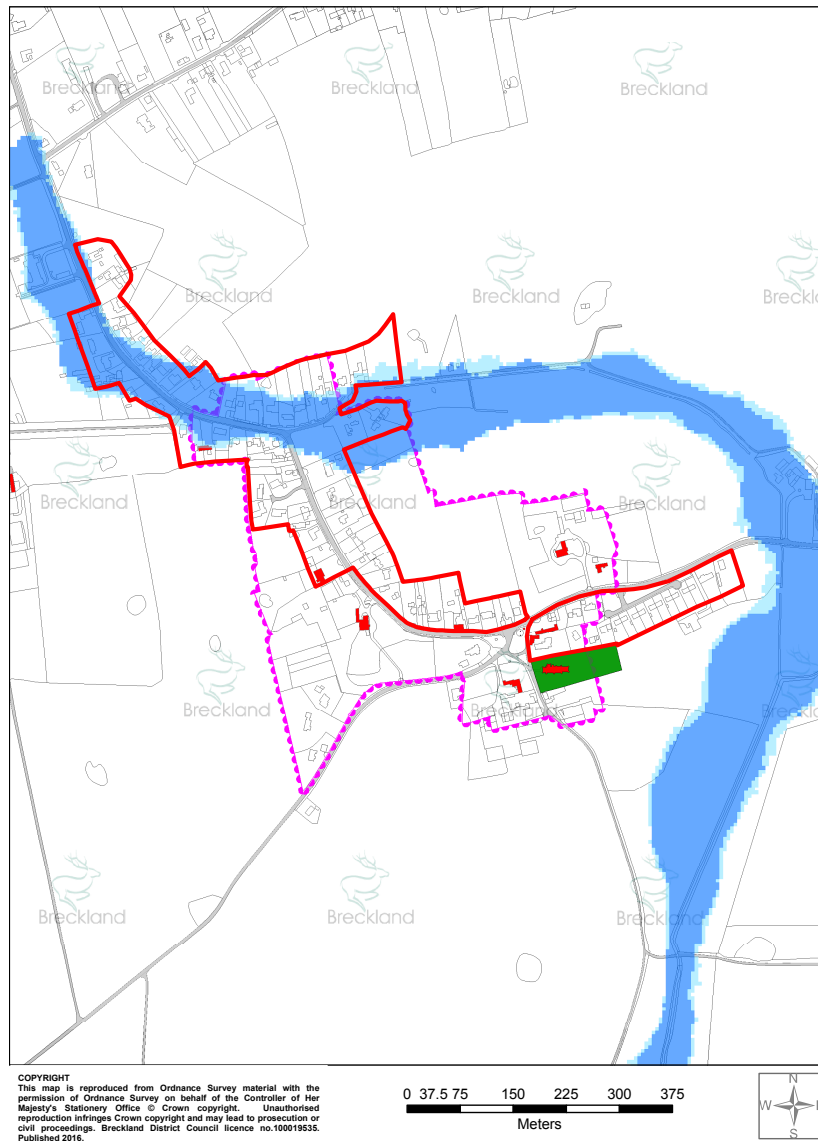
Are there any areas adjacent to the boundary which - in line with PD05A - should be included?

## CASTON

**28.44** Caston has the following services and facilities:

- School: – Caston CE VA Primary School
- Shop: none
- Community Facilities: Caston Village Hall & The Red Lion Pub
- Public Transport: Coach Services Bus 81
  - - Thetford –Caston – Watton – Services every 2 hours, with two services in peak AM time Monday to Friday.
  - - Watton – Caston – Thetford – services every two hours Monday to Friday
- Employment: Small scale employment

**28.45** It therefore contains **three** of the qualifying services to be classified as a rural settlement to have a settlement boundary and to be covered by the provisions of PD05A. In terms of the extent of the settlement boundary, it was last reviewed in 2012 when a number of amendments were made to it.

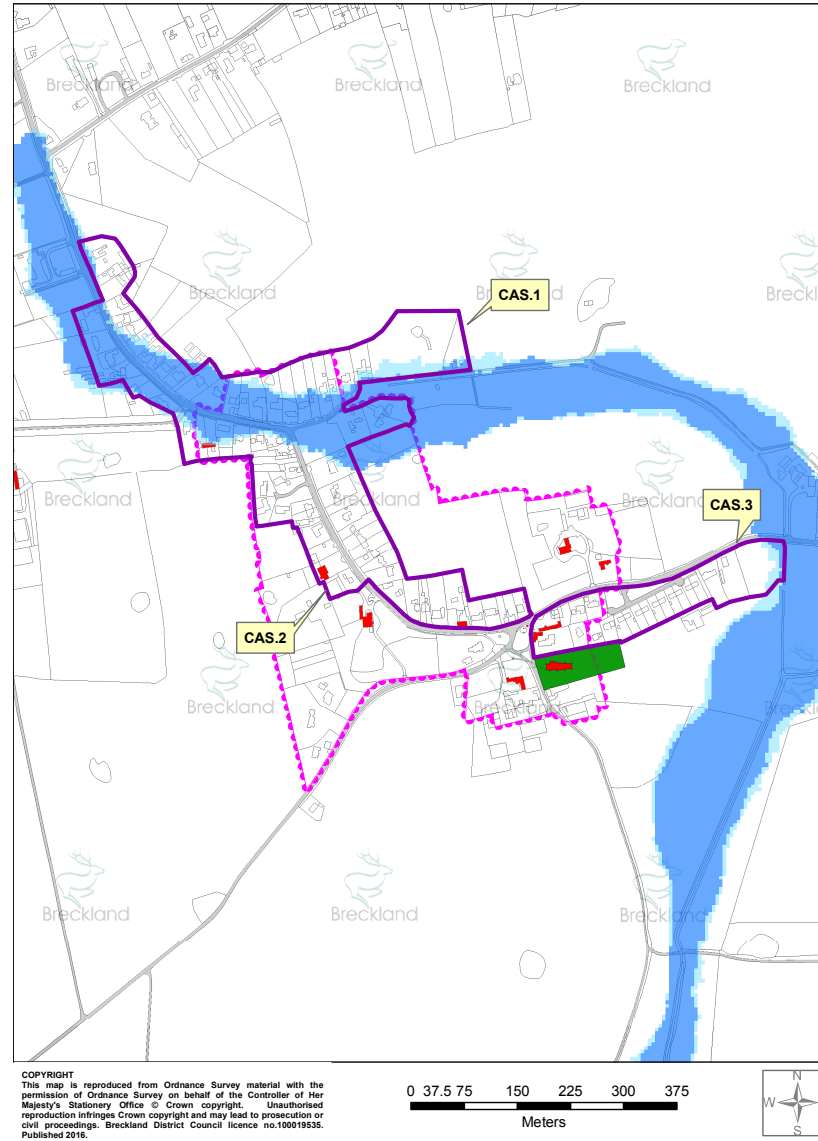


**Figure 28.5 Caston Existing Settlement Boundary**

#### Preferred Option: Amend Settlement Boundary

**28.46** However due to recent planning approvals it is recommended that the boundary should be amended to reflect these. This approach would be in accordance with the criteria set out within policy PD05. The following amendments are proposed:

- CAS.1 - Extend the settlement boundary at Dukes Lane to incorporate planning application 3PL/2015/0613/F which has been approved.
- CAS.2 - Extend the settlement boundary at The Street to incorporate Floxmoor Cottage
- CAS.3 - Amend the settlement boundary at The Green to incorporate planning application 3PL/2015/0147/F



**Figure 28.6 Caston Revised Settlement Boundary**

**Alternative Option: Retain Existing Settlement Boundary**

**28.47** The alternative option is to retain the existing settlement boundary without amendment.

**Question 31**

Do you agree with the preferred approach to the Caston settlement boundary?

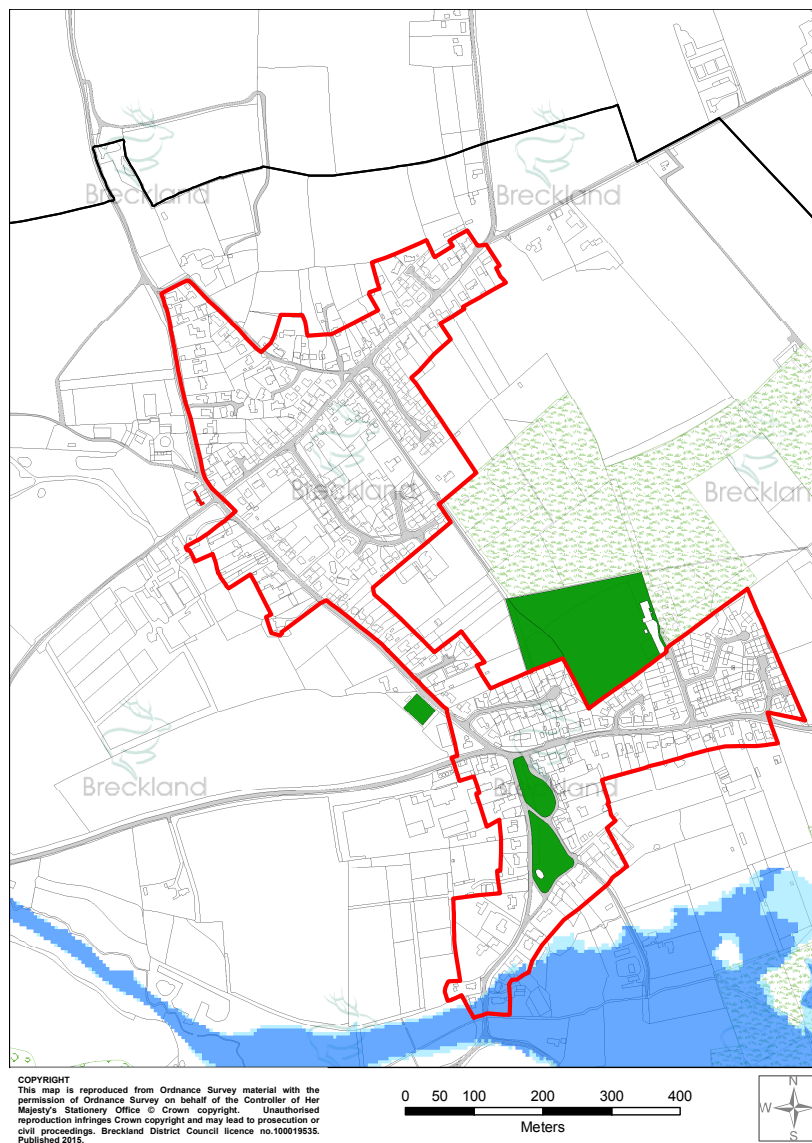
Are there any areas adjacent to the boundary which - in line with PD05A - should be included?

## GRESSENHALL

**28.48** Gressenhall is one of the larger villages in Breckland which is not designated as a Local Service Centre village. The village has a good range of services and facilities, including

- School: None
- Shop: Gressenhall PO, Gressenhall Farm Shop
- Community Facilities: The Swan Pub
- Public Transport: No frequent service
- Employment: Gressenhall Workhouse, Bunning Agricultural Engineers, Woodstock Care Homes

**28.49** The settlement boundary was reviewed in 2012 where it was subject to amendment.

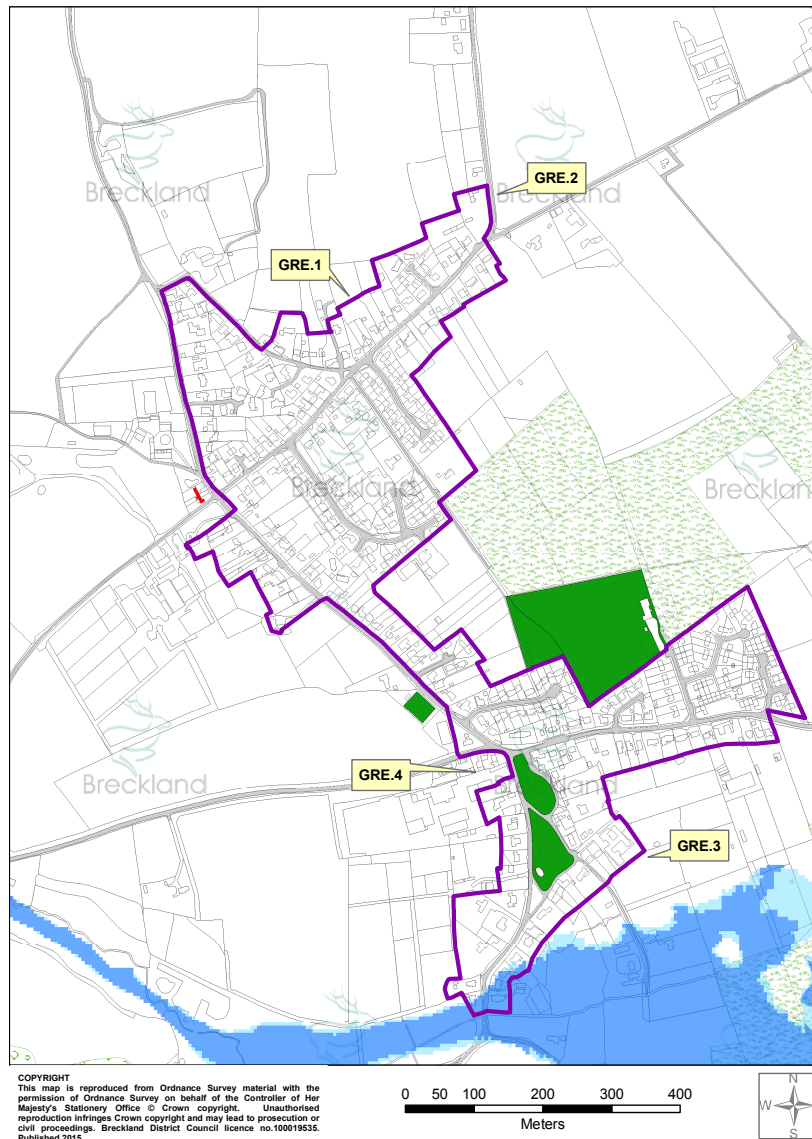


**Figure 28.7 Gressenhall Existing Settlement Boundary**

### Preferred Option: Amend Settlement Boundary

**28.50** The preferred approach is to amend the existing boundary to ensure it reflects the existing development pattern. The following amendments are proposed:

- GRE.1 - Extend the settlement boundary around 2 Chequers Drift and properties 85-91 Bittering Street. The settlement boundary currently runs through the property 2 Chequers drift and does not follow any natural boundary features. Re-drawing the settlement boundary will create a logical defensible settlement boundary.
- GRE.2 - Extend the settlement boundary around Stable Conversion and Porch Cottage on Bittering Street. These are existing properties, and extending the settlement boundary will create a logical boundary.
- GRE.3 - Extend the settlement boundary around Woodstock Rectory. The settlement boundary currently divides the property, redrawing the settlement boundary will ensure it follows features on the ground.
- GRE.4 - Amend the settlement boundary to remove The Swan Inn Public House. The existing settlement boundary does not follow existing features on the ground. Removal of the public house will help to ensure that development does not occur in close proximity to it, which may undermine its value as a community asset



**Figure 28.8 Gressenhall Revised Settlement Boundary**

**Alternative Option: Retain Existing Settlement Boundary**

**28.51** The alternative approach is to retain the existing settlement boundary. This approach is not preferred as it would not be in accordance with the settlement boundary methodology which seeks to ensure boundaries are logical and follow existing features.

**Question 32**

Do you agree with the preferred approach to the Gressenhall settlement boundary?

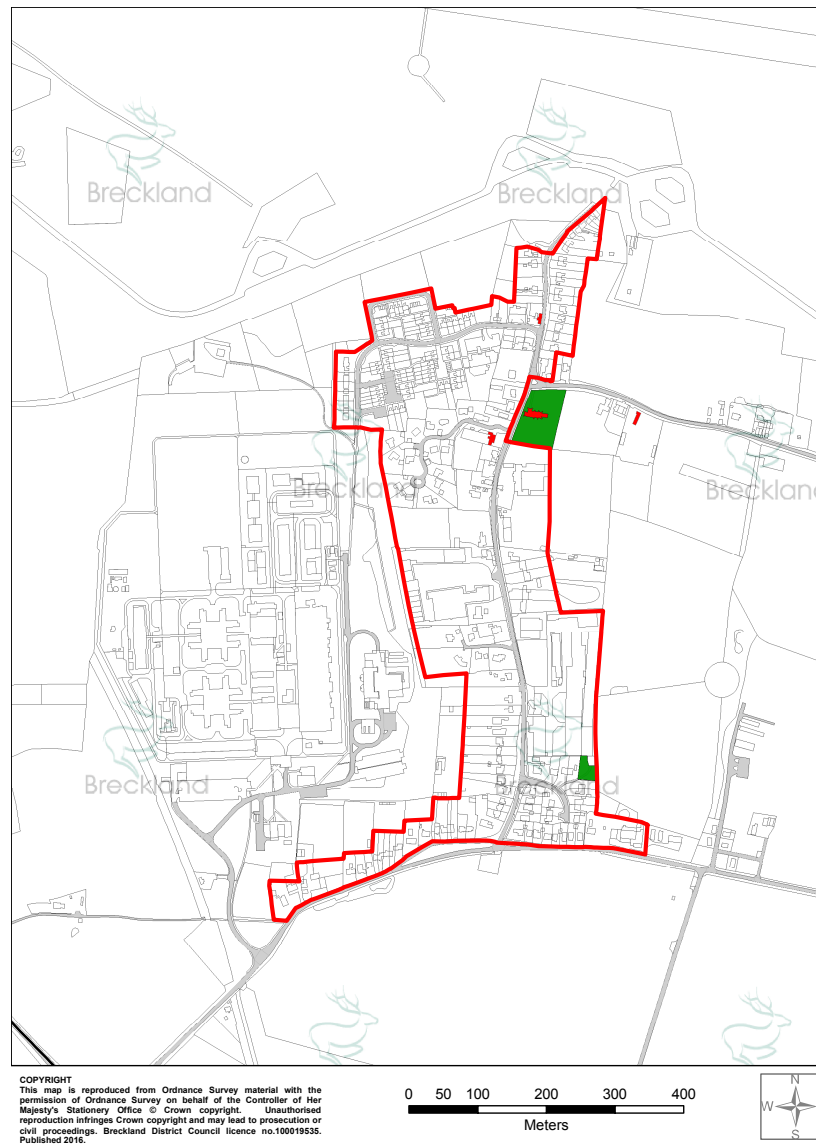
Are there any areas adjacent to the boundary which - in line with PD05A - should be included?

## GRISTON

**28.52** Griston is centrally located within Breckland directly to the south-east of Watton. The village contains

- School: None
- Shop: None
- Community Facilities: The Waggon & Horses pub
- Public Transport: No. 81 – frequent to Thetford and Watton
- Employment: HM Prison Wayland, Super Nova Tuning, Thorp House Care Homes

**28.53** The settlement boundary was subject to review in 2012, when amendments were proposed to it.



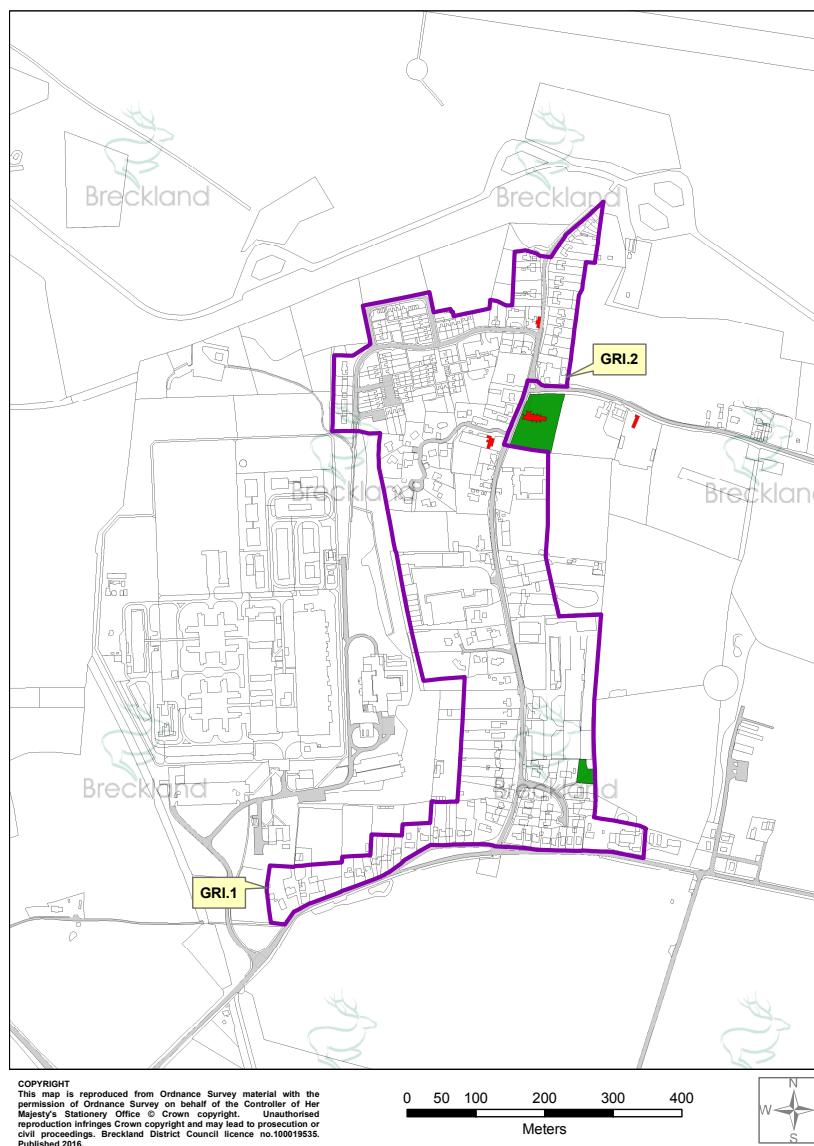
**Figure 28.9 Griston Existing Settlement Boundary**



## Preferred Option: Amend Settlement Boundary

**28.54** Further minor amendments are now proposed in line with the selection criteria:

- GRI.1 - Extend settlement boundary to the rear of Hipkins Cottage and Hideaway. The settlement boundary does not currently follow any defined features. Extending the settlement boundary will create a logical boundary which follows features on the ground.
- GRI.2 - Extend the settlement boundary around the property to the rear of the Waggon and Horses public house. This will ensure the creation of a logical settlement boundary, which will follow existing features on the ground.



**Figure 28.10 Griston Revised Settlement Boundary**



**Alternative Option: Retain Existing Settlement Boundary**

**28.55** The alternative option is to retain the existing settlement boundary without modification. This approach is not preferred as it does not reflect recent planning approvals.

**Question 33**

Do you agree with the preferred approach to the Griston settlement boundary?

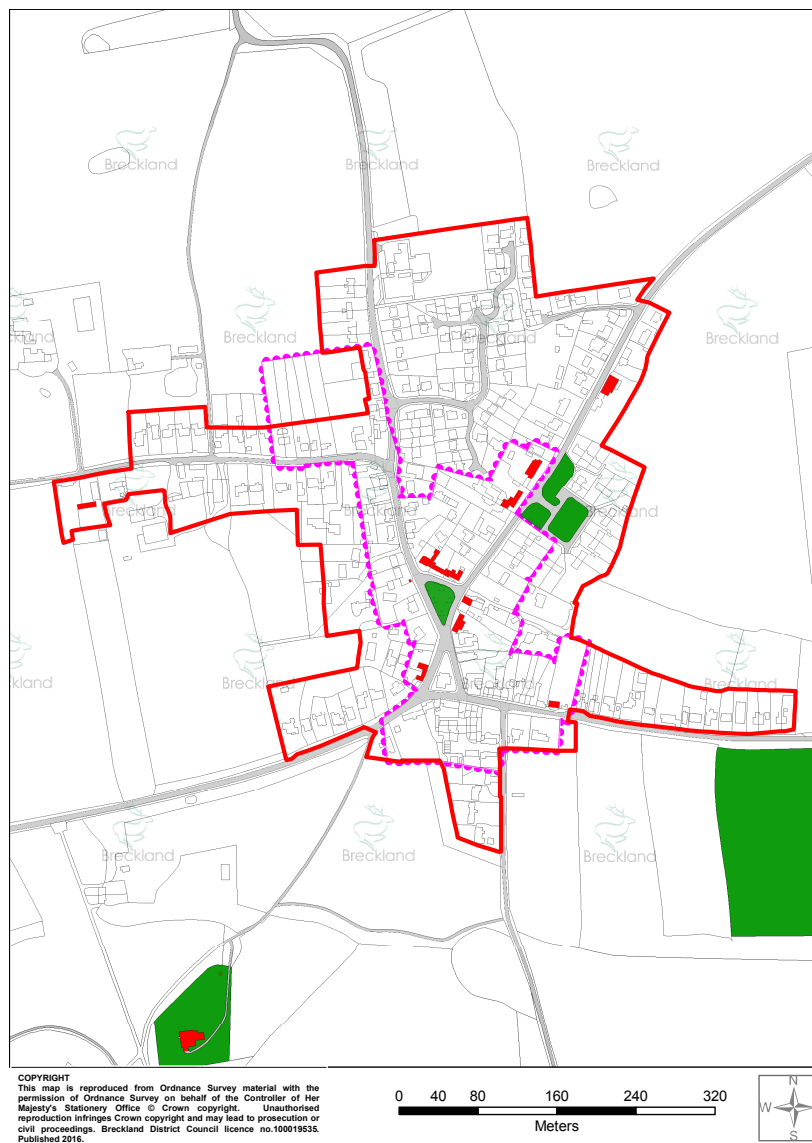
Are there any areas adjacent to the boundary which - in line with PD05A - should be included?

## HOCKHAM

**28.56** Hockham is located to the south of Breckland. The village contains

- School: Primary school
- Shop: None
- Community Facilities: The Eagle Public House; Village Hall
- Public Transport: Bus Service 81 with service between Watton and Thetford.
- Employment: Small scale employment

**28.57** It therefore contains **three** of the qualifying services to be classified as a rural settlement to have a settlement boundary and to be covered by the provisions of PD05A.

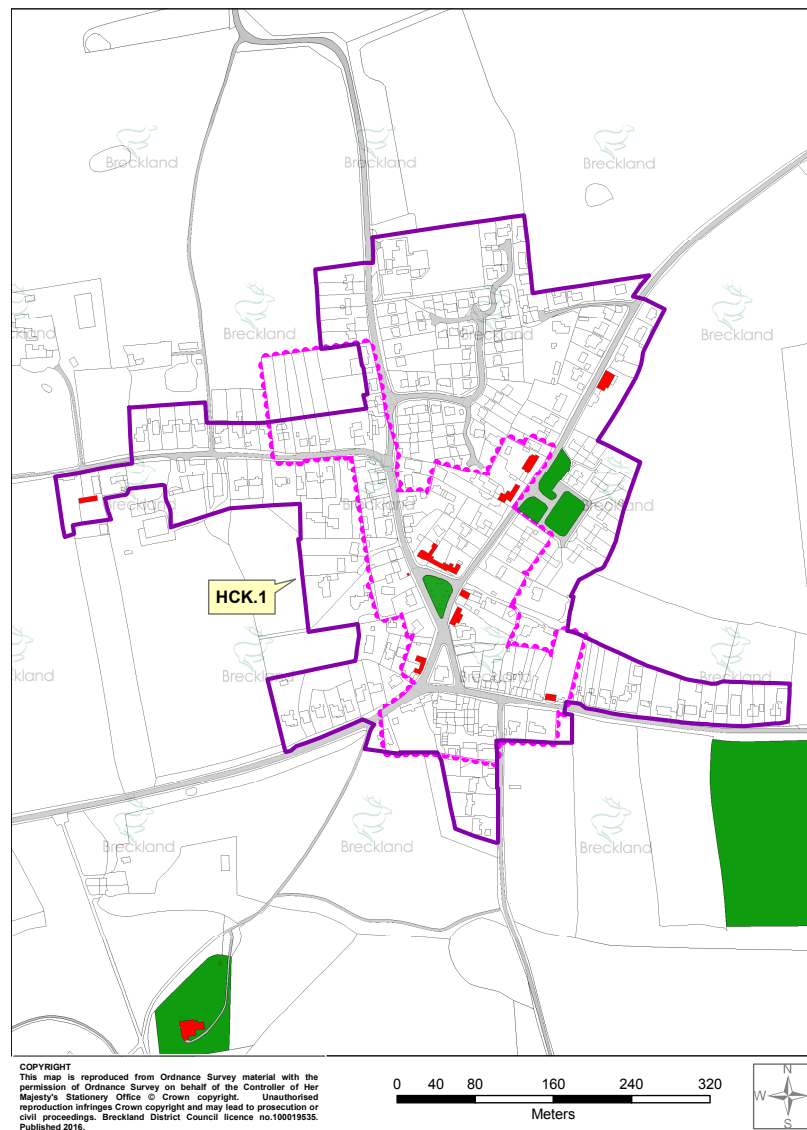


**Figure 28.11 Hockham Existing Settlement Boundary**

**Preferred Option: Amend Settlement Boundary**

**28.58** The following amendments are proposed:

**28.59** HCK.1 - Extend the settlement boundary around the properties on Kingshill. The settlement boundary currently cuts through the rear gardens of the properties and does not follow any defensible boundaries.



**Picture 28.1 Hockham Revised Settlement Boundary**

**Alternative Option: Retain Existing Settlement Boundary without Change**

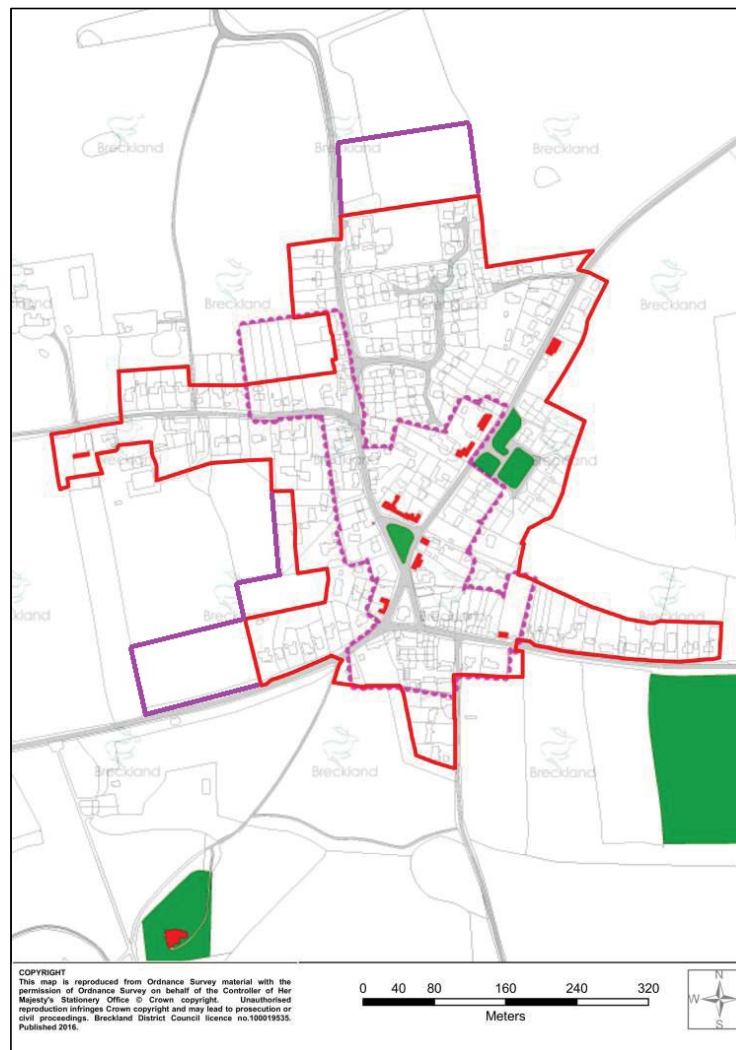
**28.60** The alternative option is to retain the existing settlement boundary without change.

## Question 34

Do you agree with the preferred approach to the Hockham settlement boundary?

Are there any areas adjacent to the boundary which - in line with PD05A - should be included?

**28.61** Further representations have been received from Hockham parish council during the preparation of the this document, with the wish to extend the settlement boundary to includes two additional areas of land. These areas of land are at Watton Road and Wretham Road. The areas of land can be seen within the parish council's submission below.



Existing Settlement Boundary ————

Proposed Settlement Boundary ————

**Figure 28.12 Parish Council submission on Hockham Settlement Boundary**



**Question 35**

Do you agree with the suggestions from the parish council?

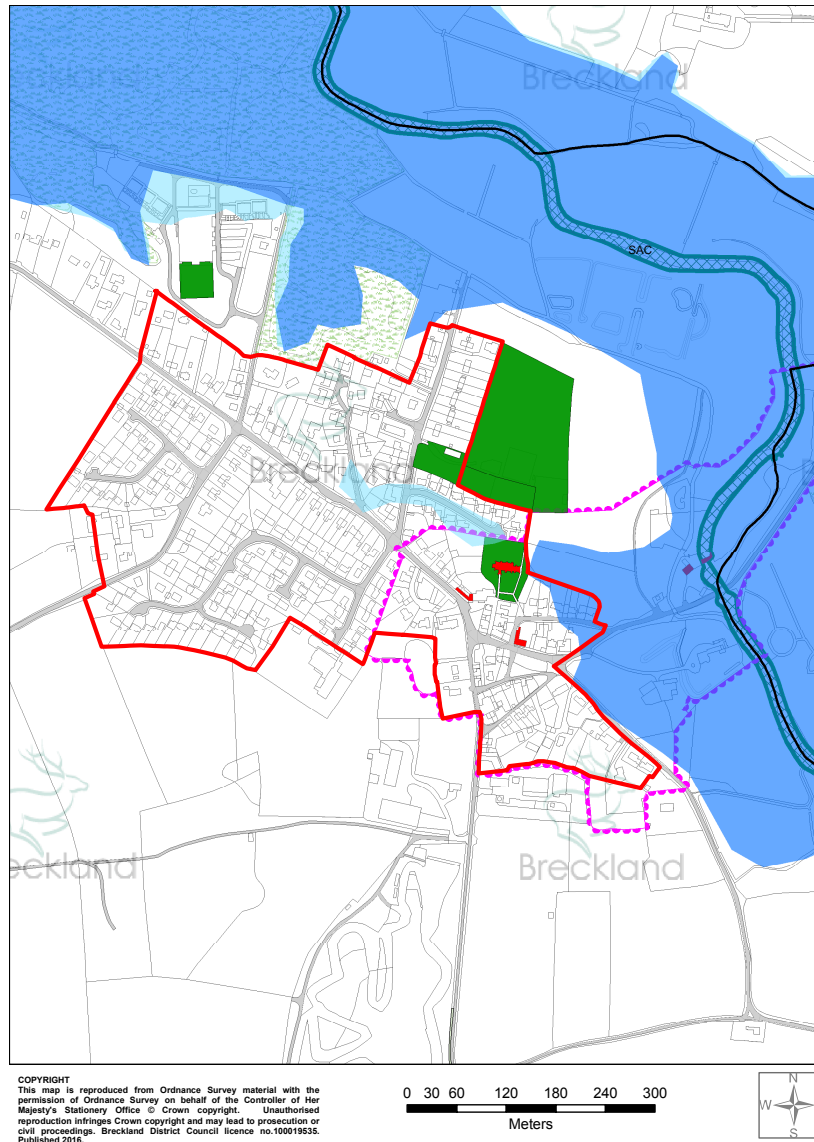


## LYNG

**28.62** Lyng is one of the larger villages within Breckland which is not designated as a Local Service Centre village. The village has:

- School: Lyng C of E Primary School
- Shop: Lyng Stores
- Community Facilities: The Fox; Lyng Village Hall
- Public Transport: No frequent service
- Employment: Small scale employment

**28.63** The settlement boundary was reviewed in 2012, when properties along Elsing Road were removed from the boundary to avoid infill which could harm the form and character of the village in this area.

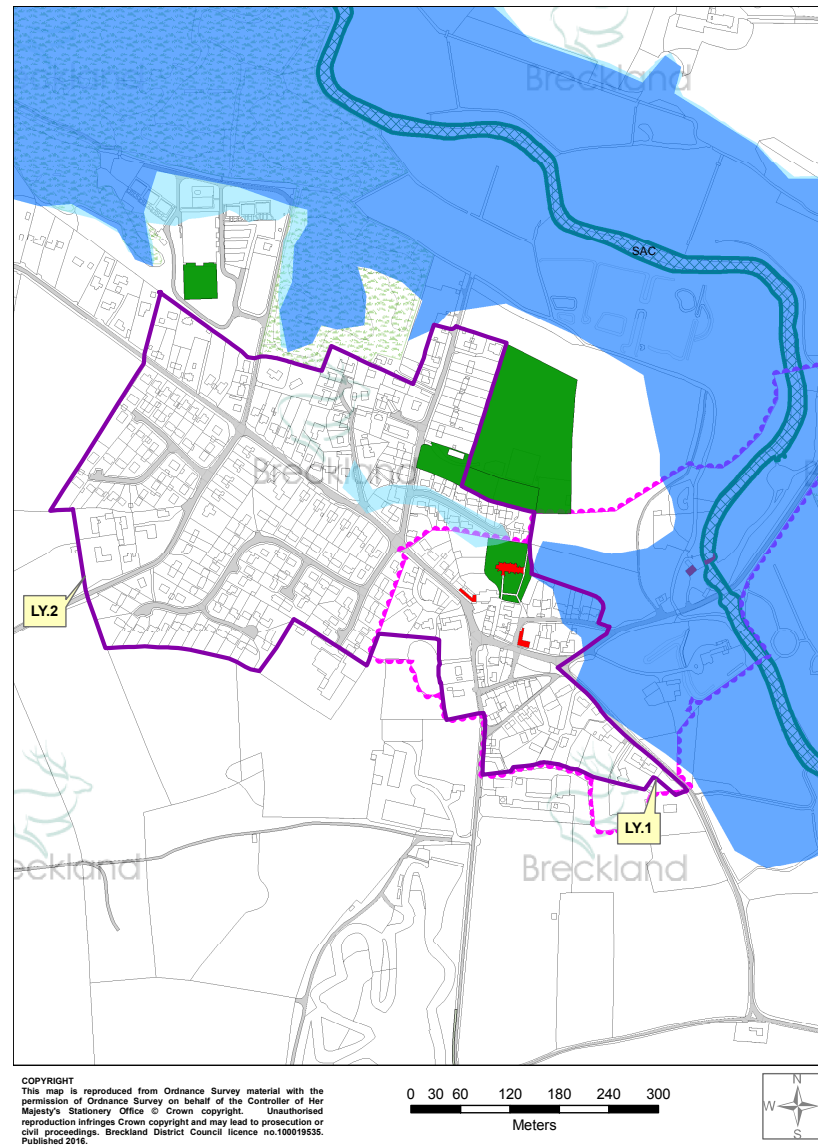


**Figure 28.13 Lyng Existing Settlement Boundary**

### Preferred Option: Amend Settlement Boundary

**28.64** The following changes are now proposed in line with the assessment criteria:

- LY.1 - Extend the settlement boundary around planning application 3PL/2014/0471/D
- LY.2 - Extend the settlement boundary around existing dwellings on Hill Paddocks. The settlement boundary currently cuts through the properties, extending it will ensure that it follows defined features on the ground.



**Figure 28.14 Lyng Revised Settlement Boundary**

### Alternative Option: Retain Existing Settlement Boundary

**28.65** The alternative option is to retain the existing settlement boundary without amendment.





# 28

## **Question 36**

Do you agree with the preferred approach to the Lyng settlement boundary?

Are there any areas adjacent to the boundary which - in line with PD05A - should be included?

## MUNDFORD

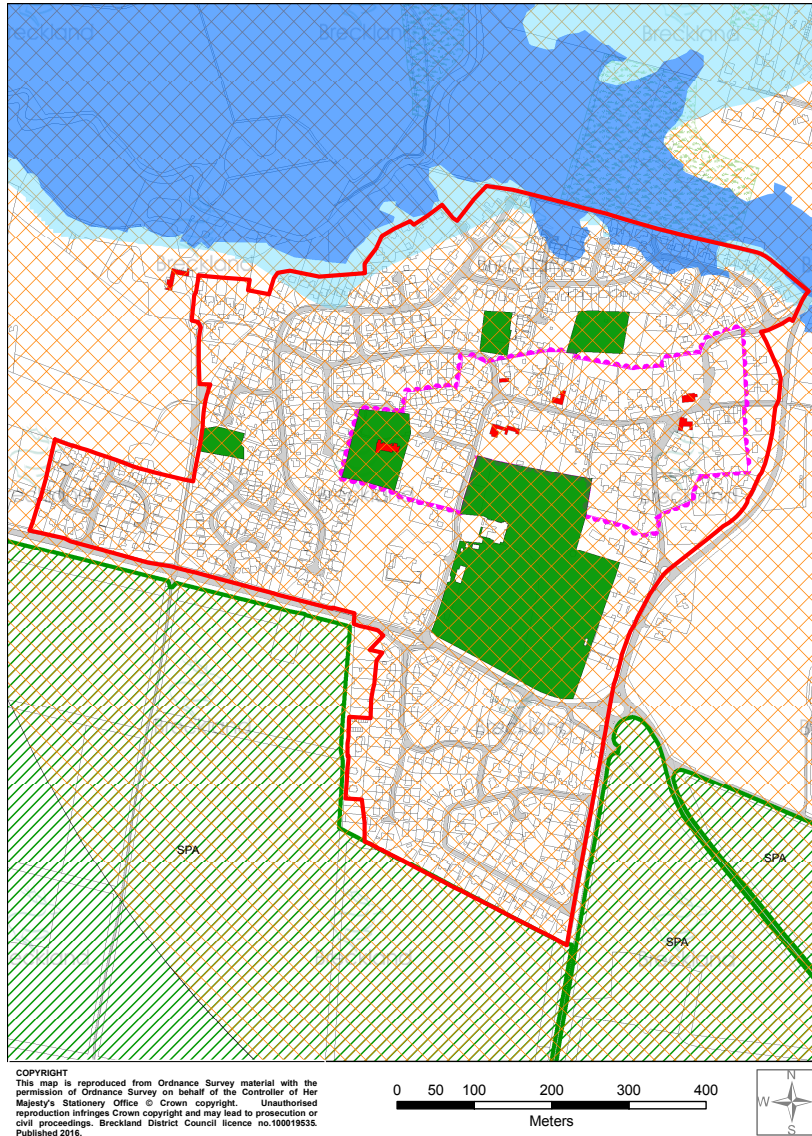
**28.66** Mundford is located to the south-west of Breckland. The village was previously designated as a Local Service Centre village through the Core Strategy and Development Control Policies DPD, however the village does not fully meet the criteria of services and facilities to retain this designation. It has the following:

- School: Mundford C of E Primary Academy
- Shop: Yallops Butchers, Mace Stores, Mundford PO
- Community Facilities: Village Hall
- Public Transport: No frequent service
- Employment: Small scale employment

**28.67** There are a number of environmental designations which impact upon the village. It is located to the north of the Special Protection Area (SPA) which is designated for Woodlark and Nightjar, whilst a further SPA is located to the north of the village for Stone Curlew. The village falls entirely within the 1500m buffer zone for the protection of Stone Curlew.

**28.68** The settlement boundary remains logical, and no changes are proposed at this time.

## Preferred Option: Retain Existing Settlement Boundary



**Figure 28.15 Mundford Existing Settlement Boundary**

### Alternative Option:

**28.69** The alternative option is to make amendments the settlement boundary

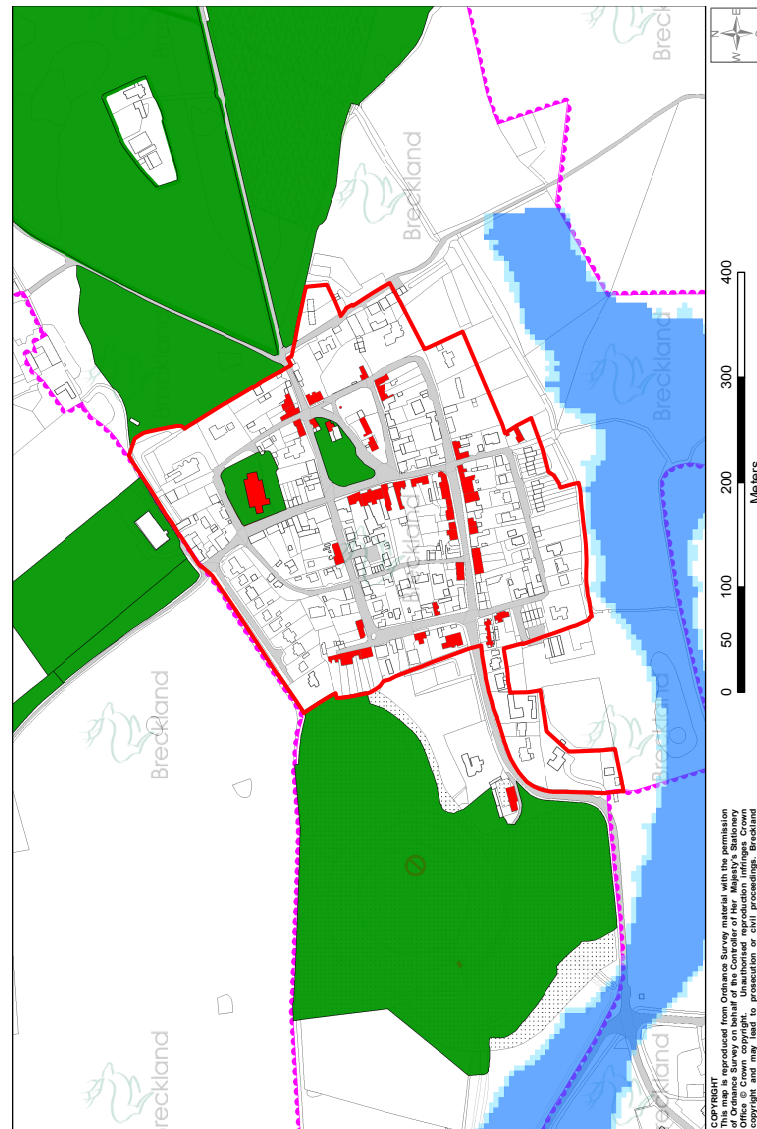
#### Question 37

Do you agree with the preferred approach to the Mundford settlement boundary?

## NEW BUCKENHAM

**28.70** New Buckenham is located to the south of Breckland. It contains:

- Community Facilities: Public Houses Inn on the Green and the Kings Head and a village hall
- Public Transport:
- Employment: Small scale employment



**Figure 28.16 New Buckenham Existing Settlement Boundary**

### Preferred Option: Retain Settlement Boundary

**28.71** The village contains 3 key services and facilities. The existing settlement boundary remains logical and reflects existing development within the village. The preferred option is to retain the existing boundary.



# 28

## Alternative Option: Amend Boundary

**28.72** The alternative option is to amend the settlement boundary.

### Question 38

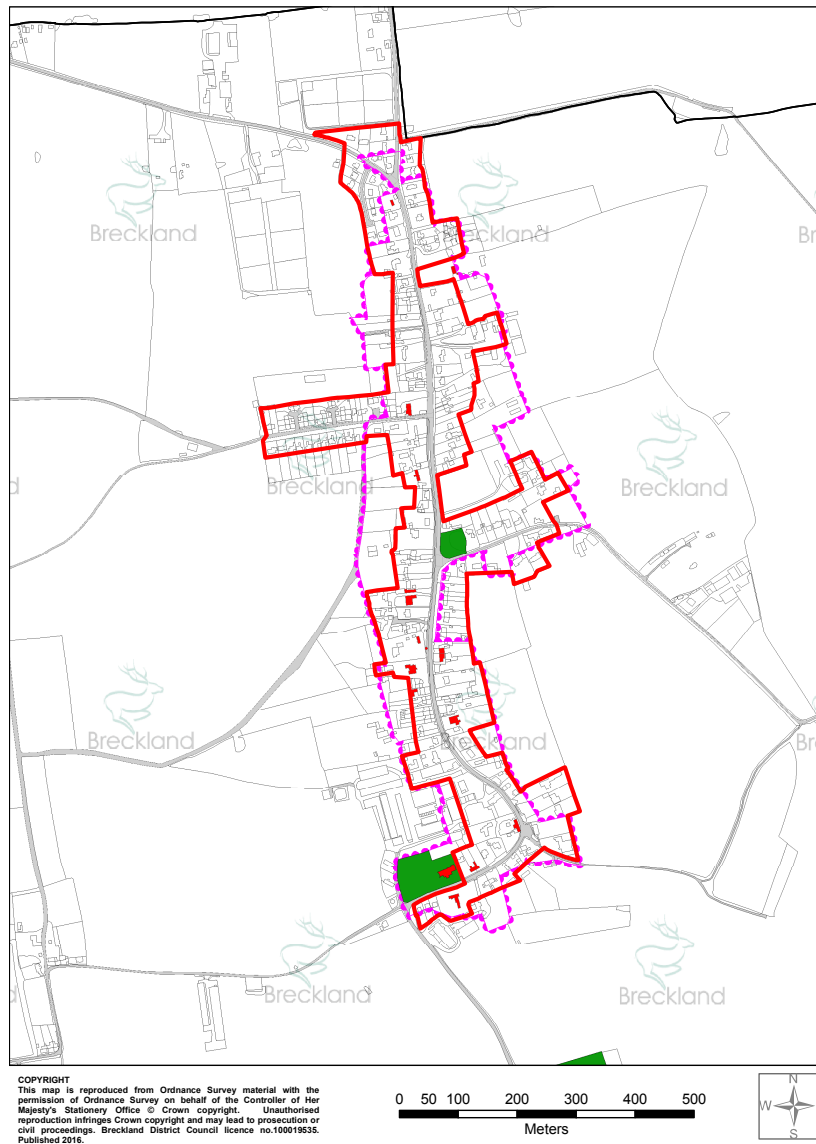
Do you agree with the preferred approach to the New Buckenham settlement boundary?

## NORTH LOPHAM

**28.73** North Lopham is located to the south of Breckland, close to the border with Suffolk. The village shares a number of services and facilities with South Lopham which does not have a settlement boundary.

- School: St Andrews Lopham CE VA Primary School
- Shop: North Lopham Post Office and Shop
- Community Facilities: The King's Head Public House and North Lopham Village Hall
- Public Transport: Norfolk Coachways No.1
  - Attleborough- North Lopham - Diss 1AM service on a Saturday and 1 return PM
  - service.
- Employment: The IDBR shows that there are 21 businesses within the parish; however they all employ limited numbers of people.

**28.74** A number of amendments were made to the North Lopham settlement boundary when it was last reviewed in 2012.

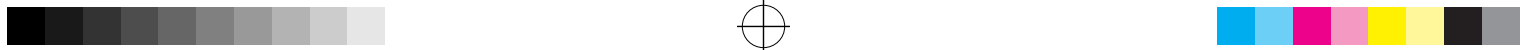






**Figure 28.17 North Lopham Existing Settlement Boundary**

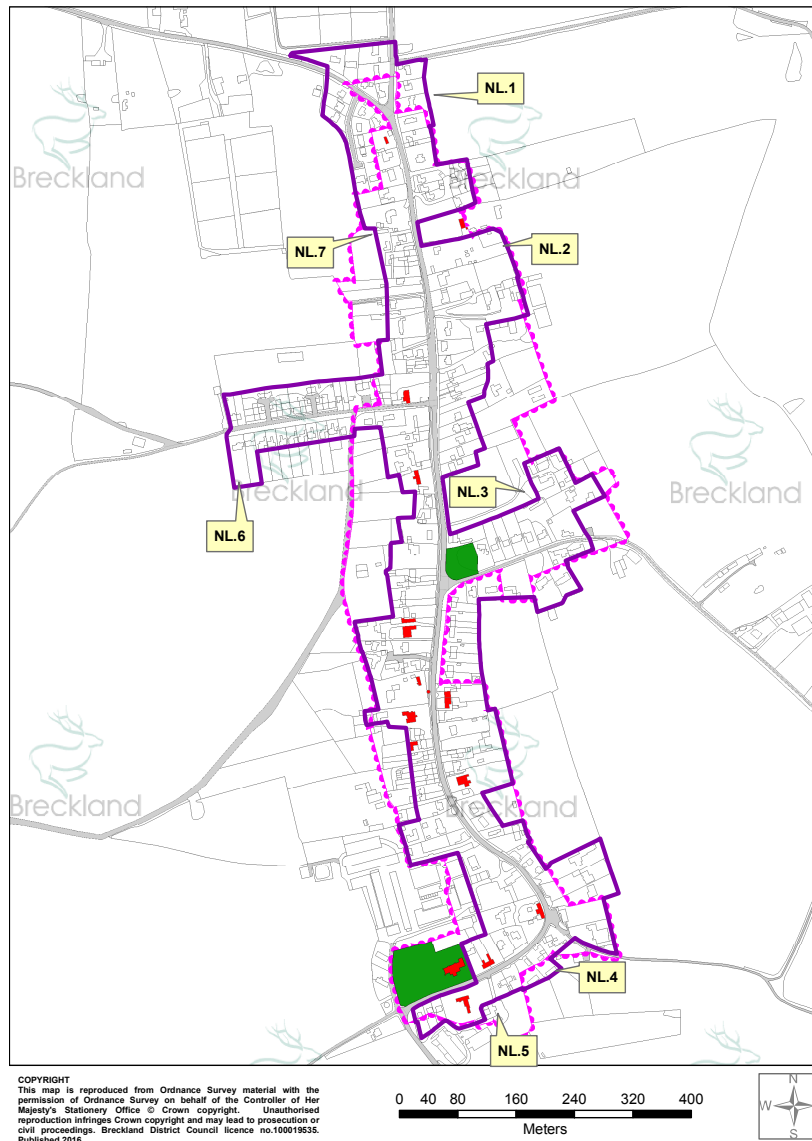
#### **Preferred Option: Amend Settlement Boundary**

**28.75** In accordance with the criteria set out within policy PD05 it is proposed to make amendments to the boundary, to ensure that it reflects natural features on the ground and has regard to planning approvals. The following amendments are proposed:

- NL.1 - Move settlement boundary to the rear boundary of properties on Kenninghall Road. The boundary does not currently follow any natural features, the amendments will create a logical settlement boundary.
- NL.2 - Extend settlement boundary around 3PL/2013/0579/F. This will include a recent planning approval.

- 
- 
- 
- NL.3 - Extend settlement boundary around Meadow Farm. The settlement boundary currently runs through the property, the amendment will move the boundary to include all of the property and create a more logical settlement boundary.
  - NL.4 - Extend the settlement boundary to include Elmfield House and Eden House. These properties are currently located outside of the boundary, directly adjacent to it. The extension to the settlement boundary will mean that it follows existing features on the ground.
  - NL.5 - Extend the settlement boundary to include Church Farm Stables. The amendment to the settlement boundary will ensure it follows existing features.
  - NL.6 - Amend settlement boundary to incorporate planning application 3PL/2014/1212/F for a single dwelling to the rear of Kings Head Lane.
  - NL.7 - Extend settlement boundary around Mayflower Cottage. The boundary currently runs through the property.
- 
- 





**Figure 28.18 North Lopham Revised Settlement Boundary**

**Alternative Option: Retain Existing Settlement Boundary**

**28.76** The alternative option is to retain the existing settlement boundary without amendments.

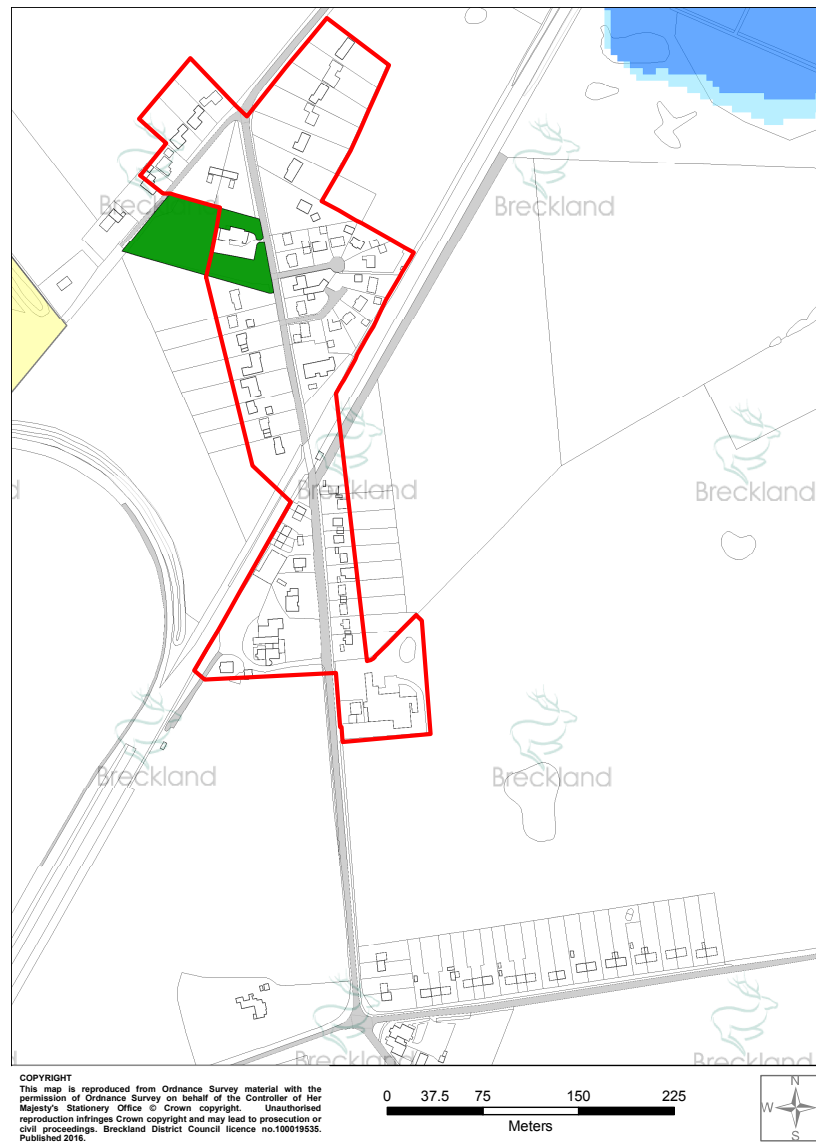
**Question 39**

Do you agree with the preferred approach to the North Lopham settlement boundary?  
 Are there any areas adjacent to the boundary which - in line with PD05A - should be included?

## QUIDENHAM

**28.77** Quidenham parish includes the hamlets of Eccles Road, Hargham, Wilby and Quidenham. Eccles Road is the only area within the parish with a settlement boundary. The boundary was last reviewed through the 1999 Local Plan as it was not included within the 2012 Site Specifics document

- School: No. Eccles Hall School is a private school
- Shop: None
- Community Facilities: Eccles Tap Public House
- Public Transport: Eccles Road Train Station - Two trains per day to Thetford and Ely.  
Two trains per day to Norwich.
- Employment: Village is in close proximity of Snetterton South GEA

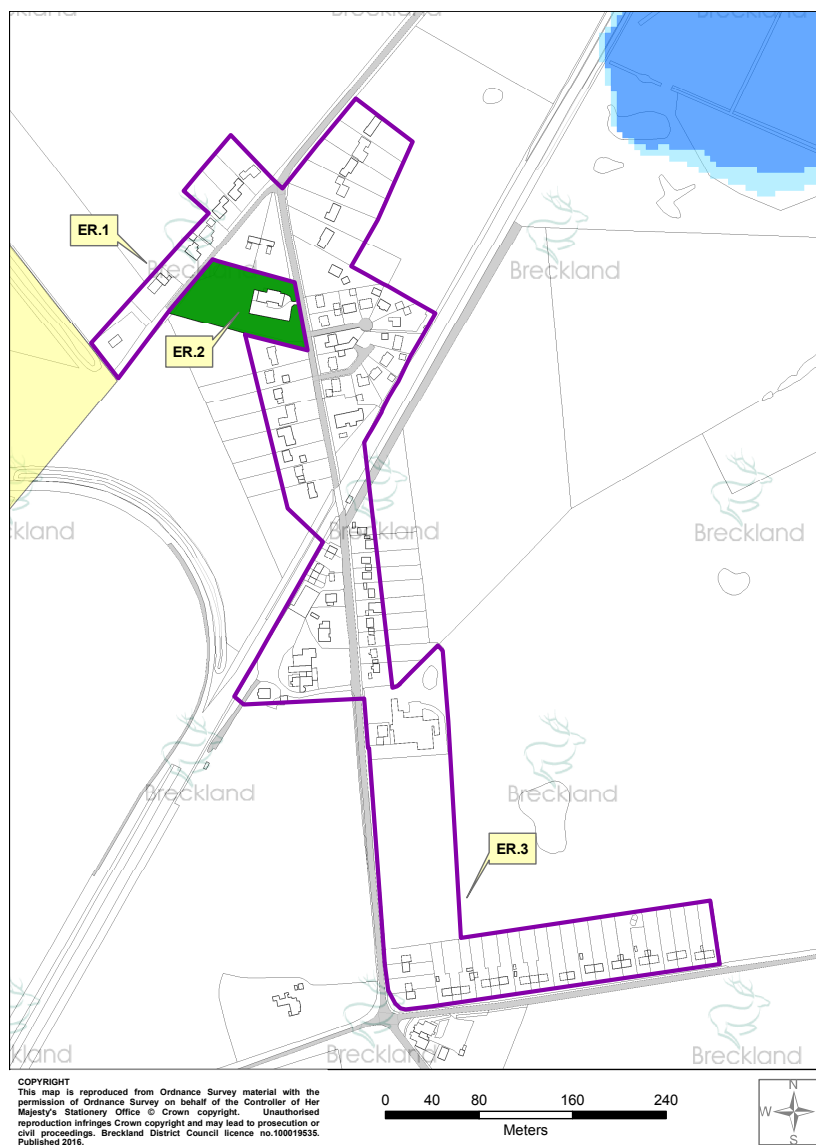


**Figure 28.19 Eccles Road (Quidenham) Existing Settlement Boundary**

## Preferred Option: Amend Settlement Boundary

**28.78** The following amendments are proposed to the settlement boundary:

- ER.1 - Extend the settlement boundary along Gallows Lane to include properties granted under planning applications 3PL/2014/0474/F and 3PL/2013/0051/F.
- ER.2 - Re-draw the settlement boundary to exclude Garnier Hall and its associated open space. Removing the hall and open space from the settlement boundary will reduce pressure from re-development.
- ER.3 - Extend the settlement boundary to include planning application 3PL/2013/1123/O and properties along Wilby Road. The planning application was granted in 2015 and is for 24 dwellings. The application joins the two areas of the village.



**Figure 28.20 Eccles Road Revised Settlement Boundary**

**Alternative Option: Retain Existing Settlement Boundary.**

**28.79** The alternative option is to retain the existing settlement boundary without modification.

**Question 40**

Do you agree with the preferred approach to the Quidenham settlement boundary?

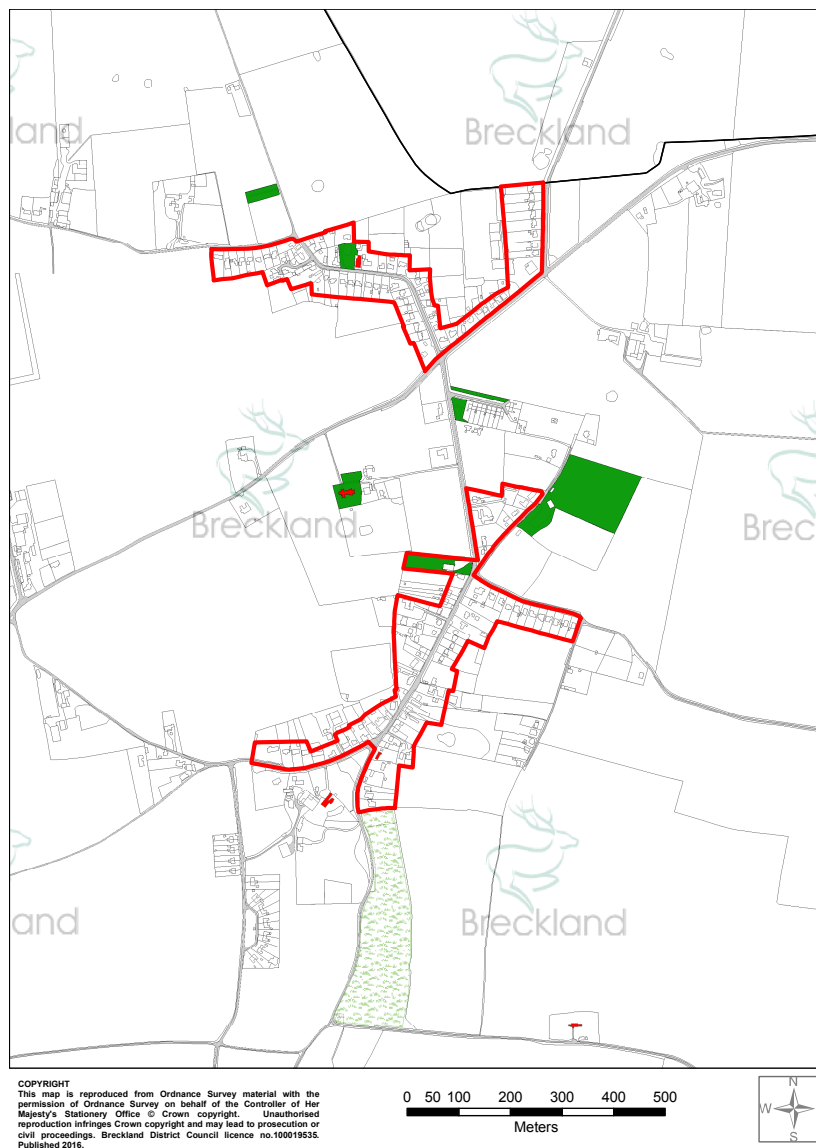
Are there any areas adjacent to the boundary which - in line with PD05A - should be included?

## ROCKLANDS

**28.80** Rocklands is located to the north-west of Attleborough. It contains:

- School: Rocklands Community Primary School
- Shop: Rockland All Saints Post Office & Shop
- Community Facilities: Rocklands Village Hall
- Public Transport: None
- Employment: There are 23 businesses included on the 2013 IDBR. The largest employer within the area is Ridgeons Timber & Builders Merchants.

**28.81** It therefore contains **four** of the qualifying services to be classified as a rural settlement to have a settlement boundary and to be covered by the provisions of PD05A.

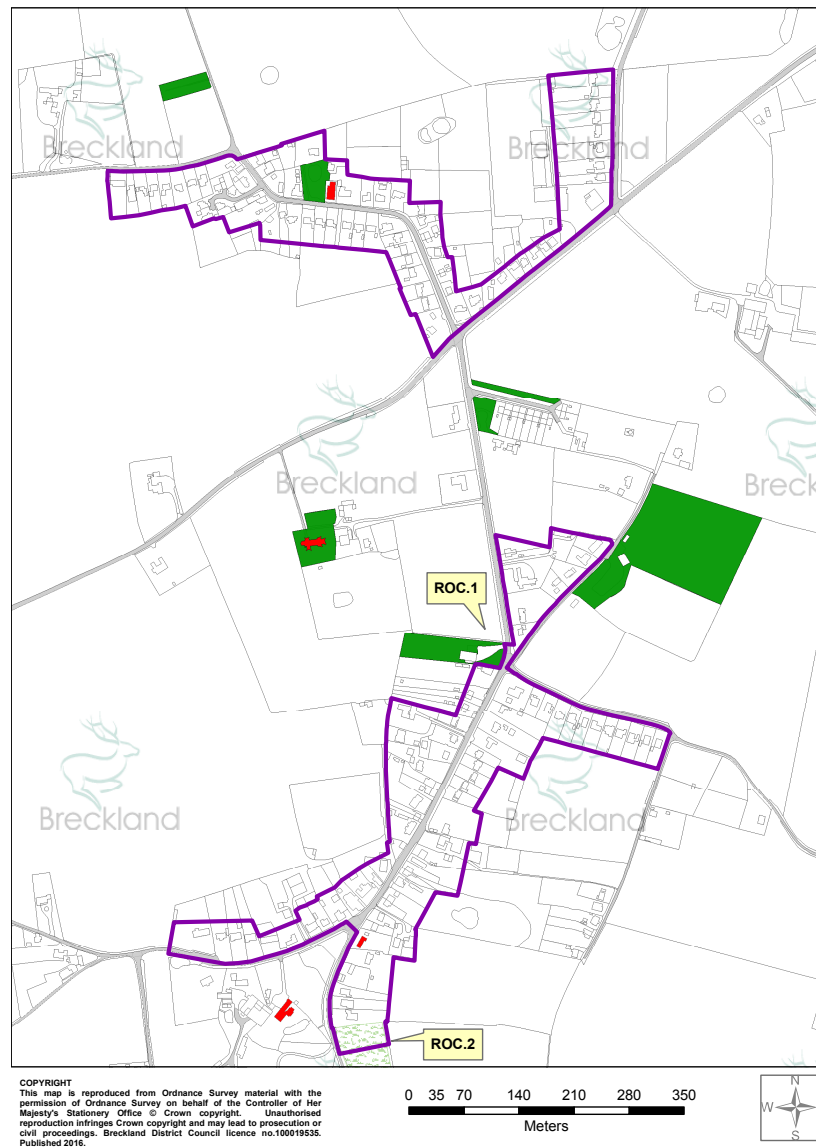


**Figure 28.21 Rocklands Existing Settlement Boundary**

### Preferred Option: Amend Settlement Boundaries

**28.82** In accordance with the criteria set out within policy PD05 it is proposed to make amendments to the boundary, to ensure that it reflects natural features on the ground and has regard to planning approvals. The following amendments are proposed:

- ROC.1 - Re-draw the settlement boundary to remove the village hall and its associated open space. The site is designated open space, removing it from the settlement boundary will help to increase the protection of the site from development.
- ROC.2 - Extend the settlement boundary to accommodate land granted planning permission under 3PL/2015/0640/F for a single dwelling.



**Figure 28.22 Rocklands Revised Settlement Boundary**

# 28

## Alternative Option: Retain Existing Settlement Boundaries

**28.83** The alternative option is to retain the existing settlement boundaries without modification.

### Question 41

Do you agree with the preferred approach to the Rocklands settlement boundary?

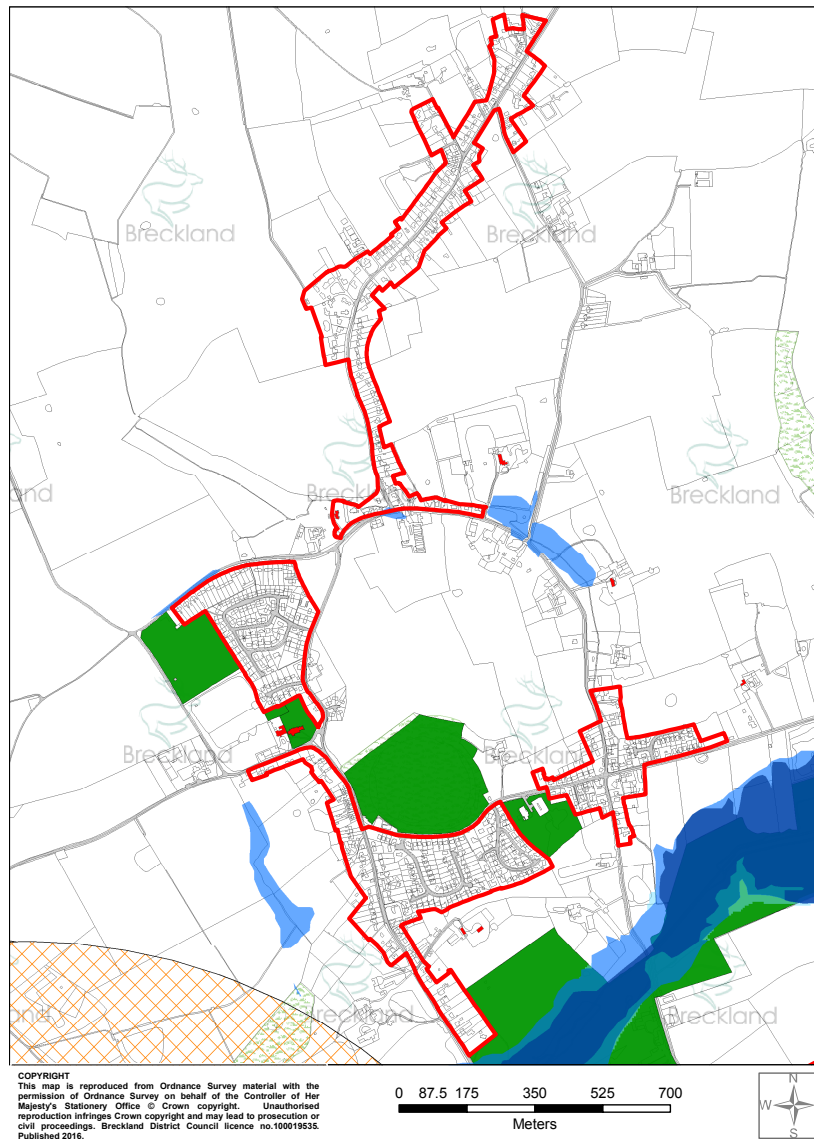
Are there any areas adjacent to the boundary which - in line with PD05A - should be included?

## SAHAM TONEY

**28.84** Saham Toney is located directly to the north of Watton. The village was previously designated as a Local Service Centre village through the Core Strategy and Development Control Policies DPD, however the village no longer contains all the services and facilities for designation as a local service centre. The village does however retain a

- School: – Parker's Church of England VC Primary School
- Shop: Post office (Limited)
- Community Facilities: The Old Bell (Pub) and Saham Toney Village Hall
- Public Transport: - No.1, Konectbus
  - - Kings Lynn – Saham Toney – Watton: Mon-Sat hourly services throughout the day and no services on Sunday
  - - Watton – Saham Toney – Kings Lynn: Mon-Sat hourly services throughout the day and no services on Sunday
- Employment: Small scale employment

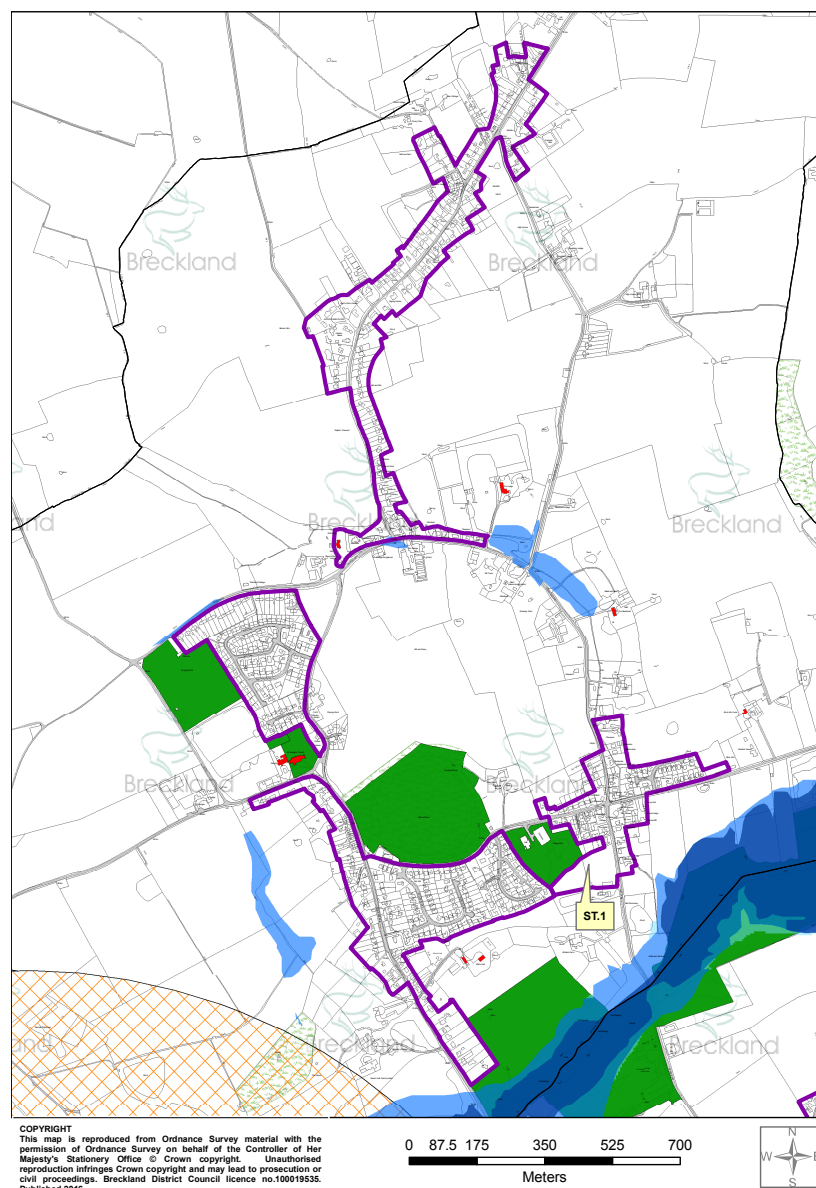




**Figure 28.23 Saham Toney Existing Settlement Boundary**

**Preferred Option: Amend Settlement Boundary**

- The following amendment is proposed to the boundary:
  - ST.1 - Extend the settlement boundary at Cley Lane around existing development.



**Figure 28.24 Saham Toney Revised Settlement Boundary**

**Alternative Option: Retain Existing Settlement Boundary**

**28.85** The alternative option would be to retain the existing settlement boundary without modification.

**Question 42**

Do you agree with the preferred approach to the Saham Toney settlement boundary?

Are there any areas adjacent to the boundary which - in line with PD05A - should be included?

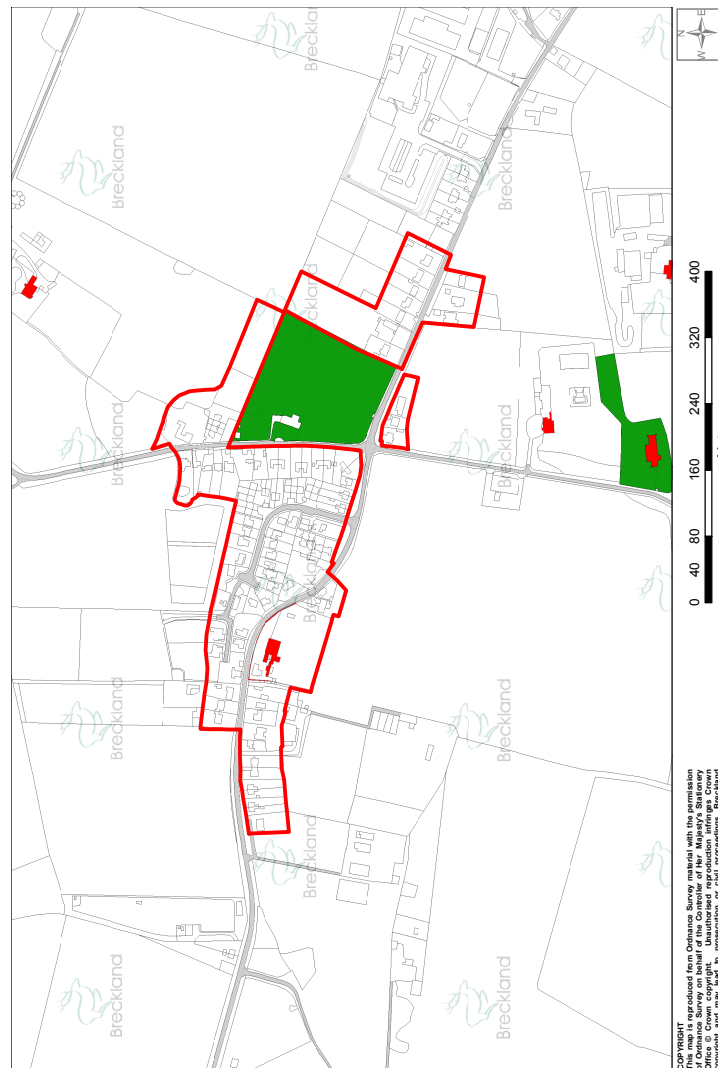
## SHROPHAM

**28.86** Shropham is located to the west of Attleborough. The village contains a number of key services including

- School: None
- Shop: None
- Community Facilities: Village Hall
- Public Transport: Public transport available
- Employment: Reasonable employment opportunities

### Preferred Option: Retain Settlement Boundary without Change

**28.87** The settlement boundary was amended in 2012 and extensions to the boundary were included around the playing field, following comments from the parish council.



**Figure 28.25 Shropham Existing Settlement Boundary**

**Alternative Option: Amend Existing Settlement Boundary**

**28.88** The alternative option is to amend the existing settlement boundary.

**Question 43**

Do you agree with the preferred approach to the Shropham settlement boundary? Are there any areas adjacent to the boundary which - in line with PD05A - should be included?

## THOMPSON

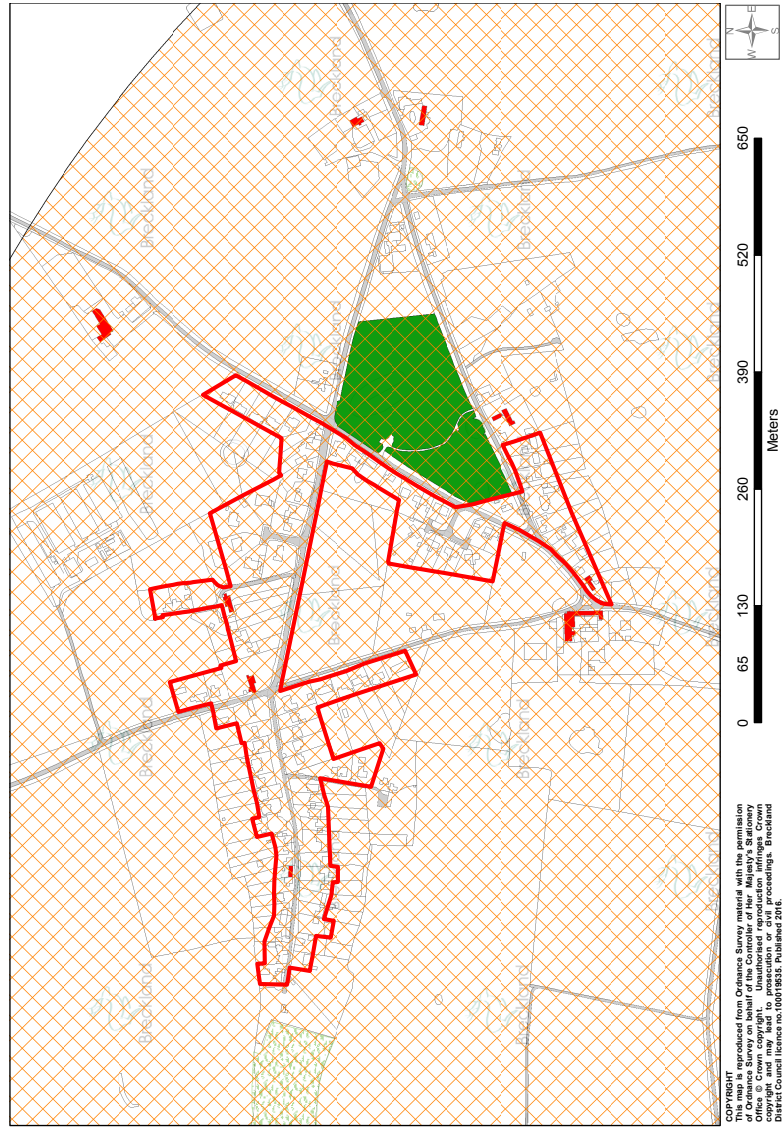
**28.89** Thompson is located to the south of Watton. The village has a number of services and facilities including:

- School: Thompson Primary School
- Shop: Shop and post office
- Community Facilities: Chequers Inn
- Public Transport: None
- Employment: The IDBR shows that there are only 5 registered businesses within the parish as of 2013.

**28.90** Thompson is located within the 1500m buffer zone for land which supports, or is capable of supporting, Stone Curlew. Whilst a settlement boundary does allow for the principle of new housing, there are other restrictions due to the buffer zone.

### **Preferred Option: Retain Existing Settlement Boundary without Change**

**28.91** The settlement boundary was reviewed in 2012 and amendments to the boundary were made to tighten the boundary and exclude rear gardens. The existing settlement boundary follows existing features on the ground and is logical and defensible.



**Figure 28.26 Thompson Existing Settlement Boundary**

**Alternative Option: Amend Settlement Boundary**

**28.92** The alternative option would be to amend the settlement boundary.

**Question 44**

Do you agree with the preferred approach to the Thompson settlement boundary? Are there any areas adjacent to the boundary which - in line with PD05A - should be included?

# 28

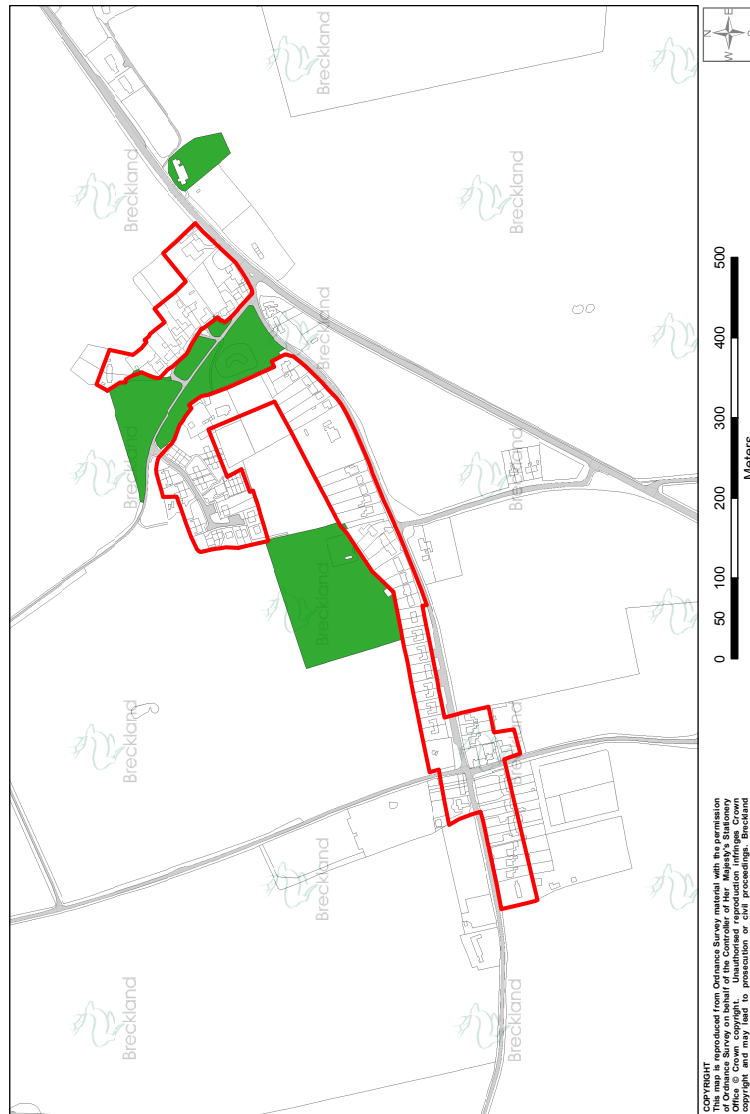
## WEASENHAM

### 28.93 Weasenham contains

- School: Weasenham VC Primary School
- Shop: Shop and post office
- Community Facilities: The Fox & Hounds Public House
- Public Transport: Sanders Coaches No.26
  - - Fakenham – Weasenham – Kings Lynn Tuesday service 1 AM service and 1 return PM service
  - Peelings Coaches No.4
  - - Harpley – Weasenham – Fakenham Thursday service 1 AM service and 1 return PM service
- Employment: Small scale employment

### Preferred Option: Retain Existing Settlement Boundary without Change

**28.94** The existing settlement boundaries are logical and follow natural boundaries. There is limited space within the settlement boundary which would allow for some infill.



**Figure 28.27 Weasenham Existing Settlement Boundary**

**Alternative Option: Amend Settlement Boundary**

**28.95** The alternative option would be to amend the settlement boundary.

**Question 45**

Do you agree with the preferred approach to the Weasenham settlement boundary?

Are there any areas adjacent to the boundary which - in line with PD05A - should be included?





# 29

## 29 Appendix A: Site Assessment Framework

**29.1** In order to carry out the appraisal of site options the following site assessment criteria have been developed. The site assessment criteria, take into consideration social, economic and environmental impact. In addition it will also consider current uses and planning history. A sustainability appraisal will also be carried out on the individual sites.

Site Reference		Site Size (ha)		Proposed Use	
Site Owner		SHLAA Capacity		Alternative Use	
Will the allocation for development be in accordance with the locational strategy within the Local Plan?					
Could the development allocation have an impact on European and International environmental designations? (i.e. Ramsar, SAC, SPA)					
Planning History					
Could the development allocation impact upon other environmental designations? (e.g SSSI, Local Nature Reserve, County Wildlife Site, Regionally Important Geo etc.)					
Is the site well related to the existing settlement boundary?					
Is the site deliverable? (market viability, desirability, contaminated land)					
Is the site available for the proposed use and when could it be reasonably expected to be delivered?					
Could the allocation for development have an adverse impact upon the local highway safety?					
Current use of land. Is the site on brownfield or greenfield land, if on greenfield land is it high grade agricultural?					
What impact will the site have on infrastructure capacity? (e.g. water, drainage, sewage, schools, health services) Can this impact on infrastructure be overcome?					



Will the development allocation have an impact on amenity? Could the amenity of new development on the site be affected by existing features? (e.g. overlooking, noise and light pollution)
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? (e.g. playing fields, play areas, amenity green space, allotments)
Would the allocation of the site for development result in a loss of employment land?
Other Constraints
Conclusions

**Table 29.1 Site Assessment Criteria**

**Question 46**

Do you agree with the approach to site selection set out above?



## 30 Appendix B: Glossary

<b>Affordable Housing</b>	Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.
<b>Allocation</b>	An area of land identified for development in a development plan. The allocation will specify the type of development that will be permitted on the land.
<b>Ancient Woodlands</b>	Woodland that is believed to have existed from at least medieval times.
<b>Annual Monitoring Report (AMR)</b>	A report produced each financial year to indicate the progress of production of planning policy documents, and monitor the effectiveness of adopted policies contained within the plan. The report will outline action that may need to be taken to meet targets or if policies need to be replaced. Changes will be implemented through a revised Local Development Scheme.
<b>Area Action Plans (AAP)</b>	Area Action Plans are Development Plan Documents from the previous Local Development Framework system. They were specific plans for areas of change or conservation. Their purpose was to deliver planned growth, stimulate regeneration, and protect areas sensitive to change through conservation policies, make proposals for enhancement and resolve conflicting objectives in areas where there was significant development pressure. The content of former AAPs will now be contained in the Local Plan.
<b>Air Quality Management Area (AQMA)</b>	An AQMA is an area where air quality does not meet air quality objectives. This could be just one or two streets, or it could be a much larger area. A Local Air Quality Action Plan seeks to improve the air quality in areas designated AQMAs.
<b>Biodiversity</b>	The whole variety of life encompassing all genetics, species and ecosystem variation including plants and animals.
<b>Brief / Planning Brief</b>	A planning brief can include site-specific development briefs, design briefs, development frameworks and master plans that seek to positively shape future development.
<b>Brownfield Land or Site</b>	Brownfield land is another term for previously developed land.
<b>Central Norfolk Housing Market Area, CNHMA</b>	Housing market area in and around Greater Norwich, Broadland, Breckland, North Norfolk and South Norfolk. A Housing Market Area is the area within which most people moving, without changing employment, would stay.
<b>Commitments &amp; Completions</b>	The term used to represent the level of development already given planning permission but not yet built out. Completions - the number of dwellings that have been built out following the granting of planning permission.
<b>Community Facilities</b>	Facilities providing for the health, welfare, social, educational, spiritual, leisure and cultural needs of the community.

<b>Community Strategy</b>	A strategy prepared by a community to help deliver local aspirations, under the Local Government Act 2000.
<b>Compulsory Purchase Order (CPO)</b>	An order issued by the Government or a Local Authority to acquire land or buildings for public interest purposes. For example the redevelopment of certain brownfield sites.
<b>Conservation Area</b>	An area of special architectural or historic interest, designated under the Planning (Listed Buildings & Conservation Areas) Act 1990, whose character and appearance it is desirable to preserve and enhance. There are special rules on some development in conservation areas.
<b>Core Strategy</b>	The Core Strategy is one of the Development Plan Documents which formed part of the Local Development Framework. It set out the vision, spatial strategy and core policies for the spatial development of the area. The Local Plan will supersede the current adopted Core Strategy.
<b>County Wildlife Site (CWS)</b>	A site of important nature conservation value within a County context but which is not protected under the Wildlife and Countryside Act
<b>Cultural facilities</b>	Includes theatres, cinema, halls, music venues (usually in pubs), libraries, public art installations and art galleries.
<b>Deliverable</b>	For sites to be considered deliverable the NPPF states that sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.
<b>Density</b>	Measurement of the number of dwellings per hectare (dph).
<b>Developable</b>	For sites to be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.;
<b>Development</b>	Development is defined under the 1990 Town and Country Planning Act as "the carrying out of building, engineering, mining or other operation in, on, over, or under land, or the making of any material change in the use of any building or other land." Most forms of development require planning permission.
<b>Development Management</b>	The process whereby a Local Planning Authority manages, shapes, and considers the merits of a planning application and whether it should be given permission with regard to the Development Plan.
<b>Development Plan (DP)</b>	This includes adopted Local Plans, and Neighbourhood Plans, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.
<b>Duty to Co-operate</b>	Local Councils now have a duty to co-operate with their neighbouring Councils and a set of prescribed bodies as defined by the Localism Act 2011 on planning issues

	that cross administrative boundaries, particularly those which relate to the strategic priorities.
<b>Environmental Impact Assessment (EIA)</b>	EIA is a procedure that must be followed for certain types of development before they are granted permission. The procedure requires the developer to compile an Environmental Statement (ES) describing the likely significant effects of the development on the environment and proposed mitigation measures.
<b>Flood risk</b>	<p>Zone 2 (Medium Probability): Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or Land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding.</p> <p>Zone 3a (High Probability): Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding.</p> <p>Zone 3b (The Functional Floodplain): This zone comprises land where water has to flow or be stored in times of flood.</p>
<b>General Conformity</b>	All planning policy documents must align with the expectations of the National Planning Policy Framework. This is known as general conformity.
<b>General Employment Areas</b>	Existing employment sites which have been identified to be protected for employment uses including business, general industrial and storage/distribution uses.
<b>Greenfield Site</b>	Land that has not previously been used for urban development. It is usually land last used for agriculture and located next to, or outside, existing built-up areas of a settlement.
<b>Habitat</b>	The natural home of an animal or plant, often designated as an area of nature conservation interest.
<b>Historic Parks and Gardens</b>	Parks and Gardens which are of historic value and have been included on the national Register of Parks and Gardens of special historic interest in England based on an assessment by English Heritage.
<b>Infrastructure</b>	Basic services necessary for development to take place, for example, roads, electricity, sewerage, water, education and health facilities.
<b>Landscape Character Assessment</b>	A tool to identify and understand the factors that give character to the landscape and to help inform policy and decisions about how the landscape may change in the future.
<b>Listed Building</b>	A building or other structure of Special Architectural or Historic Interest. The grades of listing are grade I, II* or II.
<b>Local Development Framework (LDF)</b>	The old-style portfolio or folder of Development Plan Documents and Area Action Plans which collectively set out the Spatial Planning Strategy for a Local Planning Authority area. Local Plans have now replaced the Local Development Framework.

<b>Local Development Scheme (LDS)</b>	A public statement setting out a project plan for how all parts of the Local Plan will come together. It lists the documents to be produced and the timetable for producing them.
<b>Local Nature Reserve (LNR)</b>	Area designated under the National Parks and Access to the Countryside Act (1949) as being of particular importance to nature conservation and where public understanding of nature conservation issues is encouraged.
<b>Local Plan</b>	The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.
<b>Local Planning Authority (LPA)</b>	The Local Government body responsible for formulating Planning Policies in an area, controlling development through determining planning applications and taking enforcement action when necessary. This is either a District Council, Unitary Authority, Metropolitan Council or National Park Authority.
<b>Local Transport Plan (LTP)</b>	A five-year integrated transport strategy, prepared by Local Authorities in partnership with the community, seeking funding to help provide local transport projects. The plan sets out the resources predicted for delivery of the targets identified in the strategy.
<b>Main Town Centre Uses</b>	Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).
<b>Material Consideration</b>	A matter that should be taken into account in deciding on a planning application or on an appeal against a planning decision.
<b>Mixed Use (or Mixed Use Development)</b>	Provision of a mix of complementary uses, such as residential, community and leisure uses, on a site or within a particular area.
<b>Nature Conservation</b>	The protection, management and promotion of wildlife habitat for the benefit of wild species, as well as the communities that use and enjoy them.
<b>National Nature Reserve (NNR)</b>	An area designated by Natural England to protect and conserve nationally important areas of wildlife habitat and geological formations and to promote scientific research.
<b>National Planning Policy Framework (NPPF)</b>	The NPPF forms the national planning policies that Local Planning Authorities need to take into account when drawing up their Local Plan and other documents and making decisions on planning policies. The NPPF is published by the Department of Communities and Local Government.
<b>National Planning Practice Guidance (PPG)</b>	The national PPG is online guidance that should be read in conjunction with the NPPF.

<b>Neighbourhood Plans</b>	A Plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).
<b>Northern Distributor Road (NDR)</b>	A 20 km dual carriage way planned to run from A47 Postwick, east of Norwich to the A1067 north of Taverham
<b>Older People</b>	People over retirement age, including the active, newly-retired through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs.
<b>Open Space</b>	Open space is defined in the Town and Country Planning Act 1990 as 'land laid out as a public garden, or used for the purposes of public recreation, or land which is a disused burial ground'. Open space should be taken to mean all open space of public value, including not just land, but also areas of water such as rivers, canals, lakes and reservoirs which offer important opportunities for sport and recreation and can also act as a visual amenity.
<b>Planning and Compulsory Purchase Act (2004)</b>	The Planning and Compulsory Purchase Act amends much of the Town and Country Planning Act (1990). In particular, the 2004 Act has made major changes to the system of development plans and introduced sustainable development, as defined by Government policy, as an objective of the planning system.
<b>Planning Condition</b>	A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order
<b>Planning Obligation</b>	A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.
<b>Planning Permission</b>	Formal approval sought from a Council, often granted with conditions, allowing a proposed development to proceed. Permission may be sought in principle through outline plans, or be sought in detail through full plans.
<b>Previously Developed Land</b>	Land which is, or was, occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.
<b>Primary Shopping Area</b>	Defined area where retail development is concentrated (generally comprising the primary frontage and those secondary frontages which are adjoining and closely related to the primary shopping frontage).
<b>Primary and Secondary Frontages</b>	Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods. Secondary frontages provide

	greater opportunities for a diversity of uses such as restaurants, cinemas and businesses.
<b>Protected Species</b>	Plants and animal species afforded protection under certain Acts of Law and Regulations.
<b>Ramsar Site</b>	Area identified under the internationally agreed Convention on Wetlands of International Importance (signed at Ramsar in Iran), focusing on the ecological importance of wetlands generally.
<b>Regeneration</b>	The economic, social and environmental renewal and improvement of rural and urban areas.
<b>Section 106 Agreement</b>	A legal agreement under Section 106 of the 1990 Town and Country Planning Act. See also: Planning Obligations and Agreements.
<b>Sequential Approach / Sequential Test</b>	A planning principle that seeks to identify, allocate or develop certain types or locations of land before the consideration of others. For example, ensuring land with no flood risk is developed before land with flood risk.
<b>Site of Special Scientific Interest (SSSI)</b>	A SSSI is identified by Natural England as requiring protection from damaging development on account of its flora, fauna, geological and/or physiological features.
<b>Sites of Archaeological &amp; Historic Interest</b>	This designation applies to a site at Mundford Road Thetford, which is widely regarded as being linked to Boudicca, Queen of the Iceni. The site is currently being considered for Scheduled Ancient Monument status by English Heritage.
<b>Spatial Planning</b>	Spatial planning goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function. That will include policies which can impact on land use, for example by influencing the demands on, or needs for, development, but which are not capable of being delivered solely or mainly through the granting or refusal of planning permission and which may be implemented by other means.
<b>Special Areas of Conservation (SAC)</b>	Protected sites designated under the EC Habitats Directive.
<b>Special Protection Area (SPA)</b>	Areas given special protection under the European Union's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.
<b>Statement of Community Involvement (SCI)</b>	Every Local Planning Authority has to prepare a Statement of Community Involvement. It sets out the Council's vision and strategy for the standards to be achieved in involving the community and stakeholders in the preparation of planning policy documents and planning applications.
<b>Strategic Environmental Assessment (SEA)</b>	A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.



<b>Sustainable Development</b>	Meeting people's needs now, socially, environmentally and economically, without jeopardising the needs of future generations. There are three dimensions to sustainable development as seen in paragraph 7 of the NPPF: economic-contributing to a strong, competitive economy; social-supporting strong, vibrant and healthy communities and environmental-contributing to protecting and enhancing the natural, built and historic environment.
<b>Sustainability Appraisal (SA)</b>	To identify and evaluate what the effects of the strategy or plan are likely to be on social, environmental and economic conditions of the strategy or plan area.
<b>Strategic Housing Land Availability Assessment (SHLAA)</b>	An assessment of land availability identifying a future supply of land. Paragraph 159 of the NPPF states that Local Planning Authorities should prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.
<b>Strategic Housing Market Assessment (SHMA)</b>	An evidence based document providing an analysis of the housing market area to inform policy formation . The purpose of which is to have a clear understanding of housing needs in their area. Paragraph 159 of the NPPF states that local planning authorities should prepare a SHMA to assess their full housing needs, working with neighbouring authorities where housing market areas cross administrative boundaries.
<b>Traffic Impact Assessment (TIA)</b>	An assessment of the effects upon the surrounding area by traffic as a result of a development, such as increased traffic flows that may require highway improvements.
<b>Town Centre</b>	Area defined on the Local Authority's proposal map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in Local Plans, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.
<b>Travel Plan</b>	A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed.
<b>Tree Preservation Order (TPO)</b>	A mechanism for securing the preservation of single or groups of trees of acknowledged amenity value. A tree subject to an order may not normally be topped, lopped or felled without the consent of the Local Planning Authority.
<b>Wastewater Treatment Works (WWTW)</b>	Wastewater treatment works
<b>Windfall Sites</b>	Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously developed sites that have unexpectedly become available

## 31 Appendix C: Services Audit

Settlement	School	Shop	Community Facility	Employment	Public Transport	TOTAL	PD05 A/B	Comments
Ashill	Y	Y	Y	Y	Y	5	LSC	<p><b>School:</b> Ashill VC Primary</p> <p><b>Shop:</b> Ashill Fruit Farm and Ashill Food &amp; Wine</p> <p><b>Community Facilities:</b> McTaggarts Freehouse &amp; Ashill Community Centre</p> <p><b>Public Transport:</b> Konnectbus 1</p> <p>-Ashill to Watton hourly service</p> <p>-Ashill to Swaffham hourly service</p> <p><b>Employment:</b> The Inter-Departmental Business Register (2013) shows 22 business within the parish</p>
Banham	Y	Y	Y	Y	Y	5	LSC	<p><b>School:</b> Banham Community Primary School</p> <p><b>Shop:</b> Yes</p> <p><b>Community Facilities:</b> Banham Barrel public house, Village Hall</p> <p><b>Public Transport:</b></p> <p>- No.10A, H Semmence &amp; Co</p> <p>- East Harling - Banham – Norwich: Mon-Fri 2 AM</p>

Settlement	School	Shop	Community Facility	Employment	Public Transport	TOTAL	PD05 A/B	Comments
								<p>services, and no service Saturday/Sunday</p> <p>-Norwich - Banham – East Harling: Mon-Fri 3 PM services, and no service Saturday/Sunday</p> <p>- No.1, Turner &amp; Butcher</p> <p>- Quidenham - Banham – Diss: Saturday 1 AM service.</p> <p>- Diss – Banham – Quidenham: Saturday 1 midday service.</p> <p><b>Employment:</b> From NNDR Data (2008) there are 49 registered businesses in Banham, across 13 classifications. Larger employers include Banham Zoo</p>
Bawdeswell	Y	Y	Y	Y	Y	5	LSC	<p><b>School:</b> Bawdeswell Community Primary School</p> <p><b>Shop:</b> McColls</p> <p><b>Community Facilities:</b> The Old Workhouse; Village Hall</p>



Settlement	School	Shop	Community Facility	Employment	Public Transport	TOTAL	PD05 A/B	Comments
								<p><b>Public Transport:</b> Norfolk Green X29</p> <p>-Norwich to Fakenham via Bawdeswell two hourly service</p> <p>-Fakenham to Norwich via Bawdeswell two hourly service</p> <p><b>Employment:</b> 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.</p>
Beachamwell	N	N	Y	N	N	1	B	<p><b>School:</b> None</p> <p><b>Shop:</b> None</p> <p><b>Community Facilities:</b> The Great Danes Country Inn; Village Hall</p> <p><b>Public Transport:</b> None</p> <p><b>Employment:</b> Small scale employment</p>
Beeston	Y	N	Y	Y	N	3	A	<p><b>School:</b> Beeston Primary School</p> <p><b>Shop:</b> None</p>



Settlement	School	Shop	Community Facility	Employment	Public Transport	TOTAL	PD05 A/B	Comments
								<p><b>Community Facilities:</b> Beeston Pavillion (Beeston Village Hall)</p> <p><b>Public Transport:</b> No. 1 and No.2 not frequent</p> <p><b>Employment:</b> There is an employment area at Beeston on Herne Lane. The Inter-Departmental Business Register (2013) shows 25 businesses within the parish. A number of the businesses employ between 10 and 50 people.</p>
Beetley	Y	N	Y	Y	Y	4	A	<p><b>School:</b> St Mary's Community Primary School</p> <p><b>Shop:</b> None</p> <p><b>Community Facilities:</b> Beetley Village Hall &amp; The New Inn pub</p> <p><b>Public Transport:</b> Number 21 bus has a frequent Monday-Saturday service between Fakenham and Dereham.</p> <p><b>Employment:</b> The Inter-Departmental Business Register (2013) shows 44 businesses within</p>



Settlement	School	Shop	Community Facility	Employment	Public Transport	TOTAL	PD05 A/B	Comments
								the parish. Larger employers within the parish include East Bilney Coachworks, garage, Healthcare Homes Ltd and Freestones Coaches
Besthorpe	N	N	N	Y	Y	2	B	<p><b>School:</b> None</p> <p><b>Shop:</b> Besthorpe Plant Centre &amp; Farmshop (distant from the settlement boundary)</p> <p><b>Community Facilities:</b> None</p> <p><b>Public Transport:</b> Regular service to Attleborough</p> <p><b>Employment:</b> Besthorpe trading Estate and Rookery Business Park</p>
Billingford	N	N	N	N	N	0	B	<p><b>School:</b> None</p> <p><b>Shop:</b> None</p> <p><b>Community Facilities:</b> None</p> <p><b>Public Transport:</b> No frequent service</p> <p><b>Employment:</b> Small scale employment</p>
Bintree	N	N	Y	N	N	2	B	<b>School:</b> None



Settlement	School	Shop	Community Facility	Employment	Public Transport	TOTAL	PD05 A/B	Comments
								<p><b>Shop:</b> Algys Farm Shop (not within settlement boundary)</p> <p><b>Community Facilities:</b> Royal Oak Public House</p> <p><b>Public Transport:</b> X29 Norwich to Fakenham - frequent service</p> <p><b>Employment:</b> Small scale employment</p>
Blo' Norton	N	N	Y	Y	N	2	B	<p><b>School:</b> None</p> <p><b>Shop:</b> None</p> <p><b>Community Facilities:</b> Village Hall</p> <p><b>Public Transport:</b> None</p> <p><b>Employment:</b> Small scale employment</p>
Bradenham	N	N	Y	Y	N	2	B	<p><b>School:</b> None</p> <p><b>Shop:</b> None</p> <p><b>Community Facilities:</b> Village Hall and The Lord Nelson Pub</p> <p><b>Public Transport:</b> No frequent service</p> <p><b>Employment:</b> George Tufts Builders Supplies</p>



Settlement	School	Shop	Community Facility	Employment	Public Transport	TOTAL	PD05 A/B	Comments
Brettenham	N	N	N	N	N	0	B	<b>School:</b> None <b>Shop:</b> None <b>Community Facilities:</b> None <b>Public Transport:</b> None <b>Employment:</b> Small scale employment
Bridgham	N	N	Y	N	N	1	B	<b>School:</b> None <b>Shop:</b> None <b>Community Facilities:</b> Village Hall <b>Public Transport:</b> None <b>Employment:</b> Small scale employment
Brisley	Y	N	Y	N	N	2	B	<b>School:</b> Brisley CE VA Primary School <b>Shop:</b> None <b>Community Facilities:</b> Beetley Bell Inn pub (1km from settlement boundary) <b>Public Transport:</b> Number 21 bus has a poor service between 10am and 2pm Monday to Saturday





Settlement	School	Shop	Community Facility	Employment	Public Transport	TOTAL	PD05 A/B	Comments
								<b>Employment:</b> The Inter-Departmental Business Register (2013) shows 10 business within the parish.
Bylaugh	N	N	N	N	N	0	B	<p><b>School:</b> None</p> <p><b>Shop:</b> None</p> <p><b>Community Facilities:</b> None</p> <p><b>Public Transport:</b> None</p> <p><b>Employment:</b> Small scale employment</p>
Carbrooke	Y	N	Y	Y	Y	4	A	<p><b>School:</b> St Peter and St Paul CE VC Primary School</p> <p><b>Shop:</b> none</p> <p><b>Community Facilities:</b> Carbrooke Village Hall</p> <p><b>Public Transport:</b> No.3, Konectbus</p> <p>- Norwich – Carbrooke – Watton: Mon-Sat hourly service throughout day, and 4 services on a Sunday.</p> <p>- Watton – Carbrooke – Norwich: Mon-Sat hourly service</p>



Settlement	School	Shop	Community Facility	Employment	Public Transport	TOTAL	PD05 A/B	Comments
								throughout day, and 4 services on a Sunday.  <b>Employment:</b> There are 26 businesses listed on the inter-departmental business register in Carbrooke parish. This includes business both within Carbrooke village and also within the built extent of Watton.
Caston	Y	N	Y	N	Y	3	A	<b>School:</b> Caston CE VA Primary School  <b>Shop:</b> none  <b>Community Facilities:</b> Caston Village Hall & The Red Lion Pub  <b>Public Transport:</b> Coach Services Bus 81  - Thetford – Caston – Watton – Services every 2 hours, with two services in peak AM time Monday to Friday  - Watton – Caston – Thetford – services every two hours Monday to Friday



Settlement	School	Shop	Community Facility	Employment	Public Transport	TOTAL	PD05 A/B	Comments
								<b>Employment:</b> Small scale employment
Cockley Cley	N	N	Y	N	N	1	B	<b>School:</b> None <b>Shop:</b> None <b>Community Facilities:</b> Twenty Churchwardens pub <b>Public Transport:</b> None <b>Employment:</b> Small scale employment
Colkirk	Y	N	Y	N	N	2	B	<b>School:</b> Colkirk C of E Primary School <b>Shop:</b> None <b>Community Facilities:</b> Village Hall & The Crown public house <b>Public Transport:</b> Peelings Coaches runs a service on Tuesdays to Kings Lynn and Thursdays to Fakenham. Not capable of supporting work trips. <b>Employment:</b> Small scale employment
Cranwich	N	N	N	N	Y	1	B	<b>School:</b> None



Settlement	School	Shop	Community Facility	Employment	Public Transport	TOTAL	PD05 A/B	Comments
								<p><b>Shop:</b> None</p> <p><b>Community Facilities:</b> None</p> <p><b>Public Transport:</b>            No. 12: leave and return once per day Monday to Friday 09:22am opp. Church Lane End and 14:08pm adj. Church Lane End</p> <p>No. 40: Thetford to Downham Market – opp. Church Lane End 11:21am and 14:26pm Monday to Friday Thetford to King's Lyng/King's Lyng to Thetford – 07:30am, 11:21am and 14:26am opp. Church End Lane Monday to Friday, 08:53am and 17:28pm adj. Church Lane End Monday to Friday</p> <p><b>Employment:</b>            Small scale employment</p>
Cranworth	N	N	Y	N	N	1	B	<p><b>School:</b> None</p> <p><b>Shop:</b> None</p> <p><b>Community Facilities:</b> Village Hall</p> <p><b>Public Transport:</b>            No frequent service</p>



Settlement	School	Shop	Community Facility	Employment	Public Transport	TOTAL	PD05 A/B	Comments
								<b>Employment:</b> Small scale businesses including Bunnings Fish & agricultural workers
Croxton	N	Y	Y	N	N	2	B	<p><b>School:</b> None</p> <p><b>Shop:</b> Croxton Stores &amp; Post Office</p> <p><b>Community Facilities:</b> Village Hall</p> <p><b>Public Transport:</b> No. 81 10.21 am &amp; 13:41 pm Mon-Fri - not a regular service that could support work trips</p> <p><b>Employment:</b> No significant employment opportunities in walking distance [note: Salix Environmental Consultants @ Croxton Park some distance away]</p>
Didlington	N	N	N	N	N	0	B	<p><b>School:</b> None</p> <p><b>Shop:</b> None</p> <p><b>Community Facilities:</b> None</p> <p><b>Public Transport:</b> None</p> <p><b>Employment:</b> Small scale employment</p>



Settlement	School	Shop	Community Facility	Employment	Public Transport	TOTAL	PD05 A/B	Comments
East Tuddenham	N	N	Y	N	Y	2	B	<p><b>School:</b> None</p> <p><b>Shop:</b> None</p> <p><b>Community Facilities:</b> East Tuddenham Hall &amp; Social Club</p> <p><b>Public Transport:</b> No.4 Dereham to Norwich Bus regular service</p> <p><b>Employment:</b> Small scale employment</p>
Elsing	N	N	Y	N	N	1	B	<p><b>School:</b> None</p> <p><b>Shop:</b> None</p> <p><b>Community Facilities:</b> The Mermaid Inn; Village Hall</p> <p><b>Public Transport:</b> None</p> <p><b>Employment:</b> Small scale employment</p>
Foulden	N	N	Y	N	N	1	B	<p><b>School:</b> None</p> <p><b>Shop:</b> None</p> <p><b>Community Facilities:</b> Village Hall &amp; White Hart Inn</p> <p><b>Public Transport:</b> No Frequent Service</p>



Settlement	School	Shop	Community Facility	Employment	Public Transport	TOTAL	PD05 A/B	Comments
								<b>Employment:</b> Small scale employment
Foxley	N	N	Y	N	Y	2	B	<b>School:</b> None <b>Shop:</b> None <b>Community Facilities:</b> Village Hall <b>Public Transport:</b> X29 Norwich to Fakenham - frequent service <b>Employment:</b> Small scale at Nursery and Davis Farm
Garboldisham	Y	Y	Y	Y	Y	5	LSC	<b>School:</b> Garboldisham CE VC Primary School <b>Shop:</b> Shop and Post Office <b>Community Facilities:</b> Village Hall <b>Public Transport:</b> Simonds 304 and 307 - 5 Services Monday to Saturday Garboldisham - Bury St Edmunds <b>Employment:</b> There are 18 businesses in the inter-departmental business register 2013. The largest

Settlement	School	Shop	Community Facility	Employment	Public Transport	TOTAL	PD05 A/B	Comments
								employer within the village is Mervyn Lambert Plant Hire.
Great Dunham	Y	N	Y	N	N	2	B	<p><b>School:</b> Great Dunham Primary School</p> <p><b>Shop:</b> None</p> <p><b>Community Facilities:</b> Village Hall</p> <p><b>Public Transport:</b> West Norfolk Community Transport - prebook only, Friday return journey to Sporle 9.30 am to return at 12.49pm</p> <p><b>Employment:</b> Predominantly small scale agricultural</p>
Great Ellingham	Y	Y	Y	Y	Y	5	LSC	<p><b>School:</b> Great Ellingham Primary School</p> <p><b>Shop:</b> Great Ellingham Village Stores and Post Office</p> <p><b>Community Facilities:</b> The Crown public house; Village Hall</p>
Gressenhall	N	Y	Y	Y	N	3	A	<p><b>School:</b> None</p> <p><b>Shop:</b> Gressenhall PO, Gressenhall Farm Shop</p> <p><b>Community Facilities:</b> The Swan Pub</p>



Settlement	School	Shop	Community Facility	Employment	Public Transport	TOTAL	PD05 A/B	Comments
								<p><b>Public Transport:</b> No frequent service</p> <p><b>Employment:</b> Gressenhall Workhouse, Bunning Agricultural Engineers, Woodstock Care Homes</p>
Griston	N	N	Y	Y	Y	3	A	<p><b>School:</b> None</p> <p><b>Shop:</b> None</p> <p><b>Community Facilities:</b> The Waggon &amp; Horses pub</p> <p><b>Public Transport:</b> No. 81 – frequent to Thetford and Watton</p> <p><b>Employment:</b> HM Prison Wayland, Super Nova Tuning, Thorp House Care Homes</p>
Guist	N	Y	N	N	Y	2	B	<p><b>School:</b> None</p> <p><b>Shop:</b> Guist School, PO &amp; Cafe</p>
Hardingham	N	N	N	N	N	0	B	<p><b>Shop:</b> None</p> <p><b>Community Facilities:</b> None</p> <p><b>Public Transport:</b> No frequent service</p> <p><b>Employment:</b> Small scale employment</p>



Settlement	School	Shop	Community Facility	Employment	Public Transport	TOTAL	PD05 A/B	Comments
Harling	Y	Y	Y	Y	Y	5	LSC	<p><b>School:</b> East Harling Primary School &amp; Nursery</p> <p><b>Shop:</b> East Harling Shopper, Butchers, Fish &amp; Chip Shop</p> <p><b>Community Facilities:</b> The George &amp; Dragon pub; The Old Swan pub, Doctors, Village Hall</p> <p><b>Public Transport:</b> No.10A, H Semmence &amp; Co</p> <p>- East Harling – Norwich: Mon-Fri 2 AM services, and no service Saturday and Sunday.</p> <p>- Norwich – East Harling: mon-Fri 3 PM services, and no service Saturday and Sunday</p> <p>- No.66, Coach Services</p> <p>- East Harling – Norwich: 1 AM service on a Thursday.</p> <p>- Norwich – East Harling: 1 PM service on a Thursday.</p> <p>- No.1, Turner &amp; Butcher</p>

Settlement	School	Shop	Community Facility	Employment	Public Transport	TOTAL	PD05 A/B	Comments
								<p>- Quidenham – East Harling – Diss: 1 AM service only on a Saturday</p> <p>- Diss – East Harling – Quidenham: 1 AM service only on a Saturday</p> <p><b>Employment:</b> From NNDR Data (2008) there are 41 registered businesses in Harling, across 12 classifications.</p>
Hilborough	N	N	Y	N	N	1	B	<p><b>School:</b> None</p> <p><b>Shop:</b> None</p> <p><b>Community Facilities:</b> The Swan Public House; Village Hall</p> <p><b>Public Transport:</b> No frequent service</p> <p><b>Employment:</b> Small scale employment</p>
Hockering	Y	Y	Y	Y	Y	5	LSC	<p><b>School:</b> Hockering CE VA Primary School</p> <p><b>Shop:</b> Hockering Shop &amp; Post Office</p> <p><b>Community Facilities:</b> The Victoria pub; Village Hall</p>



Settlement	School	Shop	Community Facility	Employment	Public Transport	TOTAL	PD05 A/B	Comments
								<p><b>Public Transport:</b> First Group X1</p> <p>- Monday to Saturday half hourly service to Norwich and Dereham</p> <p><b>Employment:</b> The Inter-Departmental Business Register (2013) shows 22 businesses within the parish.</p>
Hockham	Y	N	Y	N	Y	3	A	<p><b>School:</b> Primary School</p> <p><b>Shop:</b> None</p> <p><b>Community Facilities:</b> The Eagle Public House; Village Hall</p> <p><b>Public Transport:</b> Bus Service 81 with service between Watton and Thetford.</p> <p><b>Employment:</b> Small scale employment</p>
Hoe	N	N	N	N	N	0	B	<p><b>School:</b> None</p> <p><b>Shop:</b> None</p> <p><b>Community Facilities:</b> None</p> <p><b>Public Transport:</b> None</p>



Settlement	School	Shop	Community Facility	Employment	Public Transport	TOTAL	PD05 A/B	Comments
								<b>Employment:</b> Small scale employment
Holme Hale	N	N	N	N	Y	1	B	<p><b>School:</b> None</p> <p><b>Shop:</b> None</p> <p><b>Community Facilities:</b> None</p> <p><b>Public Transport:</b> No. 1: Regular bus Monday to Friday; Saturday (Konectbus)</p> <p>No. 51: 09:39am opp. Council Houses, 09:40am opp. Bus Shelter, 09:41am opp. St Andrews Close and 09:41am opp. Red Lion Close then 14:09pm adj. Red Lion Close, 14:09pm opp. St Andrews Close, 14:10pm adj. Bus Shelter and 14:10pm opp. School Road and 14:12pm adj. Council Houses Monday to Friday.</p> <p><b>Employment:</b> Small scale employment</p>
Horningtoft	N	N	N	N	N	0	B	<p><b>School:</b> None</p> <p><b>Shop:</b> None</p> <p><b>Community Facilities:</b> None</p>

Settlement	School	Shop	Community Facility	Employment	Public Transport	TOTAL	PD05 A/B	Comments
								<p><b>Public Transport:</b> None</p> <p><b>Employment:</b> Small scale employment</p>
Ickburgh	N	Y	N	Y	N	2	B	<p><b>School:</b> None</p> <p><b>Shop:</b> Walker Barry &amp; Sons Filling Station &amp; Store</p> <p><b>Community Facility:</b> None</p> <p><b>Public Transport:</b> No.12 09:15 am Foulden Turn &amp; 14:14 pm Mon - Friday - insufficient to support work trips</p> <p><b>Employment:</b> Naturesdiet Pet Foods; Trojan Timber Fencing &amp; Icen Brewery</p>
Kempstone	N	N	N	N	N	0	B	<p><b>School:</b> None</p> <p><b>Shop:</b> None</p> <p><b>Community Facilities:</b> None</p> <p><b>Public Transport:</b> None</p> <p><b>Employment:</b> Small scale employment</p>
Kenninghall	Y	Y	Y	Y	Y	5	LSC	<p><b>School:</b> Kenninghall Primary School</p>

Settlement	School	Shop	Community Facility	Employment	Public Transport	TOTAL	PD05 A/B	Comments
								<p><b>Shop:</b> Kenninghall stores and Post office</p> <p><b>Community Facilities:</b> The Red Lion pub; The White Horse pub (Closed), Village Hall, Doctors Surgery</p> <p><b>Public Transport:</b> H Semmence &amp; Co 10A</p> <p>- Kenninghall – Norwich 2AM services Monday to Friday and no service Saturday and Sunday. 3 PM services Monday to Friday</p> <p><b>Employment:</b> The Inter-Departmental Business Register (2013) shows 43 businesses within the parish. Larger businesses within the parish include Crown Chicken and Ryan poultry Services</p>
Kilverstone	N	N	N	N	N	0	B	<p><b>School:</b> None</p> <p><b>Shop:</b> None</p> <p><b>Community Facilities:</b> None</p> <p><b>Public Transport:</b> None</p>



Settlement	School	Shop	Community Facility	Employment	Public Transport	TOTAL	PD05 A/B	Comments
								<b>Employment:</b> Small scale employment
Lexham	N	N	N	N	N	0	B	<b>School:</b> None <b>Shop:</b> None <b>Community Facilities:</b> None <b>Public Transport:</b> None <b>Employment:</b> Small scale employment
Litcham	Y	Y	Y	Y	Y	5	LSC	<b>School:</b> Primary School & High School <b>Shop:</b> Post Office & General Store <b>Community Facilities:</b> The Bull pub; Village Hall; Litcham Health Centre <b>Public Transport:</b> Good range of bus services <b>Employment:</b> From NNDR Data (2008) there are 14 businesses across 11 classifications in Litcham
Little Cressingham	N	N	N	Y	N	1	B	<b>School:</b> None <b>Shop:</b> None <b>Community Facilities:</b> None





# 31

Settlement	School	Shop	Community Facility	Employment	Public Transport	TOTAL	PD05 A/B	Comments
								<b>Public Transport:</b> None  <b>Employment:</b> Small scale employment
Little Dunham	N	N	Y	N	Y	2	B	<b>School:</b> None  <b>Shop:</b> None  <b>Community Facilities:</b> The Black Swan pub  <b>Public Transport:</b> No.10 09:27am opp bus shelter and 12:52 adj, bus shelter Monday to Friday No.13c 07:45 adj. bus shelter 17:29 opp. bus shelter and 17:30 adj. Old Post Office Monday to Friday  <b>Employment:</b> Small scale employment
Little Ellingham	N	N	Y	Y	N	2	B	<b>School:</b> None  <b>Shop:</b> None  <b>Community Facilities:</b> Village Hall (shared with Gt Ellingham)  <b>Public Transport:</b> None  <b>Employment:</b> Kerry Foods
Longham	N	N	Y	N	N	1	B	<b>School:</b> None



Settlement	School	Shop	Community Facility	Employment	Public Transport	TOTAL	PD05 A/B	Comments
								<b>Shop:</b> None <b>Community Facilities:</b> The White Horse pub; Longham Village Hall <b>Public Transport:</b> None <b>Employment:</b> Small scale employment
Lynford	N	N	N	N	N	0	B	<b>School:</b> None <b>Shop:</b> None <b>Community Facilities:</b> None <b>Public Transport:</b> None <b>Employment:</b> Small scale employment
Lyng	Y	Y	Y	N	N	3	A	<b>School:</b> Lyng C of E Primary School <b>Shop:</b> Lyng Stores Co <b>Public Transport:</b> No frequent service <b>Employment:</b> Small scale employment
Mattishall	Y	Y	Y	Y	Y	5	A	<b>School:</b> Mattishall Primary School



Settlement	School	Shop	Community Facility	Employment	Public Transport	TOTAL	PD05 A/B	Comments
								<p><b>Shop:</b> Post Office, Shops x2, Butchers, Pharmacy</p> <p>Community Facilities: Tabnabs tea room; Lyng Village Hall</p> <p><b>Public Transport:</b> No.4/4A, Konectbus</p> <p>- Swanton Morley – Mattishall – Norwich: hourly service throughout Mon-Sat, and service every two hours on Sunday.</p> <p>- Norwich – Mattishall – Swanton Morley: hourly service throughout Mon-Sat, and service every two hours on Sunday.</p> <p>- No.13A, Konectbus</p> <p>- Dereham – Mattishall – Easton College: 1 AM service on College days</p> <p>- Easton College – Mattishall – Dereham: 1 PM service on College days</p> <p><b>Employment:</b> From NNDR Data (2008) there are 32 registered</p>



Settlement	School	Shop	Community Facility	Employment	Public Transport	TOTAL	PD05 A/B	Comments
								businesses in Mattishall, across 12 classifications
Merton	N	N	N	N	N	0	B	<b>School:</b> None <b>Shop:</b> None <b>Community Facilities:</b> None <b>Public Transport:</b> None <b>Employment:</b> Small scale employment
Mundford	Y	Y	Y	N	N	3	A	<b>School:</b> Mundford C of E Primary Academy <b>Shop:</b> Yallops Butchers, Mace Stores, Mundford PO <b>Community Facilities:</b> Village Hall <b>Public Transport:</b> No frequent service <b>Employment:</b> Small scale employment
Narborough	Y	Y	Y	Y	Y	5	LSC	<b>School:</b> Narborough Primary School <b>Shop:</b> Post Office



Settlement	School	Shop	Community Facility	Employment	Public Transport	TOTAL	PD05 A/B	Comments
								<p><b>Community Facilities:</b> The Ship Inn, Village Hall, Doctors Surgery</p> <p><b>Public Transport:</b> X1 - Regular service between Lowestoft and Peterborough</p> <p><b>Employment:</b> From NNDR Data (2008) there are 17 registered businesses in Necton, across 12 classifications</p>
Narford	N	N	N	N	N	0	B	<p><b>School:</b> None</p> <p><b>Shop:</b> None</p> <p><b>Community Facilities:</b> None</p> <p><b>Public Transport:</b> None</p> <p><b>Employment:</b> Small scale employment</p>
Necton	Y	Y	Y	Y	Y	5	LSC	<p><b>School:</b> Necton Primary School</p> <p><b>Shop:</b> Co-Op, Post Office</p> <p><b>Community Facilities:</b> Windmill Inn Pub; Village Hall, Doctors Surgery</p>



Settlement	School	Shop	Community Facility	Employment	Public Transport	TOTAL	PD05 A/B	Comments
								<p><b>Public Transport:</b> Regular service on the X1 between Lowestoft and Peterborough</p> <p><b>Employment:</b> From NNDR Data (2008) there are 17 registered businesses in Necton, across 12 classifications</p>
New Buckenham	N	N	Y	N	N	1	B	<p><b>School:</b> None</p> <p><b>Shop:</b> None</p> <p><b>Community Facilities:</b> Village Hall; King's Head pub, Inn on the Green</p> <p><b>Public Transport:</b> No frequent service</p> <p><b>Employment:</b> Small scale employment</p>
Newton by Castle Acre	N	N	N	N	N	0	B	<p><b>School:</b> None</p> <p><b>Shop:</b> None</p> <p><b>Community Facilities:</b> None</p> <p><b>Public Transport:</b> None</p> <p><b>Employment:</b> Small scale employment</p>
North Elmham	Y	Y	Y	Y	Y	5	LSC	<p><b>School:</b> North Elmham Primary School</p>



Settlement	School	Shop	Community Facility	Employment	Public Transport	TOTAL	PD05 A/B	Comments
								<p><b>Shop:</b> Shop &amp; Post Office</p> <p><b>Community Facilities:</b> Village Hall; Kings Head pub, The Railway Tavern; Cafe, Takeaway Bar; Doctors Surgery</p> <p><b>Public Transport:</b> Konectbus - Dereham to Fakenham services through the day</p> <p><b>Employment:</b> From NNDR Data (2008) there are 38 registered businesses in North Elmham, across 12 classifications</p>
North Lopham	Y	Y	Y	N	N	3	A	<p><b>School:</b> St Andrews Lopham CS VA Primary School</p> <p><b>Shop:</b> North Lopham Post Office and Shop</p> <p><b>Community Facilities:</b> The King's Head Public House and North Lopham Village Hall</p> <p><b>Public Transport:</b> Norfolk Coachways No.1</p> <p><b>Attleborough-</b> North Lopham - Diss 1AM service</p>



Settlement	School	Shop	Community Facility	Employment	Public Transport	TOTAL	PD05 A/B	Comments
								<p>on a Saturday and 1 return PM service.</p> <p>Employment: The IDBR shows that there are 21 businesses within the parish; however they all employ limited numbers of people.</p>
North Pickenham	Y	N	N	N	N (On the basis of the current transport)	1	A	<p><b>School:</b> St Andrews CE VA Primary School</p> <p><b>Shop:</b> None</p> <p><b>Community Facilities:</b> The Blue Lion Pub has closed and changed use.</p> <p><b>Public Transport:</b> West Norfolk Community Transport No.12- North Pickenham to Swaffham Tesco Monday to Friday 2 outbound services (1049 1225) and 3 return services (1049 1214 1440). Saturday service 2 outbound journeys to Tesco and 1 return. Coaches No. 51 North Pickenham to Norwich Wednesday service outbound 09:35 return 14:15. Insufficient to support work trips.</p>





Settlement	School	Shop	Community Facility	Employment	Public Transport	TOTAL	PD05 A/B	Comments
								(NCC proposed changes to No.1 bus route - unconfirmed)  <b>Employment:</b> The IDBR shows that there are 7 businesses within the parish. Bernard Matthews, TTSR Ltd.
North Tuddenham	N	N	Y	N	N	1	B	<b>School:</b> None <b>Shop:</b> None <b>Community Facilities:</b> The Lodge Restaurant & Bar; Village Hall <b>Public Transport:</b> No frequent service <b>Employment:</b> Garage and Ice Cream Works
Old Buckenham	Y	Y	Y	Y	Y	5	LSC	<b>School:</b> Primary School & High School. <b>Shop:</b> Shop & Post Office <b>Community Facilities:</b> The Gamekeeper pub; Ox & Plough pub; Village Hall <b>Public Transport:</b> - No.1, Turner & Butcher



Settlement	School	Shop	Community Facility	Employment	Public Transport	TOTAL	PD05 A/B	Comments
								<p>- Quidenham – Old Buckenham – Diss: 1 AM service on Saturdays.</p> <p>- Diss – Old Buckenham – Quidenham: 1 midday service on Saturdays.</p> <p>- No.10A, H Semmence &amp; Co</p> <p>- East Harling – Old Buckenham – Norwich: Mon-Fri 2 AM services, and no service on Saturday and Sundays.</p> <p>- Norwich – Old Buckenham – East Harling: Mon-Fri 3 PM services, and no service on Saturdays and Sundays.</p> <p><b>Employment:</b> From NNDR Data (2008) there are 15 registered businesses in Old Buckenham, across 11 classifications</p>
Ovington	N	N	Y	N	N	1	B	<p><b>School:</b> None</p> <p><b>Shop:</b> None</p> <p><b>Community Facilities:</b> Brovey Lair Cafe; Village Hall</p>



Settlement	School	Shop	Community Facility	Employment	Public Transport	TOTAL	PD05 A/B	Comments
								<p><b>Public Transport:</b> None</p> <p><b>Employment:</b> Small scale employment</p>
Quidenham (Eccles Road)	N	N	Y	Y	Y	3	A	<p><b>School:</b> No. Eccles Hall School is a private school</p> <p><b>Shop:</b> None</p> <p><b>Community Facilities:</b> Eccles Tap pub</p> <p><b>Public Transport:</b> Eccles Road Train Station - Two trains per day to Thetford and Ely. Two trains per day to Norwich.</p> <p><b>Employment:</b> Village is in close proximity of Snetterton South GEA</p>
Riddlesworth	N	N	N	N	N	0	B	<p><b>School:</b> None</p> <p><b>Shop:</b> None</p> <p><b>Community Facilities:</b> None</p> <p><b>Public Transport:</b> None</p> <p><b>Employment:</b> Small scale employment</p>
Rocklands Saham Toney	Y Y	Y N	Y Y	Y N	N Y	4 3	A A	<p><b>School:</b> Rocklands School, Parker's Church of England VC Primary School</p>



Settlement	School	Shop	Community Facility	Employment	Public Transport	TOTAL	PD05 A/B	Comments
								<p><b>Shop:</b> Post office (Limited)</p> <p><b>Community Facilities:</b> The Old Bell (Pub) and Saham Toney Village Hall</p> <p><b>Public Transport:</b></p> <ul style="list-style-type: none"> <li>- No.1, Konectbus</li> <li>- Kings Lynn – Saham Toney – Watton: Mon-Sat hourly services throughout the day, and no services on Sunday</li> <li>- Watton – Saham Toney – Kings Lynn: Mon-Sat hourly services throughout the day, and no services on Sunday</li> </ul> <p><b>Employment:</b> Small scale employment</p>
Scarning	N	N	Y	N	Y	2	B	<p><b>School:</b> – Scarning VC Primary school (2km from settlement boundary)</p> <p><b>Shop:</b> None</p> <p><b>Community Facilities:</b></p> <p>Scarning Village Hall</p> <p><b>Public Transport:</b></p> <ul style="list-style-type: none"> <li>- No.16, Konectbus</li> </ul>



Settlement	School	Shop	Community Facility	Employment	Public Transport	TOTAL	PD05 A/B	Comments
								<p>- Swaffham – Scarning – Dereham: 1 AM service on schooldays.</p> <p>No.20, Konectbus</p> <p>- Dereham – Scarning – Necton: Mon-Fri Service approximately every two hours with some restricted to school days only, 2 services (1 AM &amp; 1 PM) on Saturday, and 1 AM service on Sundays to Wendling.</p> <p>- Necton – Scarning – Dereham: Mon-Fri Service approximately every two hours with some restricted to school days only, 3 services (1 AM &amp; 1 PM) on Saturday, and no service on Sundays.</p> <p><b>Employment:</b> The IDBR shows that there are 48 businesses within the parish; however it should be noted that the majority of these are located within the part of Scarning included in Dereham's settlement boundary.</p>



Settlement	School	Shop	Community Facility	Employment	Public Transport	TOTAL	PD05 A/B	Comments
Scolton	N	N	Y	N	Y	2	B	<p><b>School:</b> None</p> <p><b>Shop:</b> None</p> <p><b>Community Facilities:</b> Village Hall</p> <p><b>Public Transport:</b> Frequent service No. 3 (Watton to Norwich City Centre/ Norwich City Centre to Watton) which can be picked up opp. bus shelter and adj. Tollgate Farm Monday to Friday and Saturday.</p> <p>No. 6 (Ashill to Norwich City Centre/ Norwich City Centre to Ashill) which can be picked up opp. bus shelter and adj. Tollgate Farm Monday to Friday and Saturday</p> <p><b>Employment:</b> Small scale employment</p>
Shipdham	Y	Y	Y	Y	Y	5	LSC	<p><b>School:</b> Thomas Bullock Primary School</p> <p><b>Shop:</b> Shop &amp; Post Office</p> <p><b>Community Facilities:</b> Village Hall; Golden Dog pub; Doctors Surgery, King's</p>



Settlement	School	Shop	Community Facility	Employment	Public Transport	TOTAL	PD05 A/B	Comments
								<p>Café, Restaurant, Bullock Park Pavillion</p> <p><b>Public Transport:</b> Regular service to Dereham, Watton and Norwich</p> <p><b>Employment:</b> From NNDR Data (2008) there are 69 registered businesses in Shipdham, across 14 classifications.</p>
Shropham	N	N	Y	Y	Y	3	A	<p><b>School:</b> None</p> <p><b>Shop:</b> None</p> <p><b>Community Facilities:</b> Village Hall</p> <p><b>Public Transport:</b> No</p> <p><b>Employment:</b> Reasonable Employment opportunities</p>
Snetterton North End	N	N	N	Y	N	1	B	<p><b>School:</b> None</p> <p><b>Shop:</b> None</p> <p><b>Community Facilities:</b> None</p> <p><b>Public Transport:</b> No frequent service</p> <p><b>Employment:</b> Snetterton General Employment Areas located approximately 2km</p>



Settlement	School	Shop	Community Facility	Employment	Public Transport	TOTAL	PD05 A/B	Comments
								from north end settlement boundary
South Acre	N	N	N	N	N	0	B	<b>School:</b> None <b>Shop:</b> None <b>Community Facilities:</b> None <b>Public Transport:</b> None <b>Employment:</b> Small scale employment
South Lopham	N	N	Y	N	N	1	B	<b>School:</b> None <b>Shop:</b> None <b>Community Facilities:</b> The White Horse pub & shared village hall with North Lopham <b>Public Transport:</b> None <b>Employment:</b> Small scale employment
South Pickenham	N	N	Y	N	N	1	B	<b>School:</b> None <b>Shop:</b> None <b>Community Facilities:</b> None <b>Public Transport:</b> None <b>Employment:</b> Small scale employment





Settlement	School	Shop	Community Facility	Employment	Public Transport	TOTAL	PD05 A/B	Comments
Sparham	N	N	Y	N	N	1	B	<p><b>School:</b> None</p> <p><b>Shop:</b> None</p> <p><b>Community Facilities:</b> Village Hall</p> <p><b>Public Transport:</b> No frequent service</p> <p><b>Employment:</b> Small scale employment</p>
Sporle	Y	Y	Y	Y	Y	5	LSC	<p><b>School:</b> Primary School</p> <p><b>Shop:</b> Shop &amp; Post Office</p> <p><b>Community Facilities:</b> Village Hall; Peddars Inn Public House</p> <p><b>Public Transport:</b> Frequent bus service</p> <p><b>Employment:</b> The IDBR shows that there are 24 businesses within the parish.</p>
Stanfield	N	N	N	N	N	0	B	<p><b>School:</b> None</p> <p><b>Shop:</b> None</p> <p><b>Community Facilities:</b> None</p> <p><b>Public Transport:</b> None</p> <p><b>Employment:</b> Small scale employment</p>



Settlement	School	Shop	Community Facility	Employment	Public Transport	TOTAL	PD05 A/B	Comments
Stanford	N	N	N	N	N	0	B	<p><b>School:</b> None</p> <p><b>Shop:</b> None</p> <p><b>Community Facilities:</b> None</p> <p><b>Public Transport:</b> None</p> <p><b>Employment:</b> Small scale employment</p>
Stow Bedon	N	N	N (To be updated when church is converted)	N	Y	1	B	<p><b>School:</b> None</p> <p><b>Shop:</b> Farm shop distant from main settlement (900m on road without pavements)</p> <p><b>Community Facilities:</b> Church to be converted to include community facility.</p> <p><b>Public Transport:</b> Coach Services Bus 81 - Thetford to Watton</p> <p><b>Employment:</b> Predominantly small scale and agricultural</p>
Sturston	N	N	N	N	N	0	B	<p><b>School:</b> None</p> <p><b>Shop:</b> None</p> <p><b>Community Facilities:</b> None</p> <p><b>Public Transport:</b> None</p>



Settlement	School	Shop	Community Facility	Employment	Public Transport	TOTAL	PD05 A/B	Comments
								<b>Employment:</b> Small scale employment
Swanton Morley	Y	Y	Y	Y	Y	5	LSC	<p><b>School:</b> Swanton Morley Primary School</p> <p><b>Shop:</b> Shop &amp; Post Office, Butchers</p> <p><b>Community Facilities:</b> Darby's pub; The Angel pub, Village Hall, Doctors Surgery</p> <p><b>Public Transport:</b> Regular bus service to Norwich</p> <p><b>Employment:</b> From NNDR Data (2008) there are 22 registered businesses in Swanton Morley, across 10 classifications</p>
Thompson	Y	Y	Y	N	N	3	A	<p><b>School:</b> Thompson Primary School</p> <p><b>Shop:</b> Shop and Post office</p> <p><b>Community Facilities:</b> Chequers Inn</p> <p><b>Public Transport:</b> None</p> <p><b>Employment:</b> The IDBR shows that there is only 5 registered</p>



Settlement	School	Shop	Community Facility	Employment	Public Transport	TOTAL	PD05 A/B	Comments
								businesses within the parish as at 2013.
Tittleshall	N	N	Y	N	N	1	B	<p><b>School:</b> None</p> <p><b>Shop:</b> None</p> <p><b>Community Facility:</b> Tittleshall Village Hall</p> <p><b>Public Transport:</b> No. 1 09:10 am and 14:30 pm Mon - Fri + No. 9 09:05 am and 15:15 pm Mon - Fri - insufficient for work trips</p> <p><b>Employment:</b> Courtney House Care Home &amp; Peelings Coaches - insufficient to qualify for adequate local employment opportunities</p>
Tottington	N	N	N	N	N	0	B	<p><b>School:</b> None</p> <p><b>Shop:</b> None</p> <p><b>Community Facilities:</b> None</p> <p><b>Public Transport:</b> None</p> <p><b>Employment:</b> Small scale employment</p>
Twyford	N	N	N	N	N	0	B	<p><b>School:</b> None</p> <p><b>Shop:</b> None</p>



# 31

Settlement	School	Shop	Community Facility	Employment	Public Transport	TOTAL	PD05 A/B	Comments
								<p><b>Community Facilities:</b> None</p> <p><b>Public Transport:</b> None</p> <p><b>Employment:</b> Small scale employment</p>
Weasenham	Y	Y	Y	N	N	3	B	<p><b>School:</b> Weasenham VC Primary School</p> <p><b>Shop:</b> Shop and Post office</p> <p><b>Community Facilities:</b> The Fox &amp; Hounds pub</p> <p><b>Public Transport:</b> Sanders Coaches No.26</p> <p>- Fakenham – Weasenham – Kings Lynn Tuesday service 1 AM service and 1 return PM service</p> <p>Peelings Coaches No.4</p> <p>- Harpley – Weasenham – Fakenham Thursday service 1 AM service and 1 return PM service</p> <p><b>Employment:</b> Small scale employment</p>
Weeting	Y	Y	Y	Y	Y	5	LSC	<p><b>School:</b> Weeting Primary School</p>



Settlement	School	Shop	Community Facility	Employment	Public Transport	TOTAL	PD05 A/B	Comments
								<p><b>Shop:</b> Shop and Post office</p> <p><b>Community Facilities:</b> The Saxon, Village hall, Fish &amp; Chips Takeaway</p> <p><b>Public Transport:</b> Bus Service between Kings Lynn and Thetford. Railway is located in Brandon</p> <p><b>Employment:</b> Fengate Drove employment area. Oranmore Precast Factory. From NNDR Data (2008) there are 32 registered businesses in Weeting, across 17 classifications</p>
Wellingham	N	N	N	N	N	0	B	<p><b>School:</b> None</p> <p><b>Shop:</b> None</p> <p><b>Community Facilities:</b> None</p> <p><b>Public Transport:</b> None</p> <p><b>Employment:</b> Small scale employment</p>
Wending	N	N	N	N	N	0	B	<p><b>School:</b> None</p> <p><b>Shop:</b> None</p> <p><b>Community Facilities:</b> None</p>



Settlement	School	Shop	Community Facility	Employment	Public Transport	TOTAL	PD05 A/B	Comments
								<p><b>Public Transport:</b> None</p> <p><b>Employment:</b> Small scale employment</p>
Whinburgh & Westfield	N	N	Y	N	N	1	B	<p><b>School:</b> None</p> <p><b>Shop:</b> None</p> <p><b>Community Facilities:</b> The Mustard Pot pub</p> <p><b>Public Transport:</b> None</p> <p><b>Employment:</b> Small scale employment</p>
Whissonsett	N	N	Y	N	N	1	B	<p><b>School:</b> None</p> <p><b>Shop:</b> None [Post Office two mornings a week]</p> <p><b>Community Facilities:</b> Village Hall</p> <p><b>Public Transport:</b> No frequent service</p> <p><b>Employment:</b> A few sole traders; PH and Serviced/Self catering apartments - insufficient to qualify for providing local employment opportunities</p>
Wretham	N	N	Y	N	N	1	B	<p><b>School:</b> None</p>

Settlement	School	Shop	Community Facility	Employment	Public Transport	TOTAL	PD05 A/B	Comments
								<p><b>Shop:</b> None</p> <p><b>Community Facilities:</b> Dog &amp; Partridge pub</p> <p><b>Public Transport:</b> None</p> <p><b>Employment:</b> Small scale employment</p>
Yaxham	Y	Y	Y	Y	Y	5	LSC	<p><b>School:</b> Yaxham Primary School</p> <p><b>Shop:</b> Shop at Yaxham Waters</p> <p><b>Community Facilities:</b> Village Hall; Yaxham Mill (currently closed), Yaxham Waters Cafe</p> <p><b>Public Transport:</b> Regular service to Norwich</p> <p><b>Employment:</b> There are employment opportunities available within the village, with the IDBR showing 25 registered businesses as at 2013.</p>

Table 31.1 Services Audit



## 32 Appendix D: All Sites

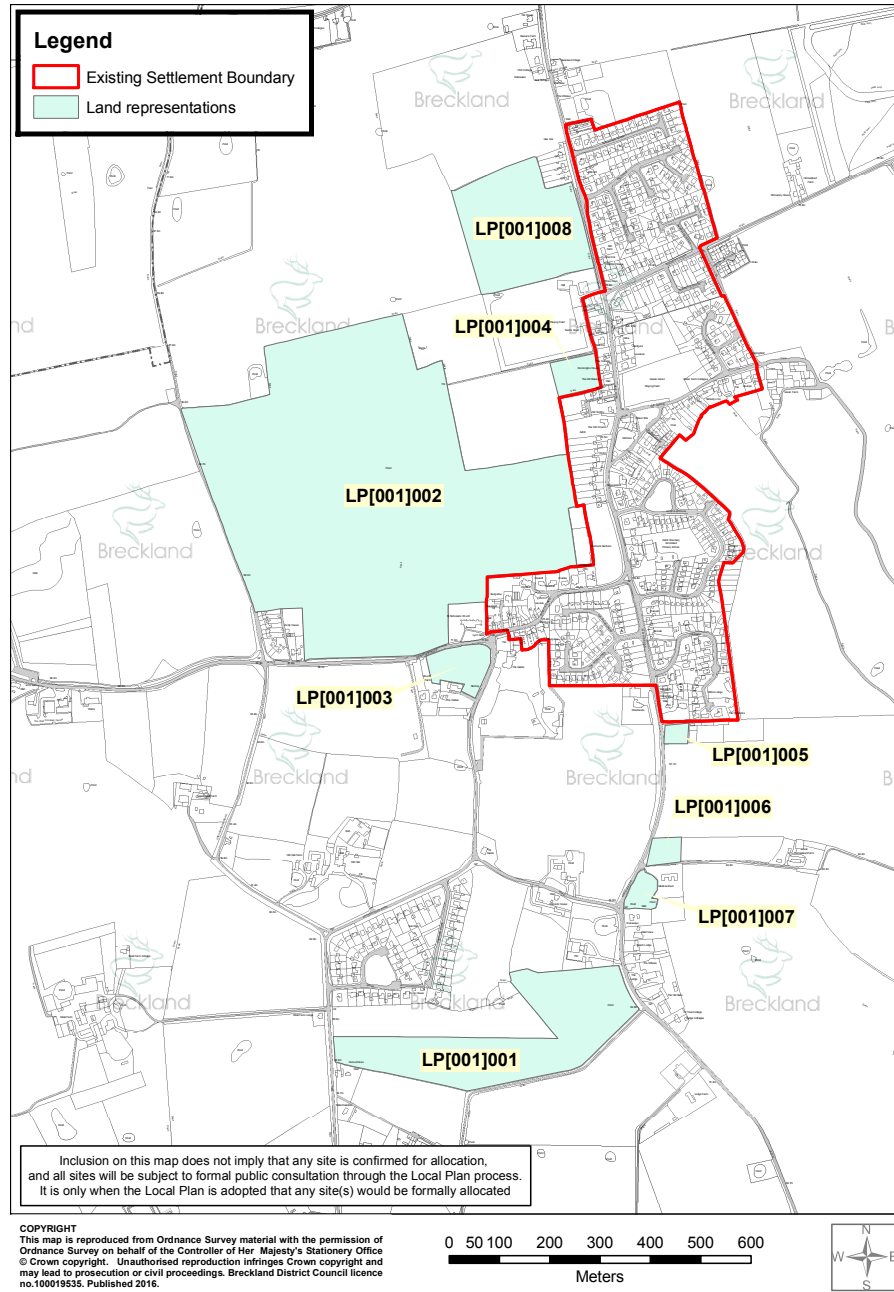


Figure 32.1 Ashill All Sites

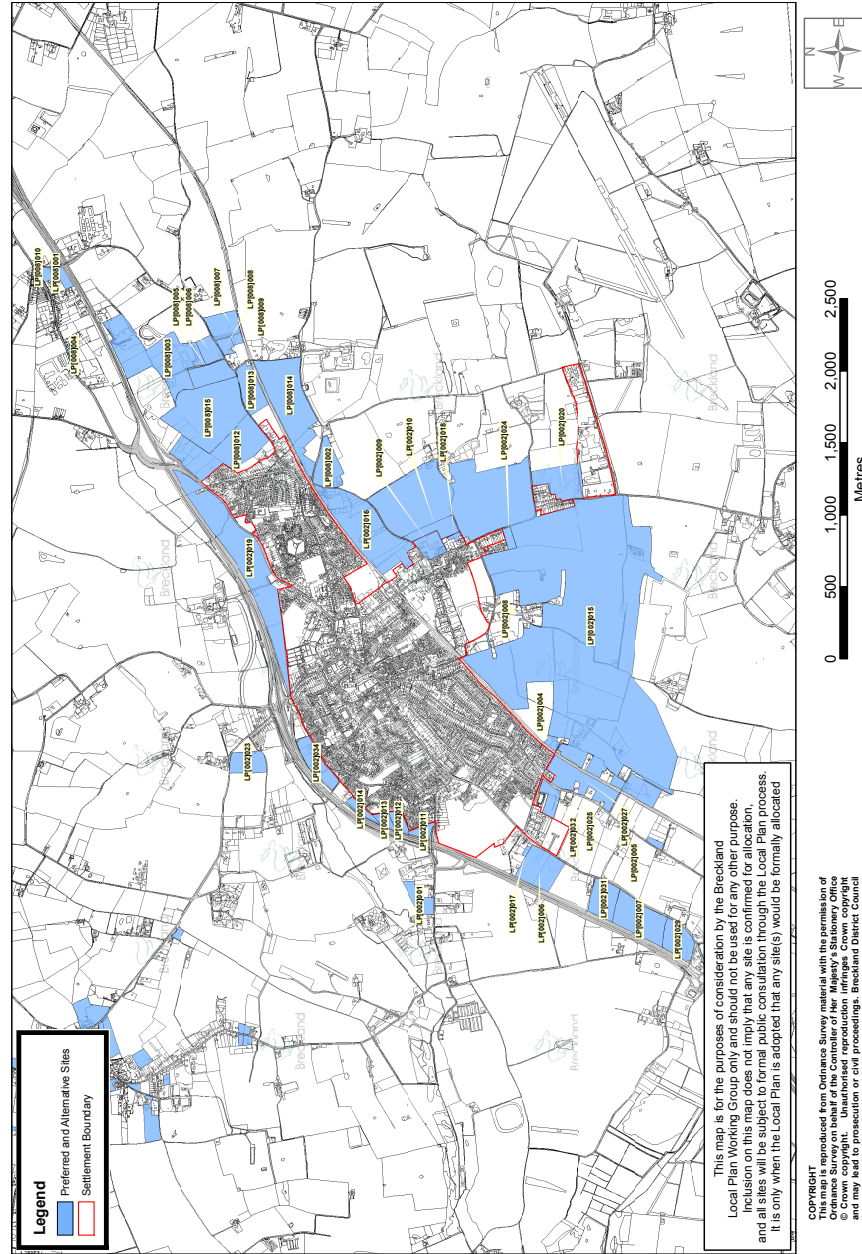


Figure 32.2 Attleborough all sites

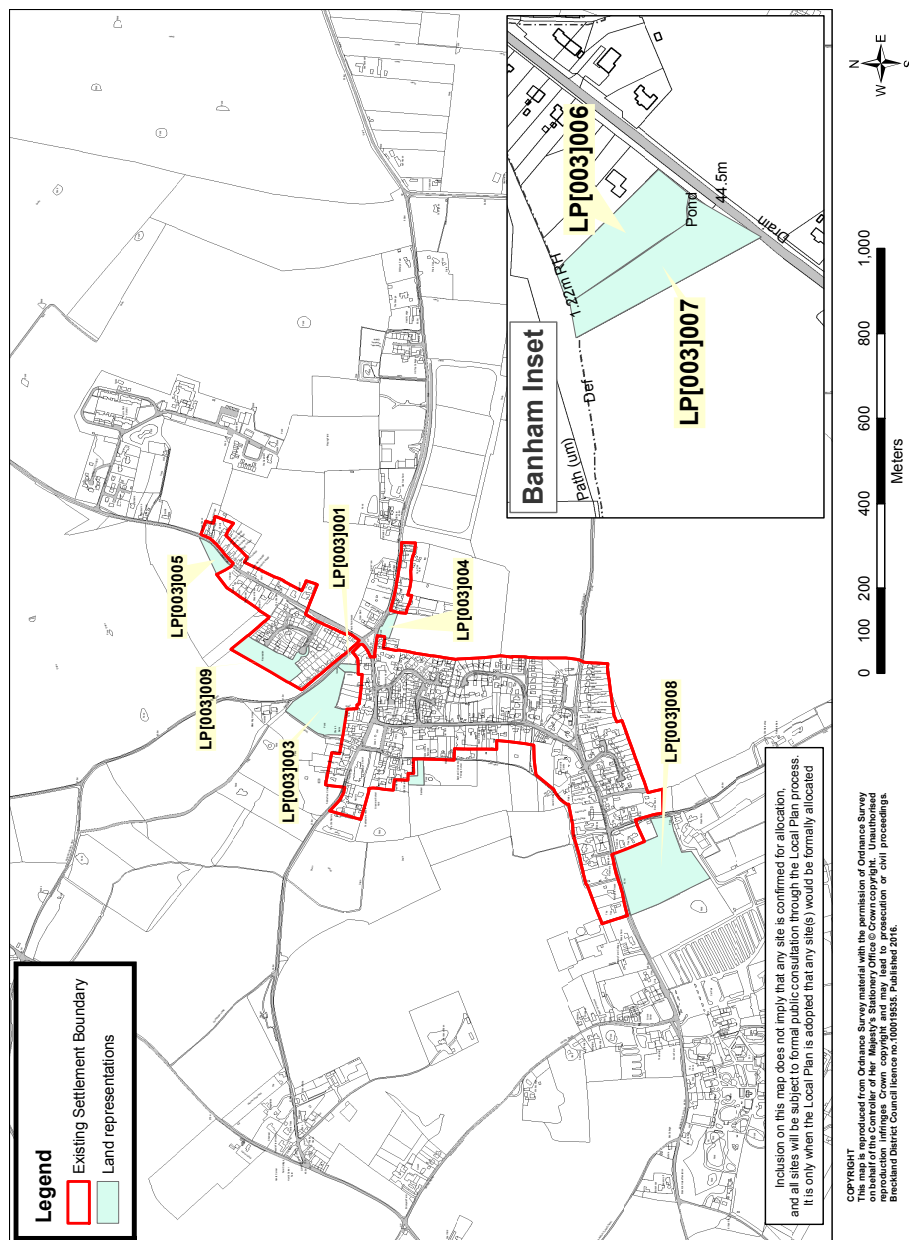


Figure 32.3 Banham All Sites



Figure 32.4 Bawdeswell All Sites

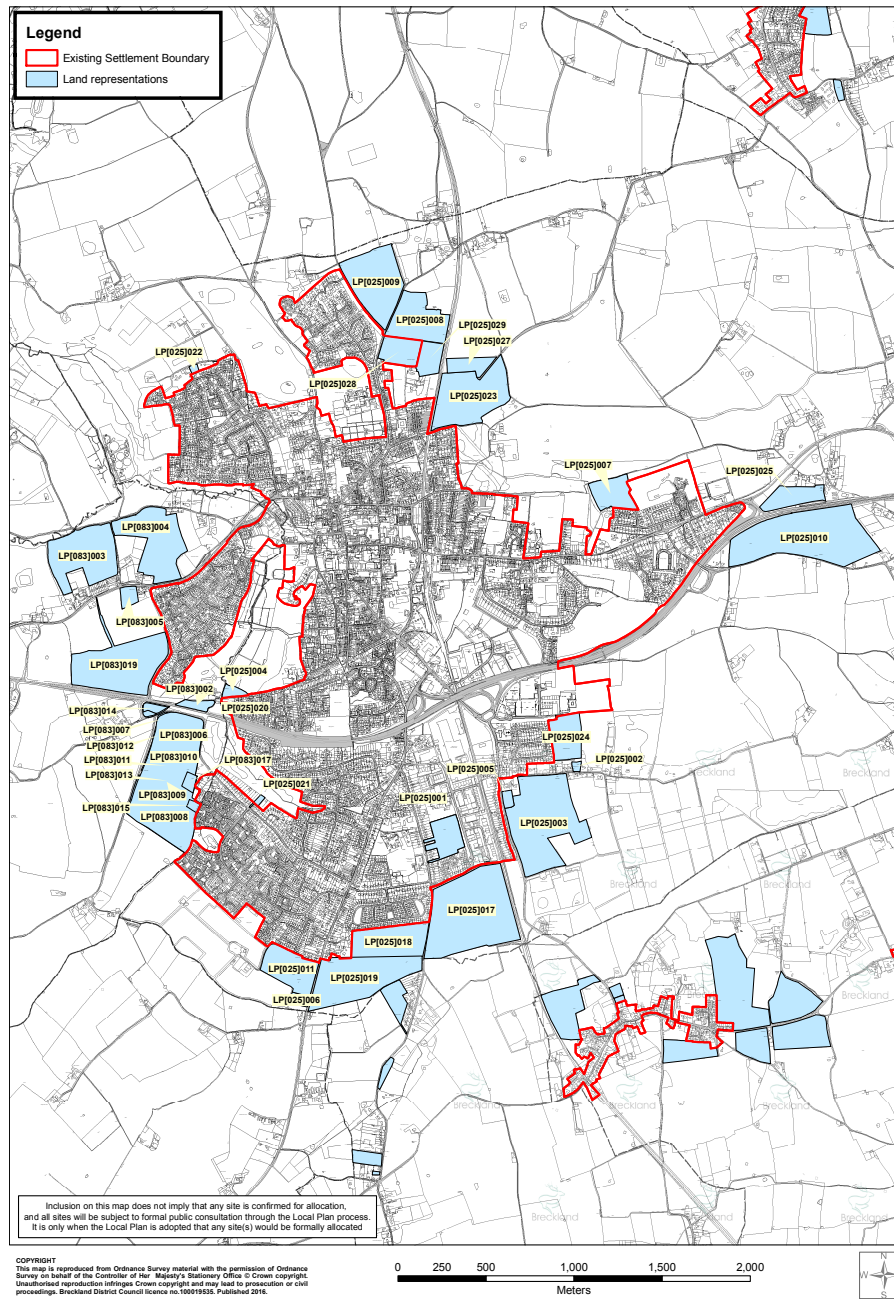


Figure 32.5 Dereham All Sites

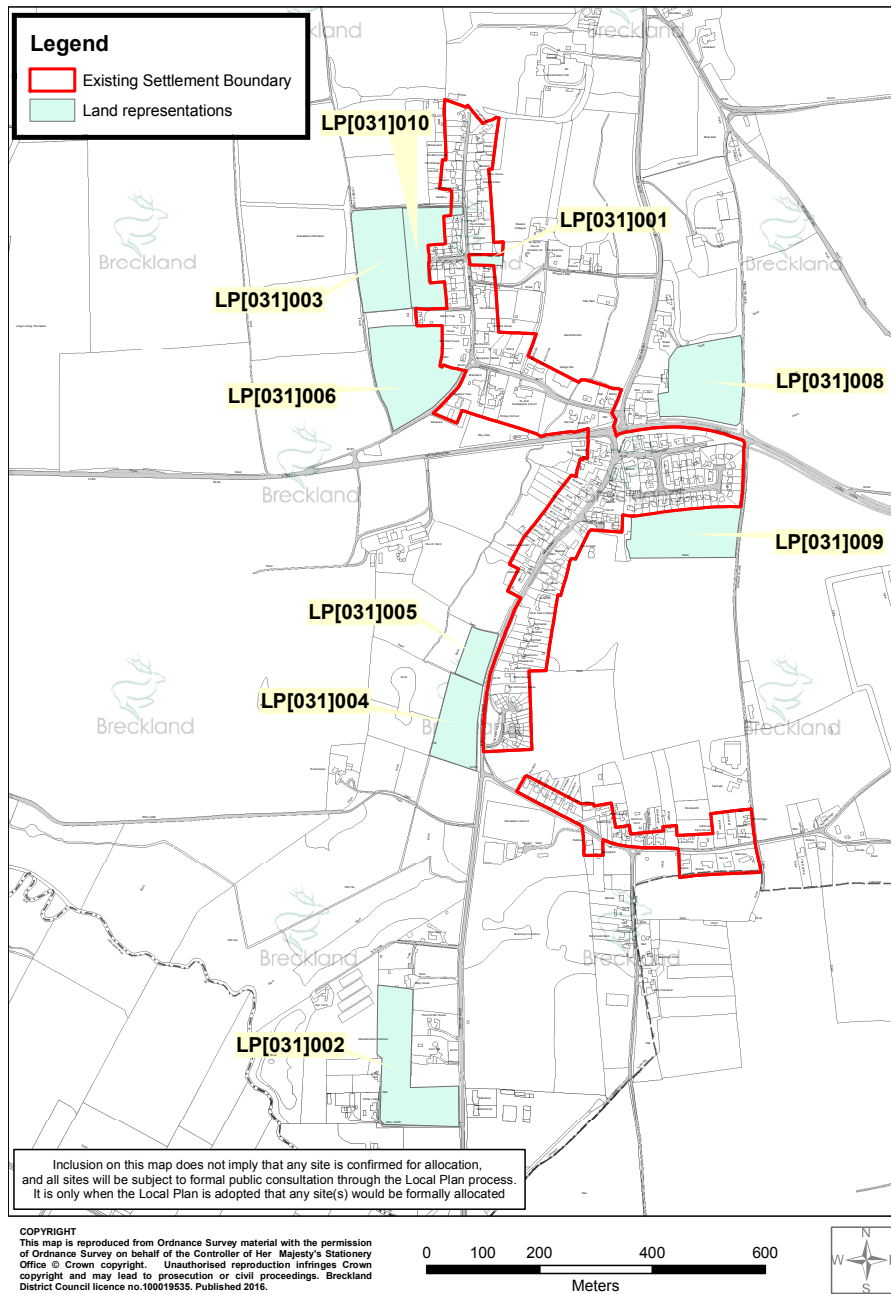
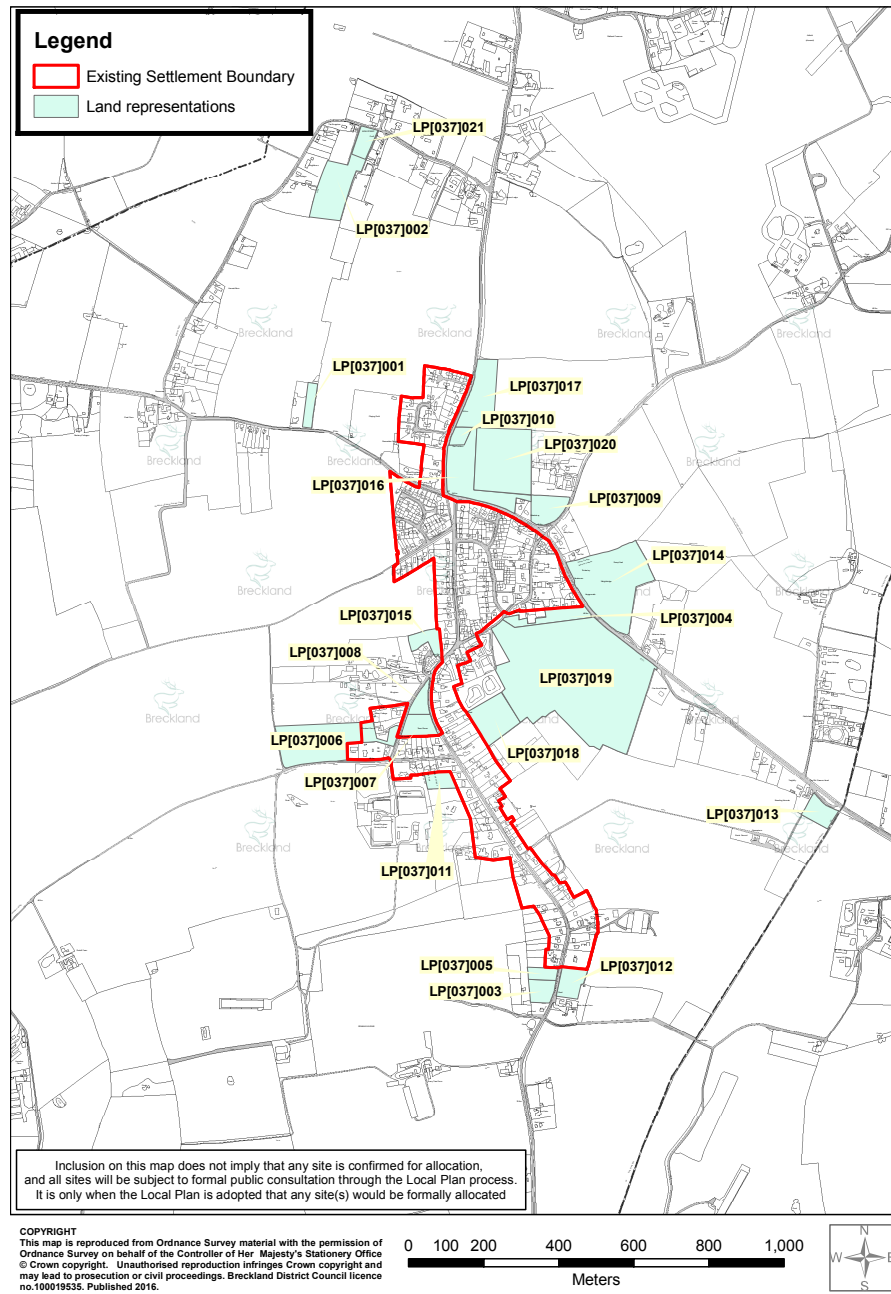


Figure 32.6 Garboldisham All Sites



**Figure 32.7 Great Ellingham All Sites**

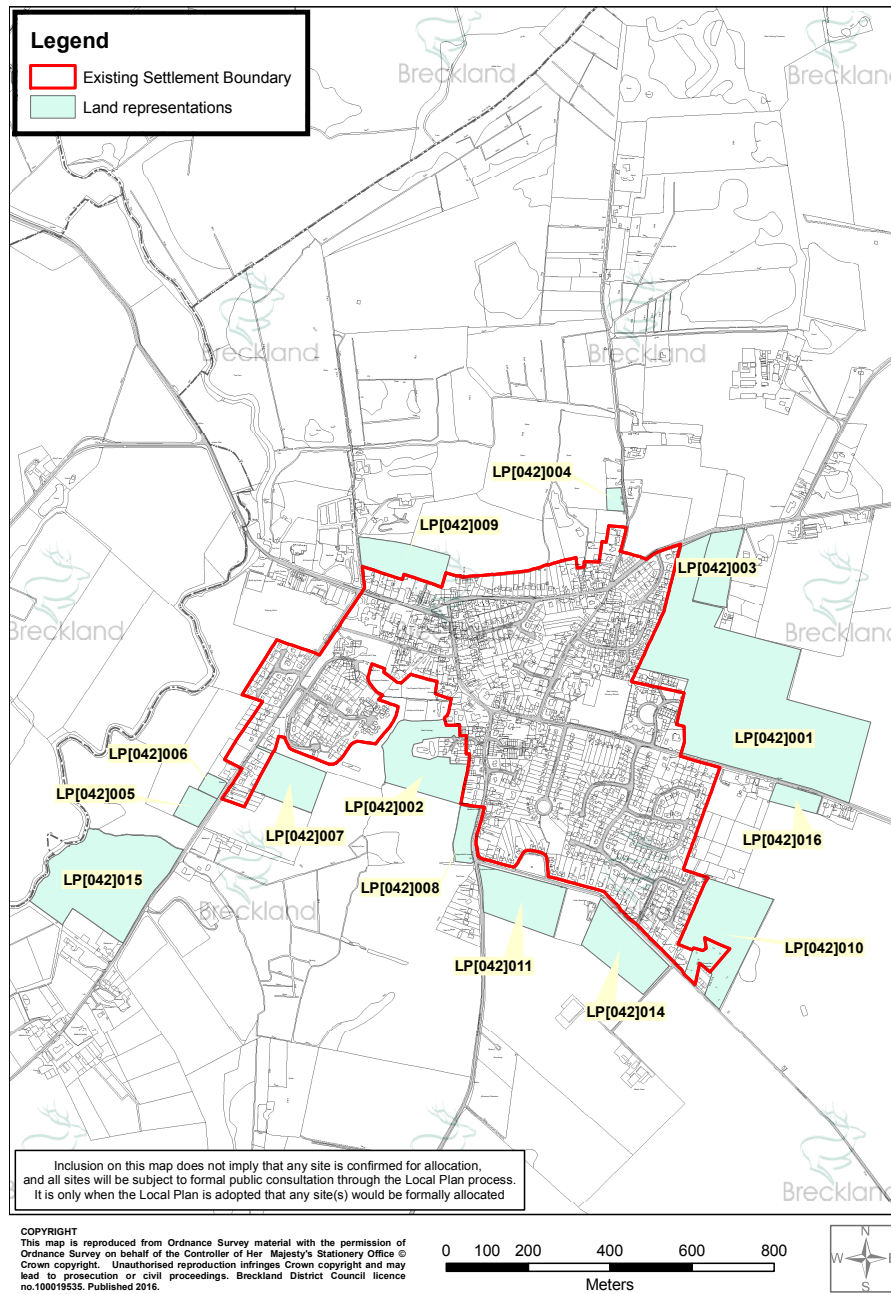
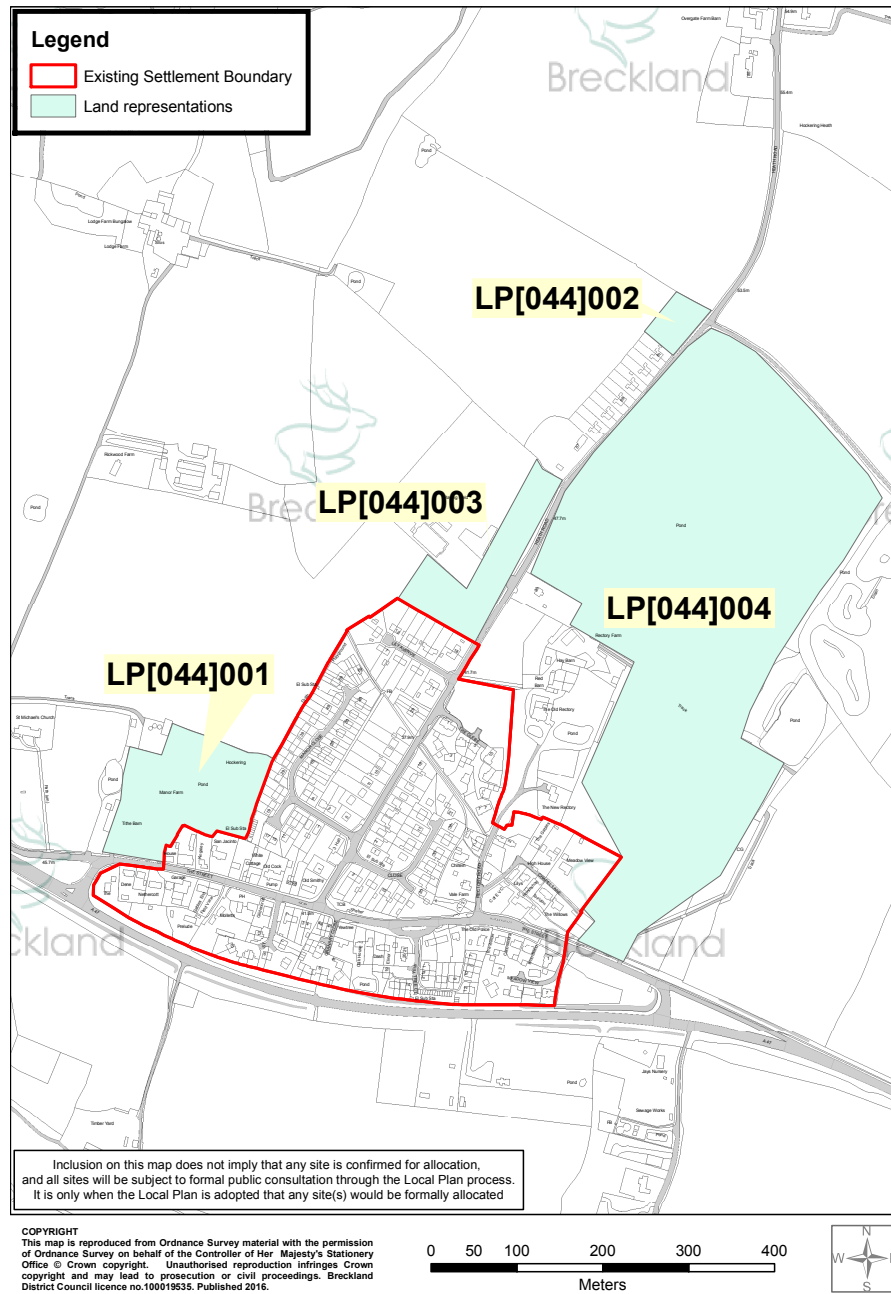


Figure 32.8 Harling All Sites





**Figure 32.9 Hockering All Sites**

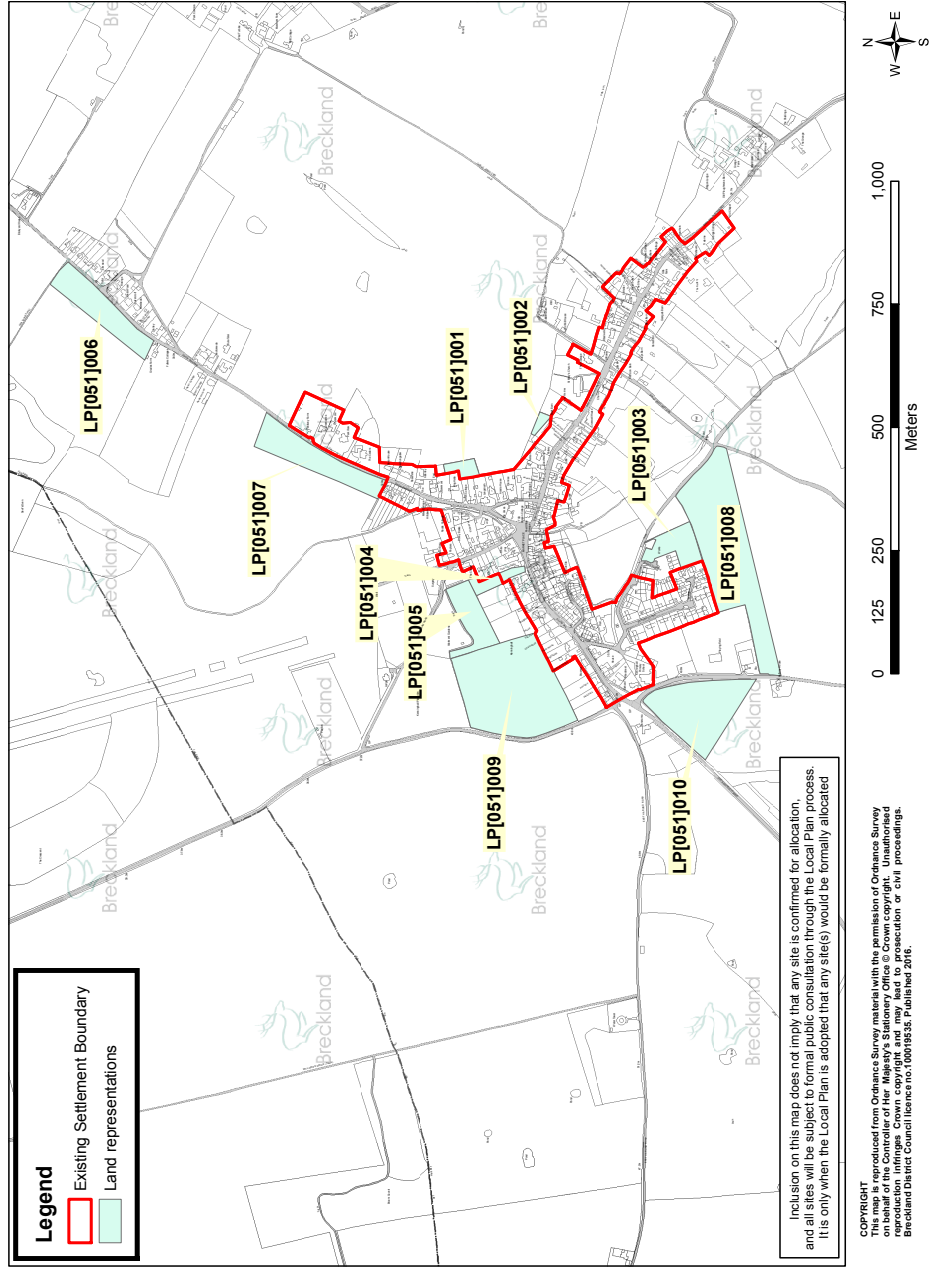


Figure 32.10 Kenninghall All Sites

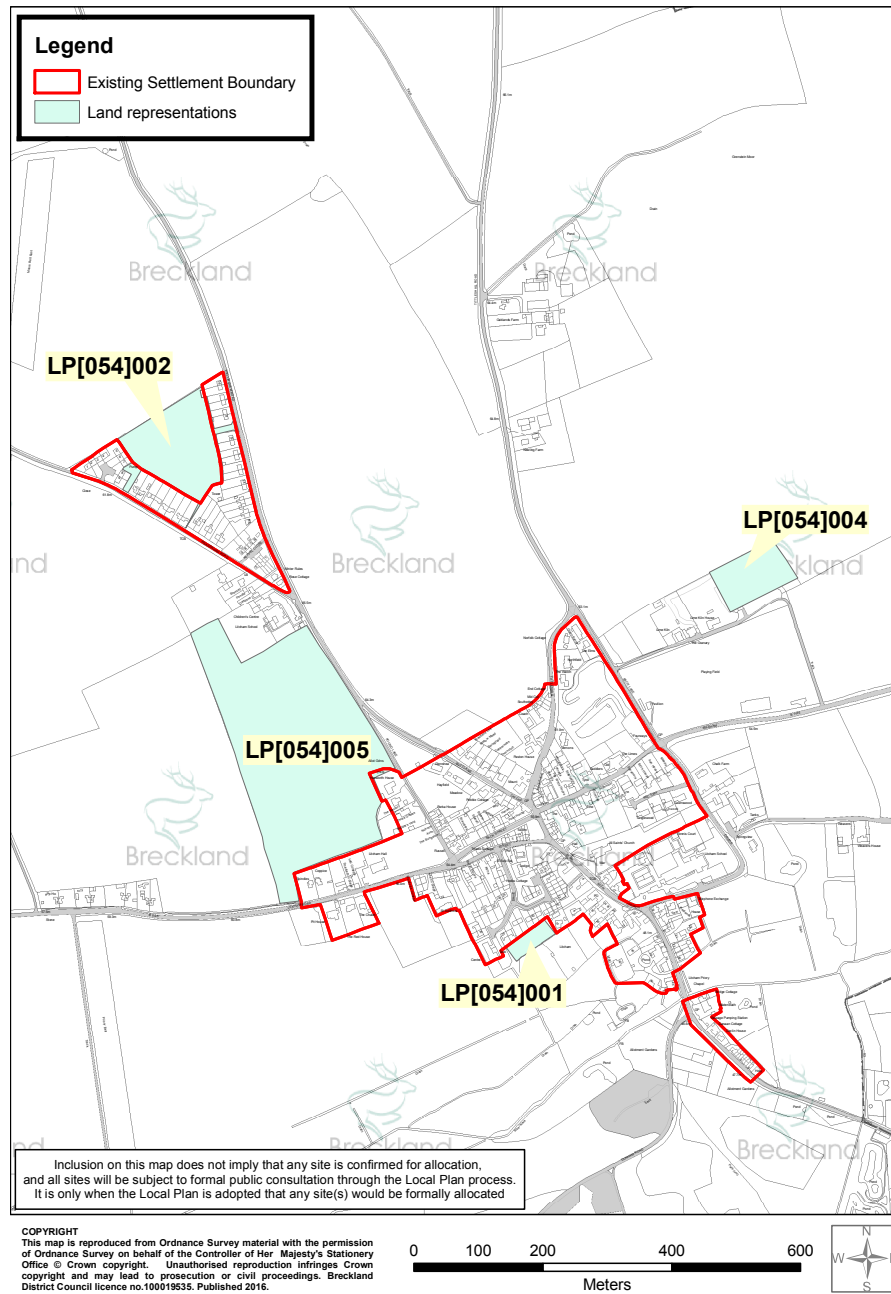


Figure 32.11 Litcham All Sites

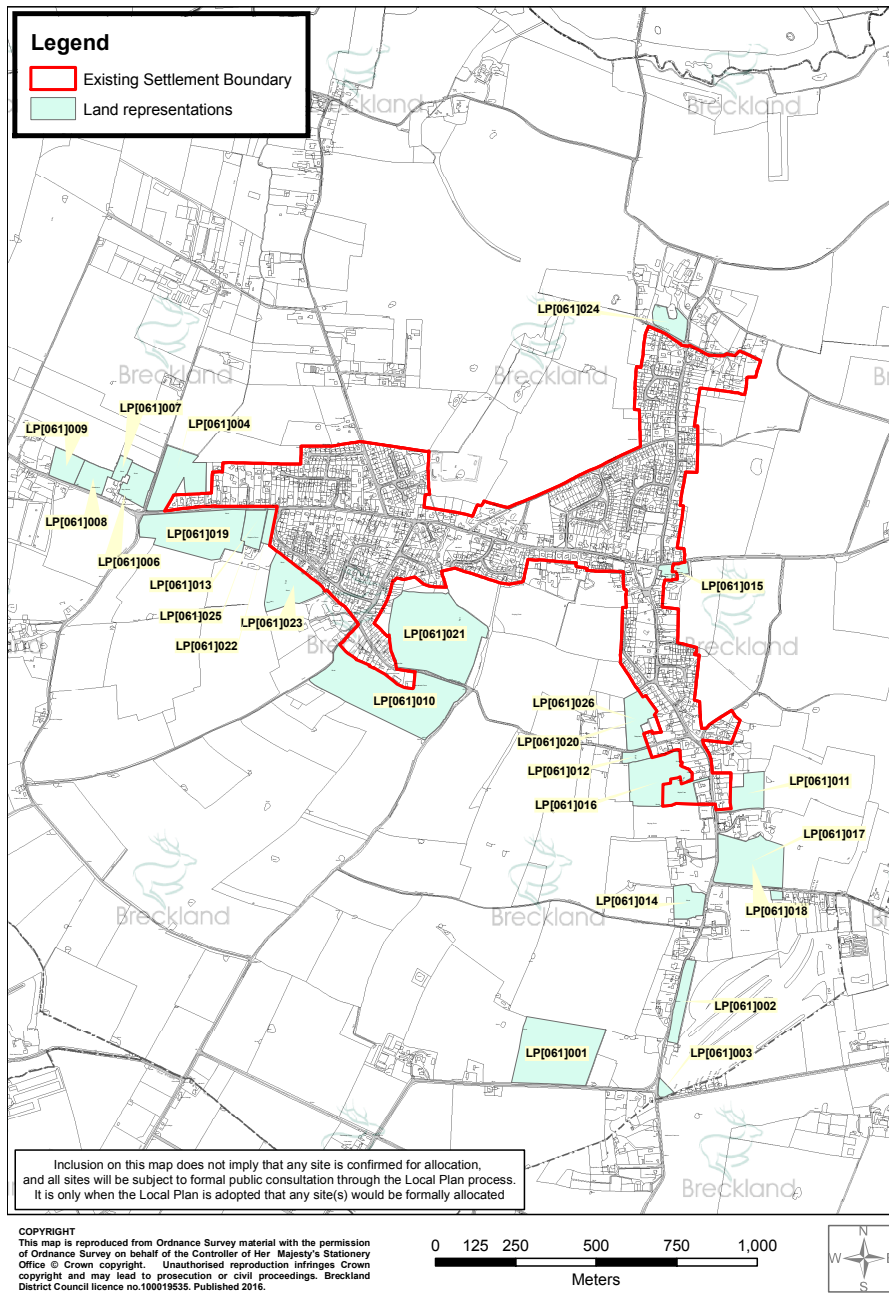


Figure 32.12 Mattishall All Sites

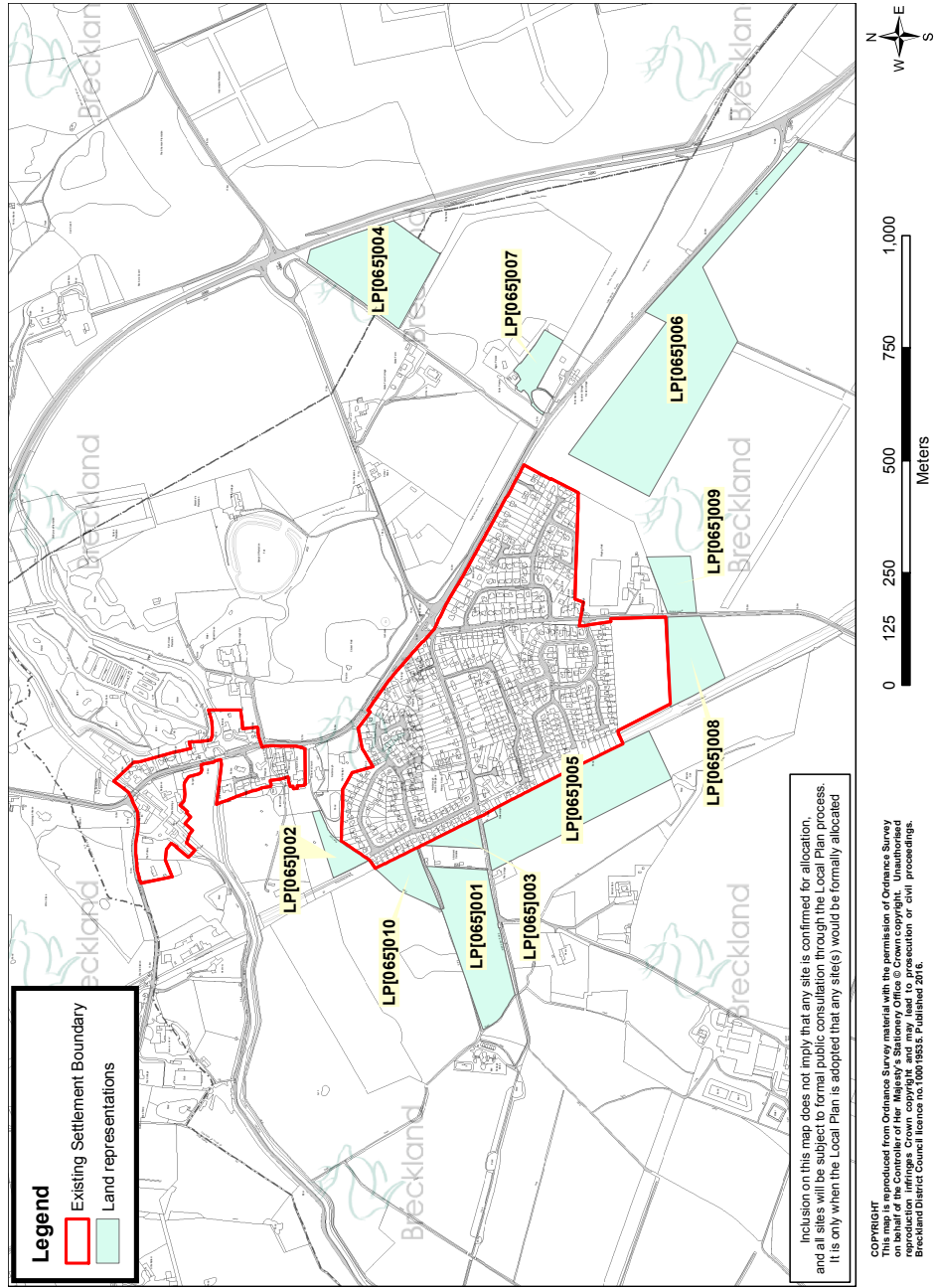


Figure 32.13 Narborough All Sites

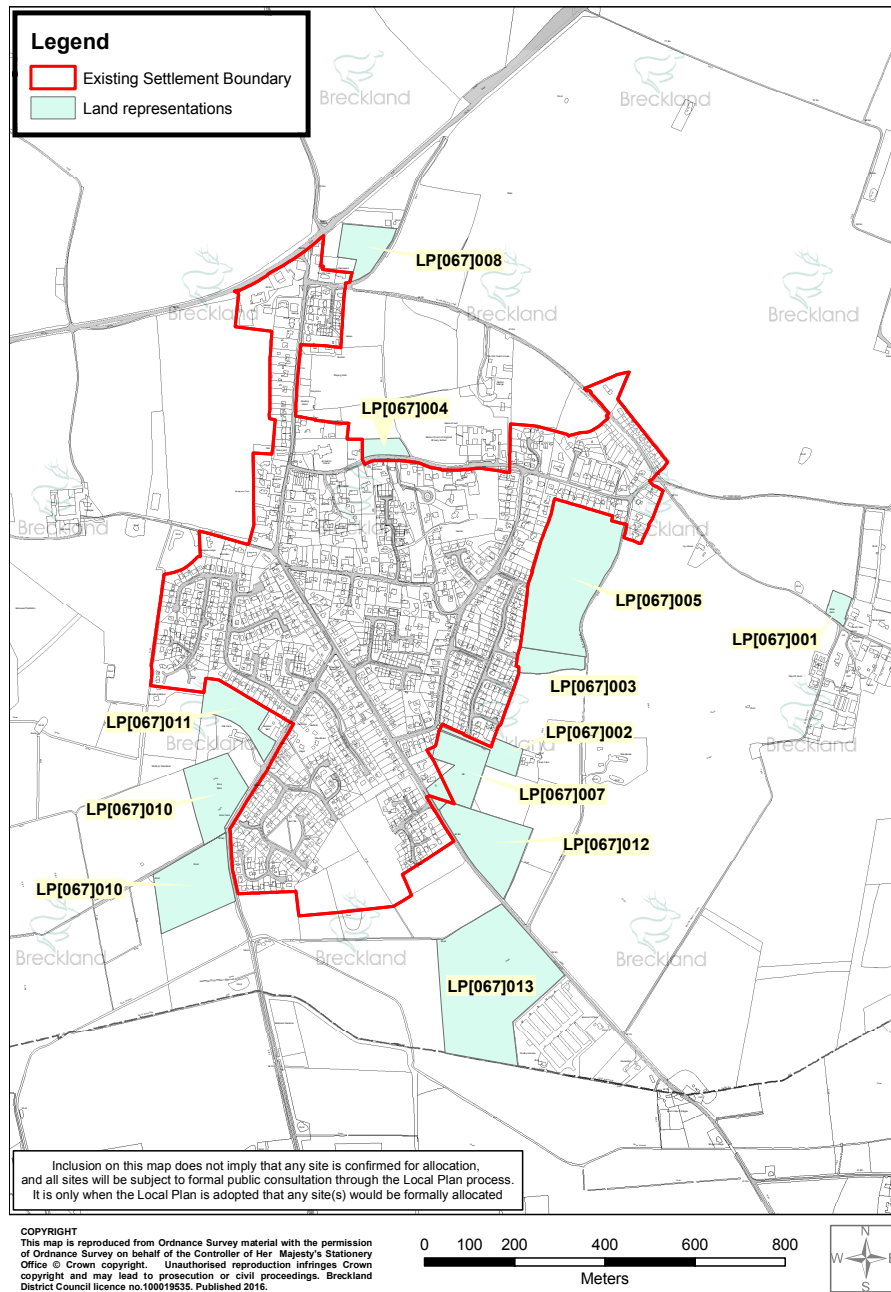


Figure 32.14 Necton All Sites

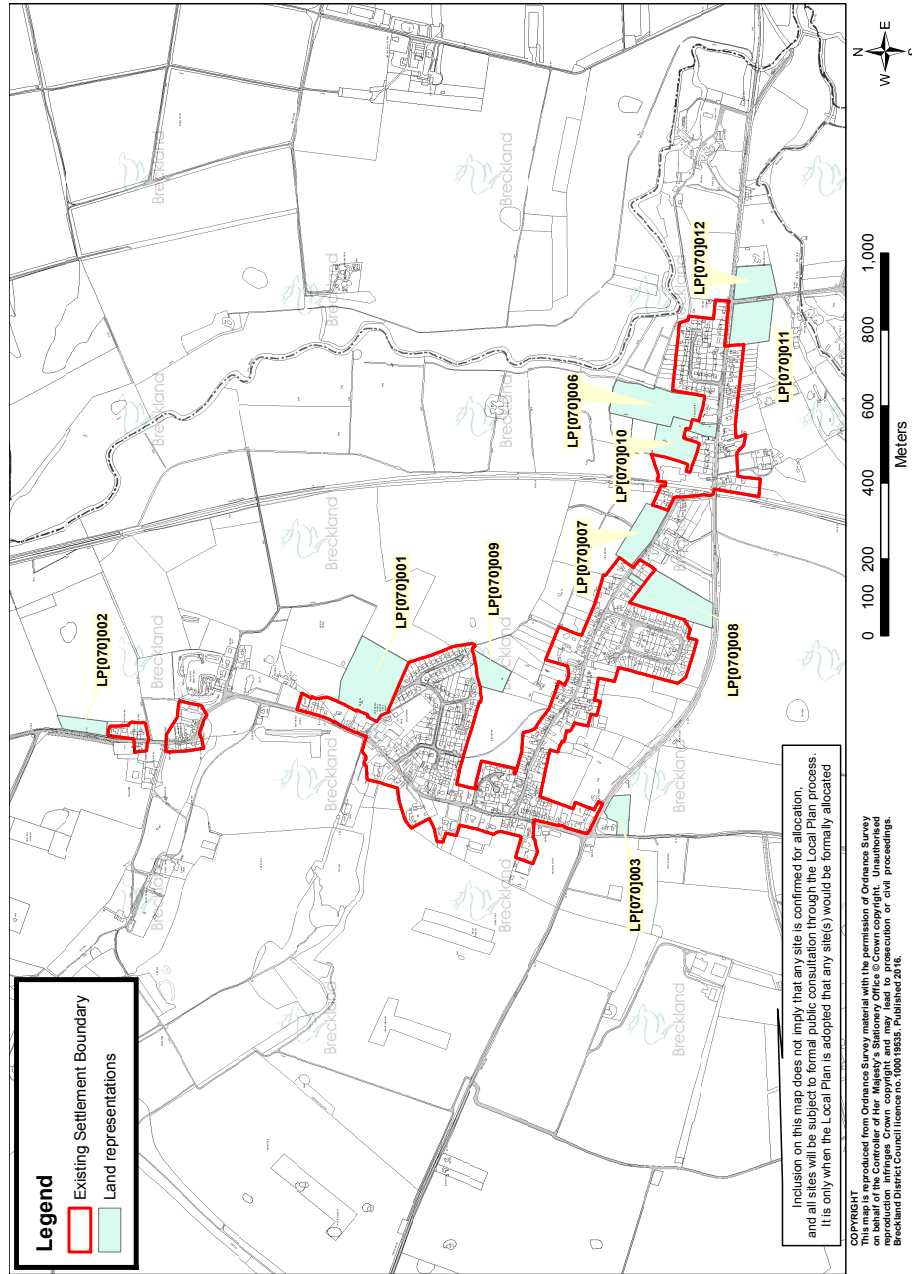


Figure 32.15 North Elmham All Sites

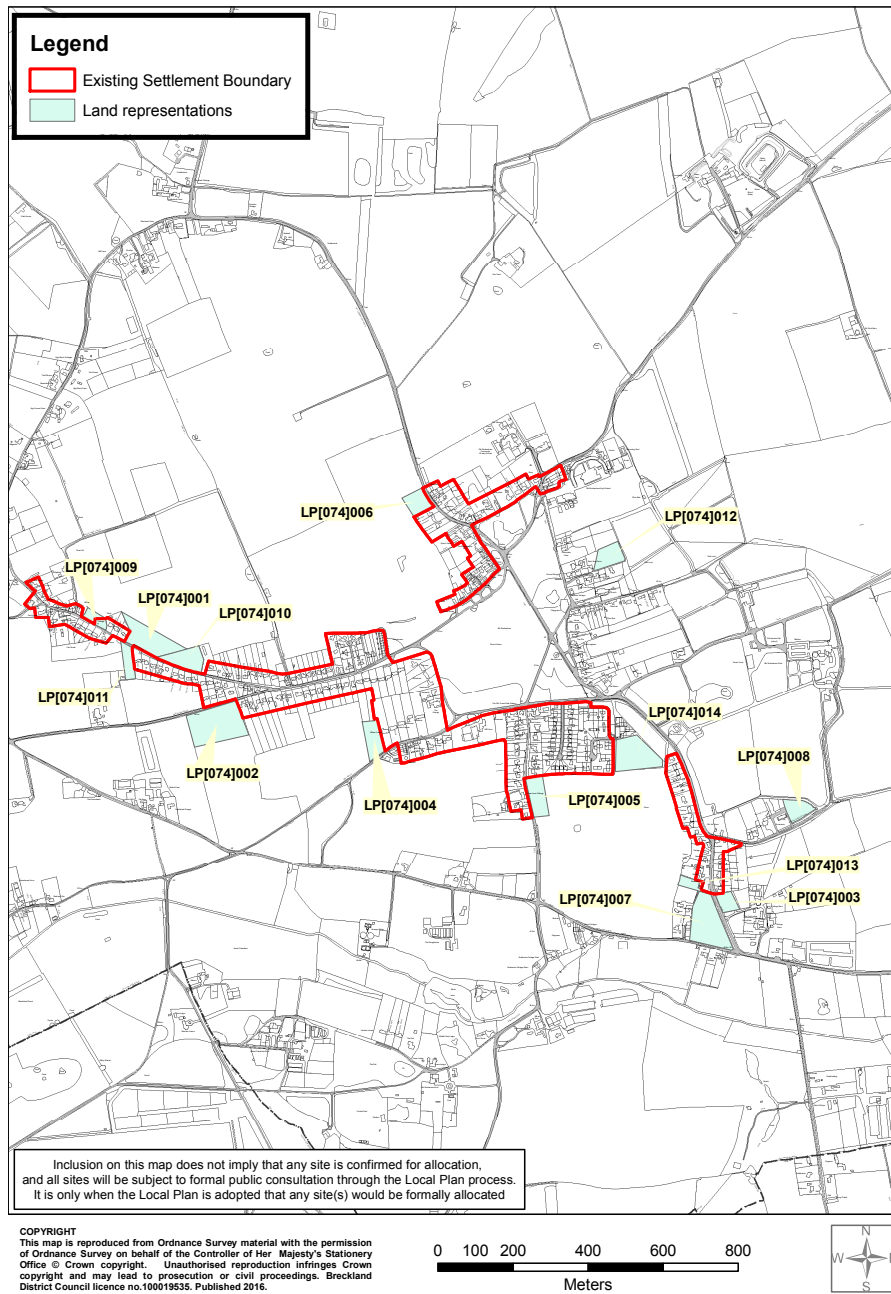


Figure 32.16 Old Buckenham All Sites



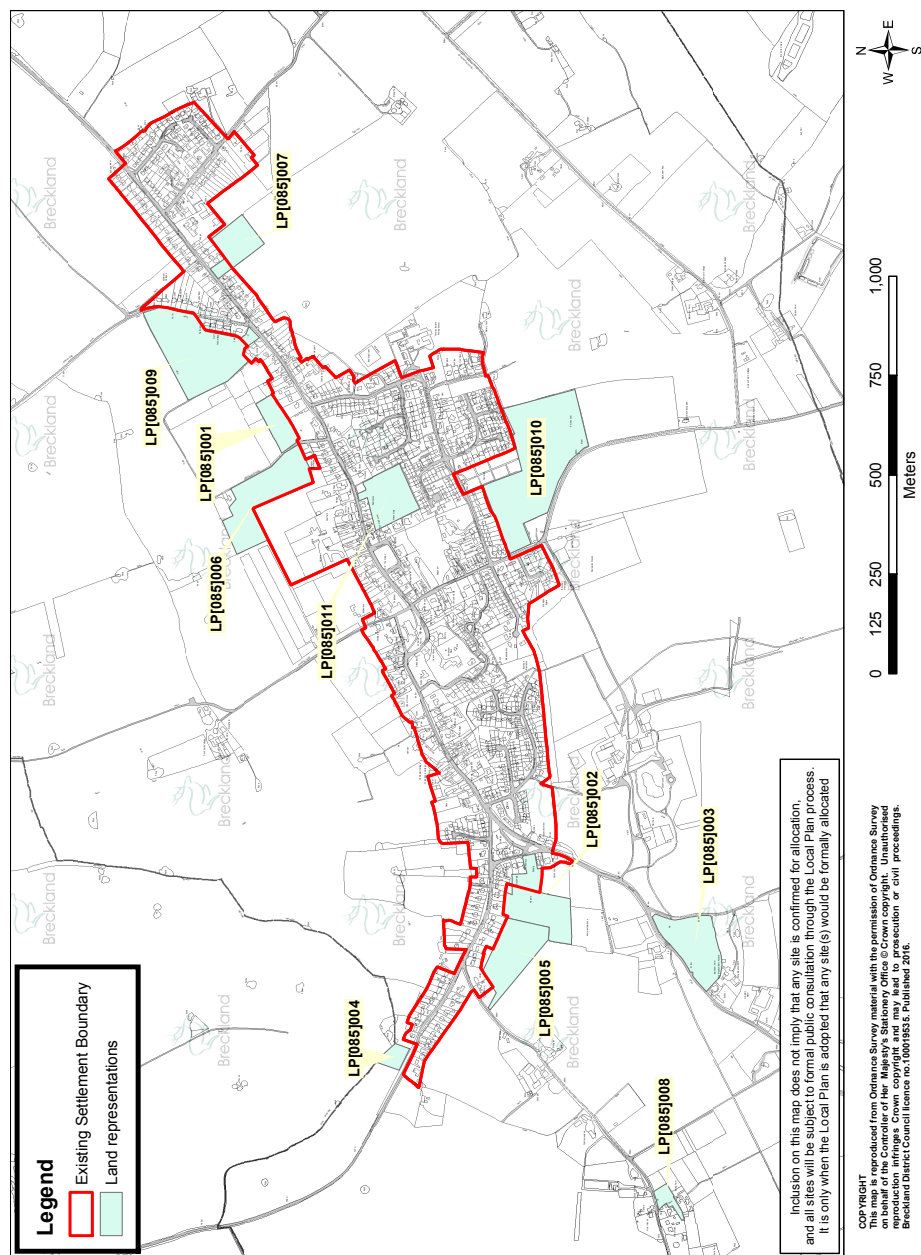


Figure 32.17 Shipdham All Sites

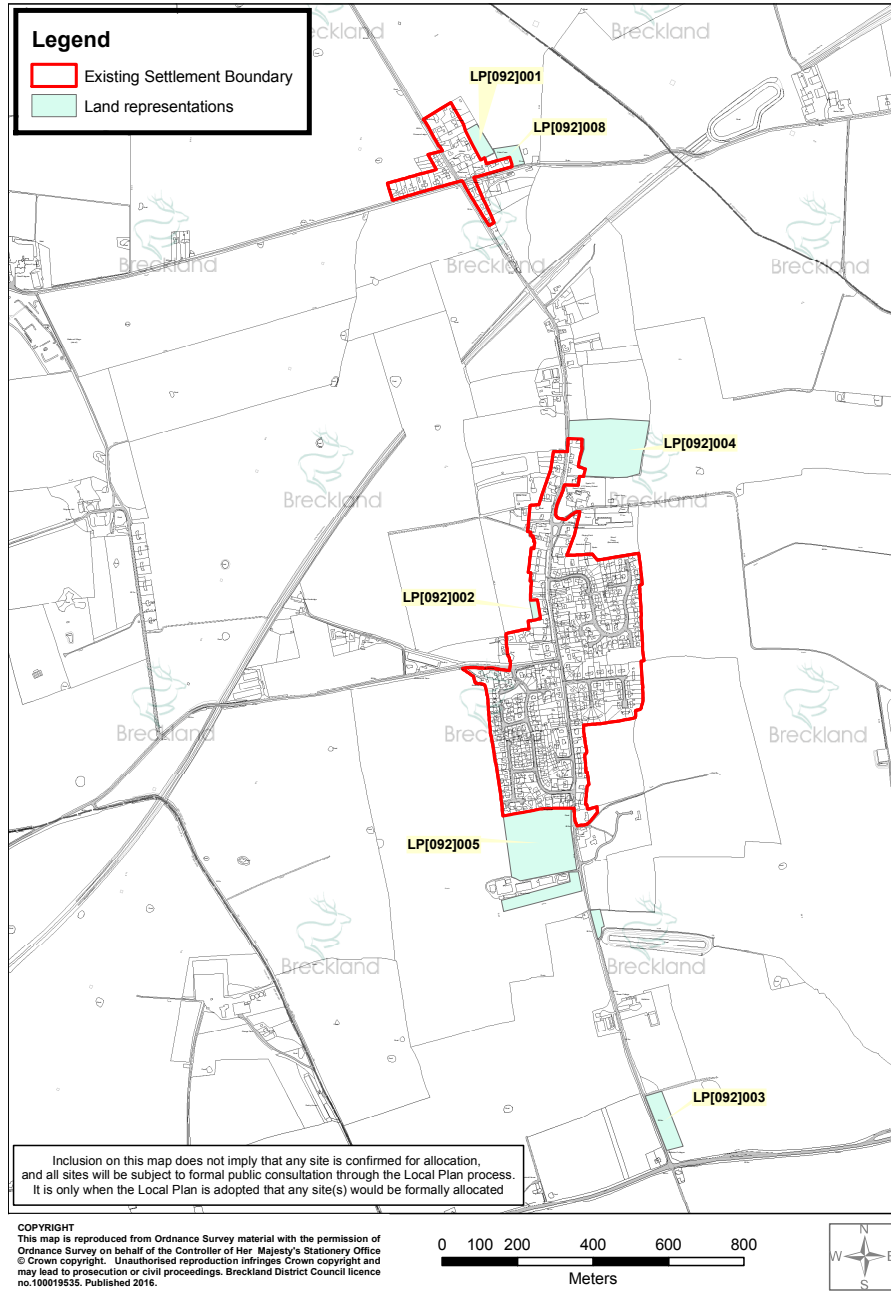
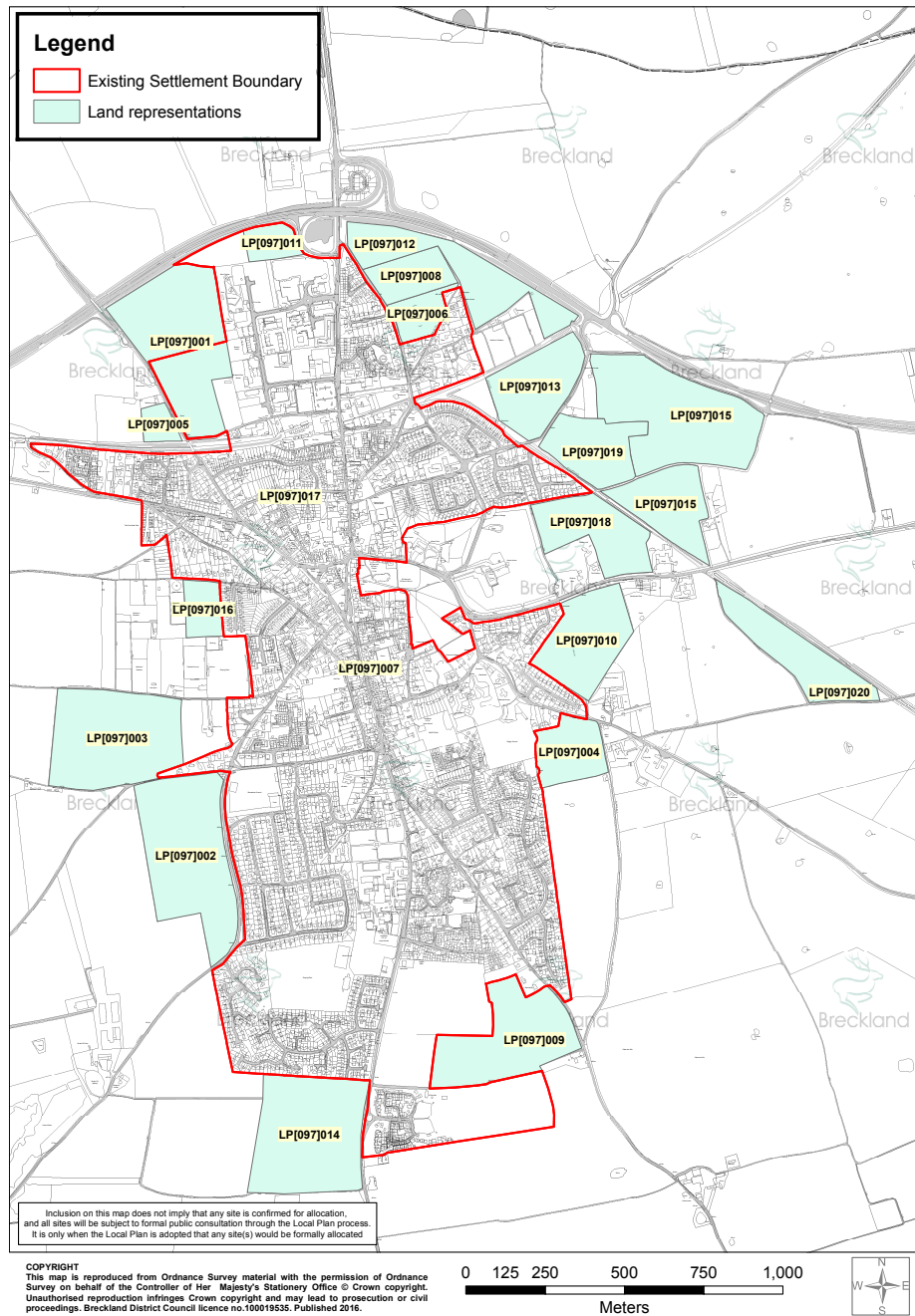


Figure 32.18 Sporle All Sites



**Figure 32.19 Swaffham All Sites**

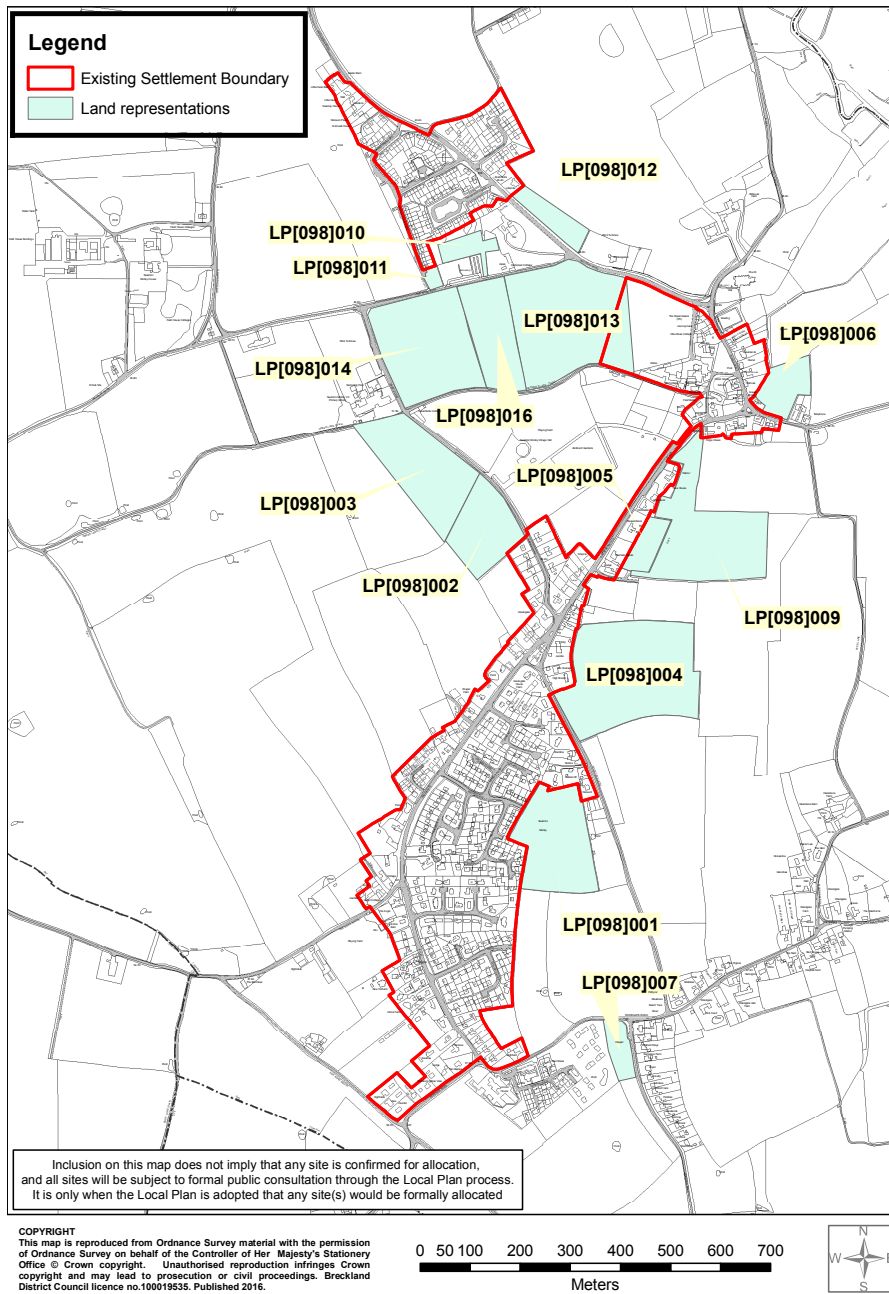


Figure 32.20 Swanton Morley All Sites

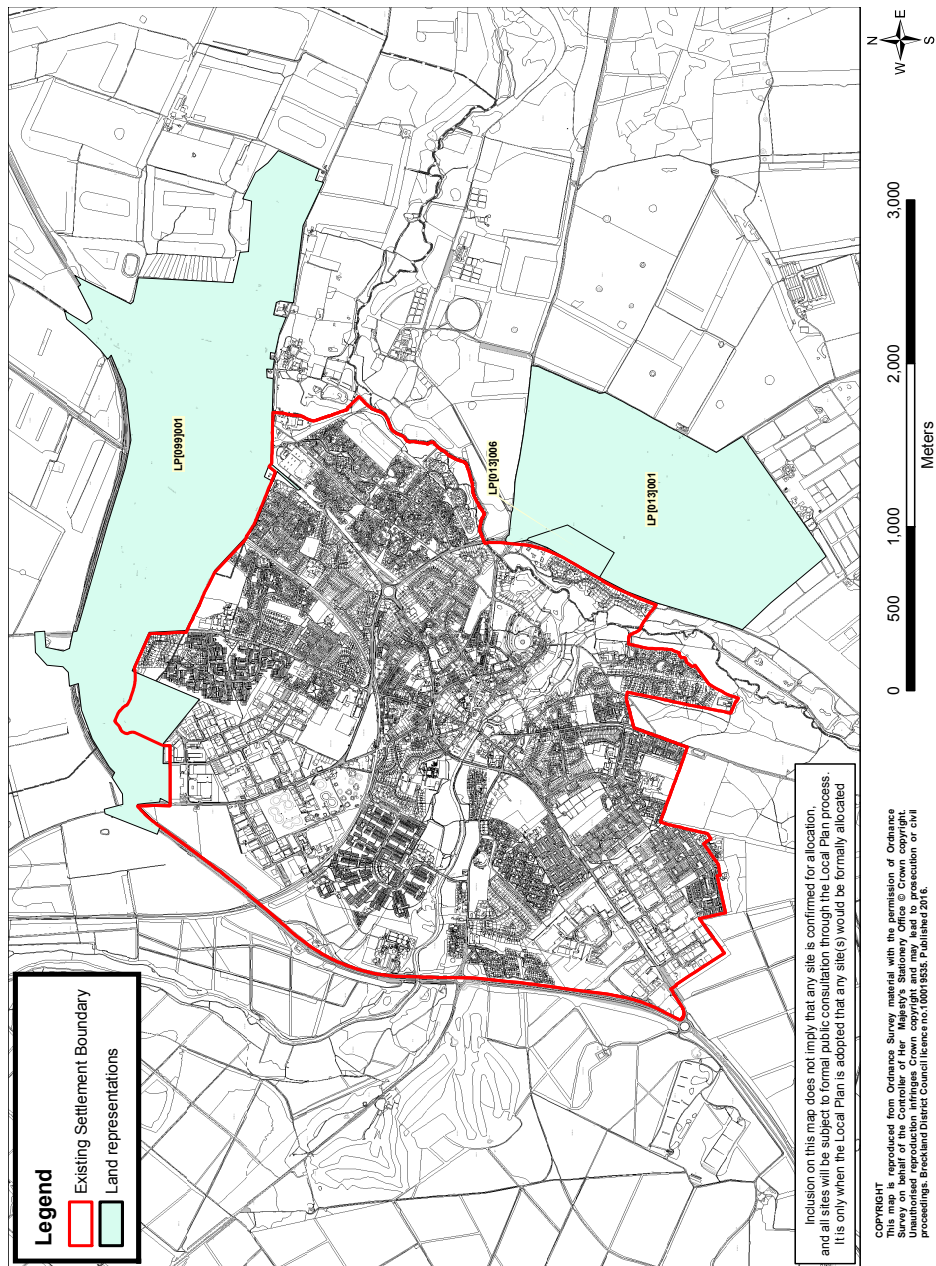


Figure 32.21 Thetford All Sites

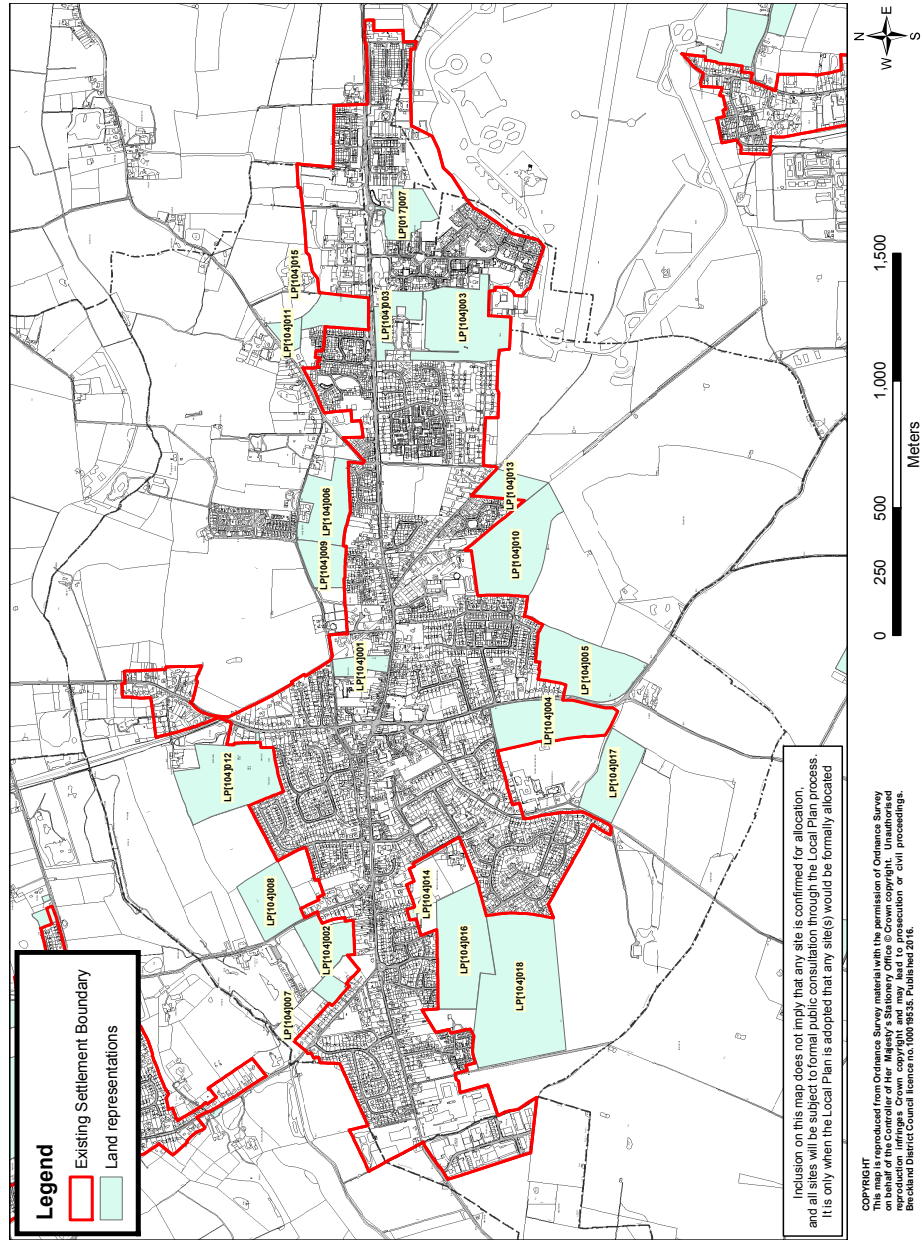


Figure 32.22 Watton All Sites

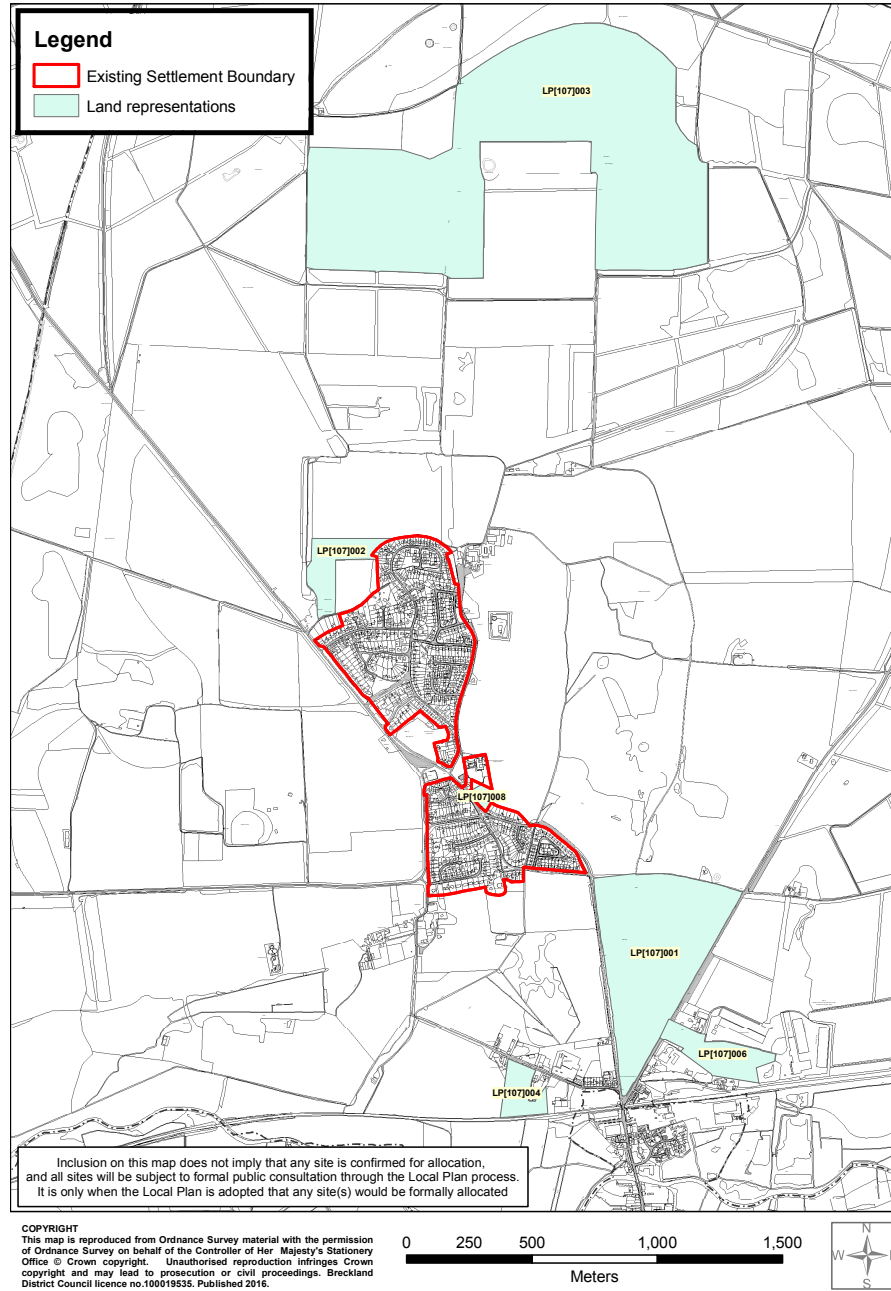


Figure 32.23 Weeting All Sites

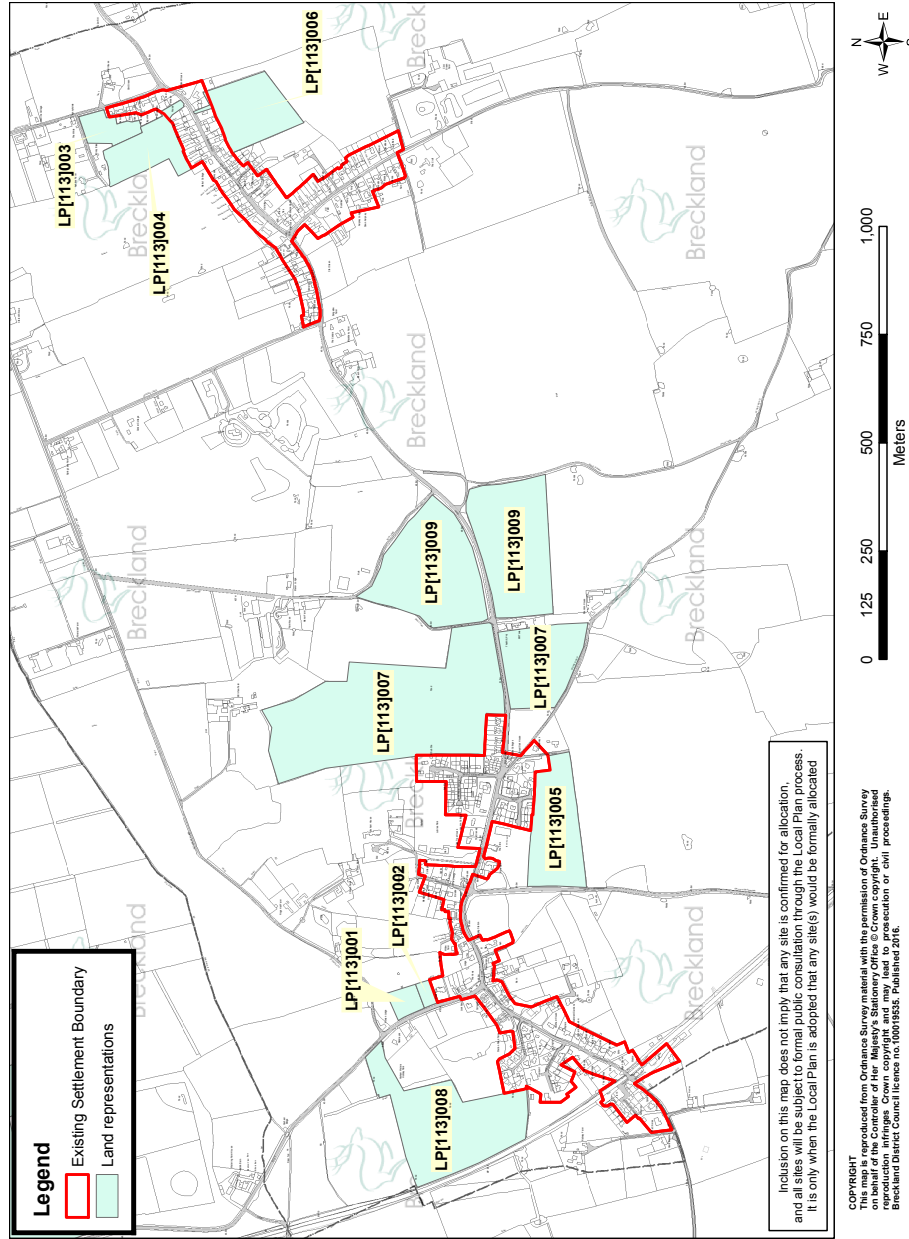


Figure 32.24 Yaxham All Sites



**32.1** A number of sites were submitted during the Preferred Directions Consultation, which are outside of the Settlement Hierarchy and therefore have not been assessed for allocation through the Local Plan. These sites are detailed in Table 32.1 below. The approach to development in the rural areas is outlined in section 28 of this document, Policy PD05A and B.

Settlement	Reference Number	Site Size	Land Preference	Site Description	Reason why the site was discounted
Billingford	LP[009]007	1.55	Residential	Land to the north of The Street	Rural Location (Outside Settlement Hierarchy)
Caston	LP[018]012	7.31	Residential	Land to the north of Caston Primary	Rural Location (Outside Settlement Hierarchy)
Caston	LP[018]013	0.40	Residential	Land off Northacre	Rural Location (Outside Settlement Hierarchy)
Caston	LP[018]014	0.34	Residential	Land at Woodland View, Rayners Falgate	Rural Location (Outside Settlement Hierarchy)
Caston	LP[018]015	0.10	Residential	Land at Northacre	Rural Location (Outside Settlement Hierarchy)
Caston	LP[018]016	1.17	Residential	Land at east of Griston Road	Rural Location (Outside Settlement Hierarchy)
Cranworth	LP[022]005	0.57	Residential	Land east of Woodrising Road	Rural Location (Outside Settlement Hierarchy)
Croxton	LP[023]003	0.59	Residential	Land west of The Street	Rural Location (Outside Settlement Hierarchy)
Croxton	LP[023]004	0.70	Residential	Land east of The Street	Rural Location (Outside Settlement Hierarchy)
East Tuddenham	LP[026]006	0.38	Residential	Land south of Mattishall Road	Rural Location (Outside Settlement Hierarchy)
East Tuddenham	LP[026]007	1.84	Residential	Land off Mattishall Road	Rural Location (Outside Settlement Hierarchy)
Foxley	LP[029]005	1.13	Residential	Land at Old Fakenham Road	Rural Location (Outside Settlement Hierarchy)
Gooderstone	LP[034]002	24.26	Residential	Land at Crow Hall Farm	Rural Location (Outside Settlement Hierarchy)
Hilborough	LP[043]004	0.11	Residential	Land off Westgate Street	Rural Location (Outside Settlement Hierarchy)
Horningtoft	LP[048]005	0.35	Residential	Land behind Apple Blossom Farm	Rural Location (Outside Settlement Hierarchy)

Settlement	Reference Number	Site Size	Land Preference	Site Description	Reason why the site was discounted
Little Cressingham	LP[055]001	0.82	Residential	Land east of Pilgrims Way	Rural Location (Outside Settlement Hierarchy)
Little Cressingham	LP[055]002	0.33	Residential	Land north of Watton Road	Rural Location (Outside Settlement Hierarchy)
Little Cressingham	LP[055]003	0.41	Residential	Land to the south of Fairstead Lane	Rural Location (Outside Settlement Hierarchy)
Little Dunham	LP[056]005	0.36	Residential	Land adjacent the pump station	Rural Location (Outside Settlement Hierarchy)
Mileham	LP[063]004	0.42	Residential	Former Primary School site on Litcham Road	Rural Location (Outside Settlement Hierarchy)
New Buckenham	LP[068]003	0.79	Residential	Land to the rear of Green Point	Rural Location (Outside Settlement Hierarchy)
New Buckenham	LP[068]004	0.51	Residential	Land north of St Martins Garden	Rural Location (Outside Settlement Hierarchy)
North Lopham	LP[071]004	2.23	Residential	Land to the rear of Grange Farm	Rural Location (Outside Settlement Hierarchy)
North Lopham	LP[071]005	0.27	Residential	Land to the rear of 2/3 Church Street	Rural Location (Outside Settlement Hierarchy)
Oxborough	LP[076]002	1.57	Residential	Land south of Swaffham Road	Rural Location (Outside Settlement Hierarchy)
Oxborough	LP[076]003	0.68	Residential	Land off Swaffham Road	Rural Location (Outside Settlement Hierarchy)
Quidenham	LP[077]004	1.21	Residential	Land east of Quidenham Road	Rural Location (Outside Settlement Hierarchy)
Rocklands	LP[079]011	0.81	Residential	Land east of Thieves Lane	Rural Location (Outside Settlement Hierarchy)
Scoulton	LP[084]001	0.27	Residential	Land south of Norwich Road	Rural Location (Outside Settlement Hierarchy)
Sparham	LP[091]002	0.54	Residential	Land off Whitwell Road	Rural Location (Outside Settlement Hierarchy)
Sparham	LP[091]003	0.33	Residential	Well Close, Sparham	Rural Location (Outside Settlement Hierarchy)

Settlement	Reference Number	Site Size	Land Preference	Site Description	Reason why the site was discounted
Stow Bedon	LP[095]008	5.60	Residential	Land north of Mere Road	Rural Location (Outside Settlement Hierarchy)
Thompson	LP[100]008	0.70	Residential	Land to the north of School Road	Rural Location (Outside Settlement Hierarchy)
Whissonsett	LP[111]007	0.70	Residential	Land off New Road	Rural Location (Outside Settlement Hierarchy)

**Table 32.1 Outside of Local Service Centres**