



Phase 2 Site Assessments: Alternatives (sites not included in preferred options)

Draft Local Plan Full Update Preferred Options

June 2024

Contents

- 089 - Land West of Hale Road, Ashill
- 199 - Land West of Hale Road (Phase 2), Ashill
- 229 - Land East of Hale Road, Ashill
- 235 - Land West of Hale Road (Phase 1), Ashill
- 318 - Old Hall, Ashill
- 318 - Old Hall, Ashill
- 321 - Firs Field, Ashill
- 322 - Dunnett's Close, Ashill
- 323 - Swaffham Road, Ashill
- 022 - The Hollies, Ashill
- 023 - The Hollies (Paddock), Ashill
- 037 - Land at Nursery Lane, Banham
- 075 - The Granary, Wash Lane, Banham
- 191 - East of Mill Road, Banham
- 265 - North of Community Centre, Banham
- 270 - Crown Street, Banham
- 271 - West of Mill Road, Banham
- 328 - Heath Road, Banham
- 161 - North of Foxley Road, Bawdeswell
- 210 - Dereham Road, Bawdeswell
- 210 - Dereham Road, Bawdeswell
- 329 - Adjacent Meadowbank, Bawdeswell
- 053 - Herne Hill Cottage, Beeston
- 168 - Herne Lane, Beeston
- 201 - Fiddles Field, Beeston
- 330 - The Orchard, Herne Lane, Beeston
- 030 - The Paddocks, Beetley
- 104 - North of High House Road, Beetley
- 194 - South of High House Farm, Beetley
- 292 - High House Farm, Beetley
- 331 - Land East of Abram Court High House Road, Beetley
- 073 - Land North of Drury Lane, Carbrooke
- 222 - Land East of Shrublands, Carbrooke
- 339 - Shrublands, Carbrooke
- 340 - Shrublands (2), Carbrooke
- 024 - Home Farm, North Acre, Caston
- 014 - Land at Hoe Lodge Farm, Dereham
- 097 - Land at Grange Farm, Etling Green, Dereham
- 166 - Land North of Swanton Road, Dereham
- 241 - Moat Field, Northall Green, Dereham
- 309 - West of Golf Course, Dereham
- 341 - Fieldfare Etling Green, Dereham
- 342 - Meadowway Etling Green, Dereham
- 343 - Sandy Lane, Dereham
- 344 - Swanton Road, Dereham
- 345 - Quebec Farm, Dereham
- 057 - Land to the North of Smallworth Lane, Garboldisham
- 169 - Land at Back Street, Garboldisham
- 287 - Former Nursery, Garboldisham
- 288 - Land to East of Hopton Road, Garboldisham
- 124 - Land East of B1111, Garboldisham, Garboldisham
- 402 - Old Mill House, Garboldisham
- 078 - Land to rear of The Horse Shoes, Gressenhall
- 268 - Land to the rear of greenacres, Church Road , Griston
- 348 - Paynes Meadow, Griston
- 395 - South Of Caston Road, Griston
- 012 - Land to North of Quidenham Road, Harling
- 102 - Land to South of Allotments NR16 2L2 Option 2, Harling
- 133 - Land at Garboldisham Road, Harling

212 - Land off Lopham Road, Harling
213 - Land off Lopham Road, Harling
273 - Land to South of allotments NR16
2LZ option 1, Harling
349 - Quidenham Road, Harling
350 - South Quidenham Road, Harling
398 - Roundham Road (Potentially not
mapped - Open space at junction of
Harling and Roudham Roads, Harling
Road), Harling
018 - Land North of Sloe Berry Lane,
Hockering
351 - West Heath Row, Hockering
031 - Kings Oak, Kenninghall
196 - Land at Smallholding, Kenninghall
399 - Land at 5. Garboldisham Road
(includes LPRC4SDEV196), Kenninghall
353 - GP Surgery, Kenninghall
258 - Land East of Pound Lane, Litcham
019 - South of Maxwell House, Mattishall
095 - Land Next to Ivy Barn, Mattishall
156 - Poplar Farm: Phase 2, Mattishall
157 - Land adjoining South Green Park,
Mattishall
157 - Land adjoining South Green Park,
Mattishall
307 - Thynnes Lane, Mattishall
357 - 149 Dereham Road, Mattishall
216 - Mussel Hill, Narborough
217 - Point House, Narborough
005 - Brackenwoods, Necton
005 - Brackenwoods, Necton
008 - Field South of St Andrews Lane,
Necton
149 - Land West of Tuns Road, Necton
302 - North of Pickenham Road Phase 3,
Necton

027 - East of Dereham Road, North
Elmham
120 - Land North of Billingford Road,
North Elmham
215 - Station Yard, North Elmham
283 - Land at the Corner of Station Road
and Worthing Road North Elmham, North
Elmham
338 - Back Lane, North Elmham
266 - Snetterton Heath (Parcel R2),
Quidenham
277 - Land North of Station Road,
Quidenham
278 - Land South-east of Station Road,
Quidenham
363 - East of Station Road and North of
Wilby Road, Quidenham
364 - Land to the West of Station Road
and North of Heath Road, Quidenham
062 - East of Rectory Road, Rocklands
365 - North of Chapel Street, Rocklands
403 - Area 2 West of Rectory Road,
Rocklands
404 - Area 1 West of Rectory Road,
Rocklands
362 - Land at Barkers Farm, Roudham and
Larling
020 - Bell Lane, Saham Toney
069 - Pound Hill, Saham Toney
070 - Pages Place Farm, Saham Toney
071 - South of Pages Lane, Saham Toney
072 - Hills Road, Saham Toney
090 - Saham Tythe Chequers Lane, Saham
Toney
126 - West of Swaffham Road, Saham
Toney
306 - Grange Farm, Saham Toney
311 - Ovington Road, Saham Toney
068 - Previous Nurseries, Scarning

068 - Previous Nurseries, Scarning
165 - Land South of Dereham Road, Scarning
219 - Land at Jessop Close, Scarning
220 - Land South of Dereham Road site 2, Scarning
221 - Land West of Shipdham Lane, Scarning
248 - Land at East Oaks, Scarning
401 - Fen Road, Scarning
016 - Cedar House, Shipdham
029 - Old Post Office, Shipdham
099 - 68 Market Street, Shipdham
193 - Land South of Dereham Road, Shipdham
255 - Bradenham Road, Shipdham
291 - Church Lane, Shipdham
295 - Fieldfare Loke Phase 4, Shipdham
296 - Fieldfare Loke Phase 5, Shipdham
141 - Land West of Rocklands Road, Shropham
143 - Land North of Watton Road, Shropham
067 - Block Norton Road, South Lopham
063 - Land East of The Street, Sporle
066 - Ladys Wood, Sporle
076 - 114 The Street, Sporle
145 - Land West of The Street (Stud Farm) Site 1, Sporle
147 - Land East of The Street, Sporle
148 - Land East of Newton Road, Sporle
189 - West of Newton Road, Sporle
299 - East Priory Close, Sporle
370 - Bunkers Hill (LHS), Sporle
389 - Sporle Elephant Castle Crossroads, Sporle
390 - Sporle Elephant Castle Crossroads (100m), Sporle

392 - Sporle 96 The Street (rear), Sporle
025 - Land west of South Pickenham Road,, Swaffham
119 - The Antinghams, Swaffham
137 - West Acre Road, Swaffham
152 - Snails Pit Farm, Swaffham
153 - Manor Farm, Swaffham
181 - Beachamwell Road, Swaffham
182 - Cley Road, Swaffham
183 - (Submitted Site 139) Land West of Dulgate Lane., Swaffham
244 - Land off New Sporle Road Site 2, Swaffham
281 - Land South of Princes Street, Swaffham
315 - Land South of Norwich Road, Swaffham
367 - Manor Farm Site 1, Swaffham
369 - Manor Farm Site 2, Swaffham
051 - Woodgate Road 2, Swanton Morley
052 - Land at Woodgate Road, Swanton Morley
121 - Lincoln House, Swanton Morley
175 - West of Woodgate Road, Swanton Morley
176 - East Woodgate Lane, Swanton Morley
250 - Greengate House, Swanton Morley
252 - Rectory Road, Swanton Morley
254 - Coneyhills Farm. East of Robertson Barracks, Worthing Road, Swanton Morley
373 - South of Elsing Road, Swanton Morley
374 - Strudwick Dereham Road, Swanton Morley
282 - Abbey Estate, Thetford
108 - Land to the east of Watton Road, Thompson, Thompson

140 - Woodside Farm, Thompson
170 - Land Off Tottington Road,
Thompson, Thompson
171 - Marlpit Road, Thompson
004 - Willow Farm, Dereham Road,
Watton
042 - Church Road, Watton
122 - St. Giles Road Car Park, Watton
289 - Land at Thetford Road, Watton,
Watton
316 - Town Green Road, Watton
375 - Little Hudson Hall Farm, Watton
378 - Bells Field, Watton
379 - South of Mallard Road, Watton
380 - Pigeon Loft Swaffham Road, Watton
381 - Marley Road, Watton
376a - Bunker 25 Elworthy Close (Former
RAF Watton Bunker - may not be
mapped), Watton
098 - Church Lane, Weasenham
227 - School Road (See also 245),
Weasenham
080 - Elm Close, Yaxham
093 - Land at Beech Farm Norwich Road
Clint Road, Yaxham
094 - Norwich Road, Yaxham
135 - Paper Street 2, Yaxham

089 - Land West of Hale Road, Ashill		Alternative
Address: Land West side of Hale Road, IP25 7AX		
Greenfield	Site area: 0.79ha	Estimated capacity: 15 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Together Dental: 4363 metres (R >) Watton Medical Practice: 4590 metres (R >) Watton Sports and Social Club: 4213 metres (R >) Watton Library: 4381 metres (R >) Ashill VC Primary school: 51 metres (G <) Wayland Academy Norfolk: 4967 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Allotments Or Community Growing Spaces: 0 metres	
Recycling facilities	Ashill Recycling Centre: 1331 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	The Glebe (Grade II): 232 metres	
Registered Park	Pickenham Hall: 2392 metres	
Scheduled Monument	Site of Panworth Hall and medieval settlement: 847 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Site Name Blank: 2720 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 11494 metres	
National Nature Reserve	Brettenham Heath: 17992 metres	
County Wildlife Site	County Council Tip: 1336 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 9372 metres	
Ramsar	Roydon Common: 26060 metres	
Special Protection Area (SPA)	Breckland 4323 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Great Cressingham Fen 4192 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 4192 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Watton. Currently no available headroom, but permit awaited to increase capacity for growth to come forward.	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): No comments Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

199 - Land West of Hale Road (Phase 2), Ashill		Alternative
Address: Land West of Hale Road (Phase 2), IP25 7BG		
Greenfield	Site area: 2.97ha	Estimated capacity: 15 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Together Dental: 4974 metres (R >) Oak Farm Surgery: 4110 metres (R >) Watton Sports and Social Club: 4806 metres (R >) Watton Library: 4994 metres (R >) Ashill VC Primary school: 596 metres (G <) Wayland Academy Norfolk: 5583 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Playing Field: 0 metres	
Recycling facilities	Ashill Recycling Centre: 1151 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Church Of St Nicholas (Grade I): 637 metres	
Registered Park	Pickenham Hall: 2157 metres	
Scheduled Monument	Devil's Dyke: 943 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Site Name Blank: 2996 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 10799 metres	
National Nature Reserve	Brettenham Heath: 18609 metres	
County Wildlife Site	County Council Tip: 1139 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 9987 metres	
Ramsar	Roydon Common: 25367 metres	
Special Protection Area (SPA)	Breckland 4162 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Breckland Forest 4162 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 4178 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Watton. Currently no available headroom, but permit awaited to increase capacity for growth to come forward.	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): No comments Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

229 - Land East of Hale Road, Ashill		Alternative
Address: Land East of Hale Road, IP25 7ED		
Greenfield	Site area: 0.50ha	Estimated capacity: 10 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">DentistDoctorLeisure CentreLibraryPrimary SchoolSecondary School	<p>Together Dental: 5353 metres (R >)</p> <p>Oak Farm Surgery: 3679 metres (R >)</p> <p>Watton Sports and Social Club: 5140 metres (R >)</p> <p>Watton Library: 5380 metres (R >)</p> <p>Ashill VC Primary school: 1073 metres (G <)</p> <p>Wayland Academy Norfolk: 5974 metres (R >)</p>	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
<p>800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.</p> <ul style="list-style-type: none">Green 4+ core services within above thresholdAmber 1 to 3 core servicesRed 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Playing Field: 505 metres	
Recycling facilities	Ashill Recycling Centre: 1718 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Bury's Hall (Grade II): 599 metres	
Registered Park	Pickenham Hall: 2613 metres	
Scheduled Monument	Devil's Dyke: 694 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Site Name Blank: 2957 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 10477 metres	
National Nature Reserve	Brettenham Heath: 19112 metres	
County Wildlife Site	Disused Railway: 1628 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 10368 metres	
Ramsar	Roydon Common: 25237 metres	
Special Protection Area (SPA)	<p>Breckland 4397 metres. (Site Beyond 1.5km, HRA unlikely to be required.)</p> <p>Within Stone Curlew buffer: No</p>	
SSSI	Breckland Forest 4397 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 4743 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Watton. Currently no available headroom, but permit awaited to increase capacity for growth to come forward.	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): No comments	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

235 - Land West of Hale Road (Phase 1), Ashill		Alternative
Address: Land West of Hale Road (Phase 1), IP25 7BG		
Greenfield	Site area: 4.15ha	Estimated capacity: 25 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Together Dental: 4913 metres (R >) Oak Farm Surgery: 4071 metres (R >) Watton Sports and Social Club: 4728 metres (R >) Watton Library: 4935 metres (R >) Ashill VC Primary school: 569 metres (G <) Wayland Academy Norfolk: 5527 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Playing Field: 0 metres	
Recycling facilities	Ashill Recycling Centre: 1292 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Church Of St Nicholas (Grade I): 661 metres	
Registered Park	Pickenham Hall: 2299 metres	
Scheduled Monument	Devil's Dyke: 724 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Site Name Blank: 2820 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 10815 metres	
National Nature Reserve	Brettenham Heath: 18609 metres	
County Wildlife Site	County Council Tip: 1281 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 9929 metres	
Ramsar	Roydon Common: 25431 metres	
Special Protection Area (SPA)	Breckland 4284 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Breckland Forest 4284 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 4314 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Watton. Currently no available headroom, but permit awaited to increase capacity for growth to come forward.	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): No comments Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

318 - Old Hall, Ashill		Alternative
Address: Area 1, Old Hall, Ashall, IP25 7BZ		
Mostly Green	Site area: 0.48ha	Estimated capacity: 5 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">DentistDoctorLeisure CentreLibraryPrimary SchoolSecondary School	<p>Together Dental: 4200 metres (R >)</p> <p>Watton Medical Practice: 4462 metres (R >)</p> <p>Watton Sports and Social Club: 4152 metres (R >)</p> <p>Watton Library: 4201 metres (R >)</p> <p>Ashill VC Primary school: 891 metres (G <)</p> <p>Wayland Academy Norfolk: 4760 metres (R >)</p>	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
<p>800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.</p> <ul style="list-style-type: none">Green 4+ core services within above thresholdAmber 1 to 3 core servicesRed 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Church: 536 metres	
Recycling facilities	Ashill Recycling Centre: 909 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	The Glebe (Grade II): 552 metres	
Registered Park	Pickenham Hall: 1722 metres	
Scheduled Monument	Site of Panworth Hall and medieval settlement: 1681 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Site Name Blank: 3326 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 11978 metres	
National Nature Reserve	Brettenham Heath: 17459 metres	
County Wildlife Site	County Council Tip: 927 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 9136 metres	
Ramsar	Roydon Common: 26210 metres	
Special Protection Area (SPA)	<p>Breckland 3697 metres. (Site Beyond 1.5km, HRA unlikely to be required.)</p> <p>Within Stone Curlew buffer: No</p>	
SSSI	Great Cressingham Fen 3345 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 3345 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Watton. Currently no available headroom, but permit awaited to increase capacity for growth to come forward.	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): No comments	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

318 - Old Hall, Ashill		Alternative
Address: Area 2, Old Hall, Ashill, IP25 7BZ		
Mostly Green	Site area: 0.83ha	Estimated capacity: 5 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">DentistDoctorLeisure CentreLibraryPrimary SchoolSecondary School	<p>Together Dental: 4200 metres (R >)</p> <p>Watton Medical Practice: 4462 metres (R >)</p> <p>Watton Sports and Social Club: 4152 metres (R >)</p> <p>Watton Library: 4201 metres (R >)</p> <p>Ashill VC Primary school: 891 metres (G <)</p> <p>Wayland Academy Norfolk: 4760 metres (R >)</p>	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
<p>800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.</p> <ul style="list-style-type: none">Green 4+ core services within above thresholdAmber 1 to 3 core servicesRed 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Church: 536 metres	
Recycling facilities	Ashill Recycling Centre: 909 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	The Glebe (Grade II): 552 metres	
Registered Park	Pickenham Hall: 1722 metres	
Scheduled Monument	Site of Panworth Hall and medieval settlement: 1681 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Site Name Blank: 3326 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 11978 metres	
National Nature Reserve	Brettenham Heath: 17459 metres	
County Wildlife Site	County Council Tip: 927 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 9136 metres	
Ramsar	Roydon Common: 26210 metres	
Special Protection Area (SPA)	<p>Breckland 3697 metres. (Site Beyond 1.5km, HRA unlikely to be required.)</p> <p>Within Stone Curlew buffer: No</p>	
SSSI	Great Cressingham Fen 3345 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 3345 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Watton. Currently no available headroom, but permit awaited to increase capacity for growth to come forward.	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): No comments	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

321 - Firs Field, Ashill		Alternative
Address: Firs Field, Ashill, IP25 7BF		
Greenfield	Site area: 11.13ha	Estimated capacity: 45 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">DentistDoctorLeisure CentreLibraryPrimary SchoolSecondary School	<p>Together Dental: 3813 metres (R >)</p> <p>Watton Medical Practice: 4024 metres (R >)</p> <p>Watton Sports and Social Club: 3628 metres (R >)</p> <p>Watton Library: 3837 metres (R >)</p> <p>Ashill VC Primary school: 170 metres (G <)</p> <p>Wayland Academy Norfolk: 4430 metres (R >)</p>	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
<p>800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.</p> <ul style="list-style-type: none">Green 4+ core services within above thresholdAmber 1 to 3 core servicesRed 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - General: 35 metres	
Recycling facilities	Ashill Recycling Centre: 1497 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	The Glebe (Grade II): 441 metres	
Registered Park	Pickenham Hall: 2575 metres	
Scheduled Monument	Site of Panworth Hall and medieval settlement: 515 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Site Name Blank: 2208 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 11430 metres	
National Nature Reserve	Brettenham Heath: 17607 metres	
County Wildlife Site	County Council Tip: 1500 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 8829 metres	
Ramsar	Roydon Common: 26097 metres	
Special Protection Area (SPA)	<p>Breckland 4025 metres. (Site Beyond 1.5km, HRA unlikely to be required.)</p> <p>Within Stone Curlew buffer: No</p>	
SSSI	Breckland Farmland 4025 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 4333 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Watton. Currently no available headroom, but permit awaited to increase capacity for growth to come forward.	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): No comments	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

322 - Dunnett's Close, Ashill		Alternative
Address: Dunnett's Close, Ashill, IP25 7FQ		
Greenfield	Site area: 4.28ha	Estimated capacity: 65 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">DentistDoctorLeisure CentreLibraryPrimary SchoolSecondary School	<p>Together Dental: 4807 metres (R >)</p> <p>Oak Farm Surgery: 3922 metres (R >)</p> <p>Watton Sports and Social Club: 4581 metres (R >)</p> <p>Watton Library: 4836 metres (R >)</p> <p>Ashill VC Primary school: 637 metres (G <)</p> <p>Wayland Academy Norfolk: 5432 metres (R >)</p>	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
<p>800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.</p> <ul style="list-style-type: none">Green 4+ core services within above thresholdAmber 1 to 3 core servicesRed 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Public Park Or Garden: 232 metres	
Recycling facilities	Ashill Recycling Centre: 1749 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Bury's Hall (Grade II): 865 metres	
Registered Park	Pickenham Hall: 2780 metres	
Scheduled Monument	Devil's Dyke: 344 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Site Name Blank: 2463 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 10764 metres	
National Nature Reserve	Brettenham Heath: 18615 metres	
County Wildlife Site	Disused Railway: 1462 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 9818 metres	
Ramsar	Roydon Common: 25551 metres	
Special Protection Area (SPA)	<p>Breckland 4668 metres. (Site Beyond 1.5km, HRA unlikely to be required.)</p> <p>Within Stone Curlew buffer: No</p>	
SSSI	Breckland Forest 4668 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 4754 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Watton. Currently no available headroom, but permit awaited to increase capacity for growth to come forward.	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): No comments	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

323 - Swaffham Road, Ashill		Alternative
Address: Swaffham Road, Ashill,		
Greenfield	Site area: 0.27ha	Estimated capacity: 7 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Together Dental: 4653 metres (R >) Watton Medical Practice: 4906 metres (R >) Watton Sports and Social Club: 4572 metres (R >) Watton Library: 4659 metres (R >) Ashill VC Primary school: 693 metres (G <) Wayland Academy Norfolk: 5228 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Church: 288 metres	
Recycling facilities	Ashill Recycling Centre: 704 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Church Of St Nicholas (Grade I): 336 metres	
Registered Park	Pickenham Hall: 1750 metres	
Scheduled Monument	Site of Panworth Hall and medieval settlement: 1485 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Site Name Blank: 3361 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 11436 metres	
National Nature Reserve	Brettenham Heath: 17988 metres	
County Wildlife Site	County Council Tip: 714 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 9616 metres	
Ramsar	Roydon Common: 25782 metres	
Special Protection Area (SPA)	Breckland 3921 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Great Cressingham Fen 3570 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 3570 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Watton. Currently no available headroom, but permit awaited to increase capacity for growth to come forward.	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): No comments	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

022 - The Hollies, Ashill		Alternative
Address: Site 2 - Outbuildings/Sheds and Garden Land, The Hollies, Ashill, IP25 7DB		
Brownfield	Site area: 0.18ha	Estimated capacity: 0 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Together Dental: 4350 metres (R >) Watton Medical Practice: 4595 metres (R >) Watton Sports and Social Club: 4248 metres (R >) Watton Library: 4359 metres (R >) Ashill VC Primary school: 450 metres (G <) Wayland Academy Norfolk: 4935 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Church: 74 metres	
Recycling facilities	Ashill Recycling Centre: 1031 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	The Glebe (Grade II): 99 metres	
Registered Park	Pickenham Hall: 2048 metres	
Scheduled Monument	Site of Panworth Hall and medieval settlement: 1278 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Site Name Blank: 3041 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 11692 metres	
National Nature Reserve	Brettenham Heath: 17814 metres	
County Wildlife Site	County Council Tip: 1043 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 9334 metres	
Ramsar	Roydon Common: 26106 metres	
Special Protection Area (SPA)	Breckland 4122 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	

SSSI	Great Cressingham Fen 3816 metres
Special Area of Conservation (SAC)	Norfolk Valley Fens: 3816 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Data for settlement not provided. Data for settlement not provided	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): No comments	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

023 - The Hollies (Paddock), Ashill		Alternative
Address: Site 1 - Paddock Land/Hard Standing, Land South of The Hollies, IP25 7DB		
Greenfield	Site area: 0.90ha	Estimated capacity: 0 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Together Dental: 4262 metres (R >) Watton Medical Practice: 4510 metres (R >) Watton Sports and Social Club: 4171 metres (R >) Watton Library: 4270 metres (R >) Ashill VC Primary school: 473 metres (G <) Wayland Academy Norfolk: 4843 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Church: 129 metres	
Recycling facilities	Ashill Recycling Centre: 999 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	The Glebe (Grade II): 122 metres	
Registered Park	Pickenham Hall: 2005 metres	
Scheduled Monument	Site of Panworth Hall and medieval settlement: 1297 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Site Name Blank: 3053 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 11726 metres	
National Nature Reserve	Brettenham Heath: 17698 metres	
County Wildlife Site	County Council Tip: 1013 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 9239 metres	
Ramsar	Roydon Common: 26118 metres	
Special Protection Area (SPA)	Breckland 4005 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	

SSSI	Great Cressingham Fen 3739 metres
Special Area of Conservation (SAC)	Norfolk Valley Fens: 3739 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Data for settlement not provided. Data for settlement not provided	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): No comments	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

037 - Land at Nursery Lane, Banham		Alternative
Address: Land at Nursey Lane, Rushford, IP24 2SE		
Greenfield	Site area: 0.53ha	Estimated capacity: 5 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	mydentist: 5349 metres (R >) Grove Surgery: 5386 metres (R >) Breckland Leisure Centre: 5750 metres (R >) Thetford Library: 5473 metres (R >) Raleigh Infant School and Nursery: 5105 metres (R >) The Thetford Academy: 5666 metres (R >)	
Overall ranking accessibility	Red: No facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Relative isolation from facilities make location less attractive for walking and cycling. Local Service Centre location provides some opportunity for enhancement.	
Open Space	Category - General: 410 metres	
Recycling facilities	Thetford Main Recycling Centre Plus: 6438 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	The Old School House (Grade II): 69 metres	
Registered Park	Shadwell Park: 376 metres	
Scheduled Monument	Rushford Bridge See also SUFFOLK 242: 515 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Fakenham Wood: 3202 metres	
Geodiversity site	Hockham: 11046 metres	
National Nature Reserve	Brettenham Heath: 3414 metres	
County Wildlife Site	Adjacent River Little Ouse: 214 metres	
Local Nature Reserve	Barnham Cross Common: 5357 metres	
Ramsar	Redgrave & South Lopham Fens: 11698 metres	
Special Protection Area (SPA)	Breckland 1144 metres. (Site Less than 1.5km, HRA required.) Within Stone Curlew buffer: Yes	
SSSI	Breckland Farmland 1144 metres	
Special Area of Conservation (SAC)	Breckland: 3414 metres	
Agricultural Land	Grade 4	

Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)

Flood Zone 3	Proportion of site area 0.00%
--------------	-------------------------------

Flood Zone 2	Proportion of site area 0.00%
--------------	-------------------------------

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - Attleborough STW. Unlikely to be capacity for additional growth above Attleborough SUE.

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.

Landowner/Site promoter comment:

None

Other objections

None recorded as received

075 - The Granary, Wash Lane, Banham		Alternative
Address: The Granary, Wash Lane, NR16 2HD		
Greenfield	Site area: 1.08ha	Estimated capacity: 2 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Rookwood Dental Practice: 7944 metres (R >) Kings Ride Surgery: 2808 metres (R >) Attleborough Sports Hall: 8265 metres (R >) Attleborough Library: 8129 metres (R >) Kenninghall Primary School: 3146 metres (R >) Old Buckenham High School: 4305 metres (R >)	
Overall ranking accessibility	Red: No facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Relative isolation from facilities make location less attractive for walking and cycling. Local Service Centre location provides some opportunity for enhancement.	
Open Space	Category - General: 253 metres	
Recycling facilities	Snetterton Part-time Recycling Centre: 5755 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Wash Farmhouse (Grade II): 59 metres	
Registered Park	Breccles Hall: 12143 metres	
Scheduled Monument	Double moat called The Candle Yards: 1603 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Lopham Grove: 3180 metres	
Geodiversity site	Hockham: 12081 metres	
National Nature Reserve	Redgrave & Lopham Fen: 6974 metres	
County Wildlife Site	Copince's Fen: 1500 metres	
Local Nature Reserve	Roydon Fen: 8137 metres	
Ramsar	Redgrave & South Lopham Fens: 6974 metres	
Special Protection Area (SPA)	Breckland 7808 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Kenninghall & Banham Fens with Quidenham Mere 1900 metres	

Special Area of Conservation (SAC)	Waveney & Little Ouse Valley Fens: 6974 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Attleborough STW. Unlikely to be capacity for additional growth above Attleborough SUE.	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): No comments Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

191 - East of Mill Road, Banham		Alternative
Address: Land East of Mill Road, Banham, NR16 2HU		
Greenfield	Site area: 1.53ha	Estimated capacity: 45 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Rookwood Dental Practice: 6867 metres (R >) Kings Ride Surgery: 4003 metres (R >) Attleborough Sports Hall: 7174 metres (R >) Attleborough Library: 7024 metres (R >) Old Buckenham Primary School: 3031 metres (R >) Old Buckenham High School: 3011 metres (R >)	
Overall ranking accessibility	Red: No facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Relative isolation from facilities make location less attractive for walking and cycling. Local Service Centre location provides some opportunity for enhancement.	
Open Space	Category - General: 335 metres	
Recycling facilities	Snetterton Part-time Recycling Centre: 5899 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Hillcrest (Grade II): 214 metres	
Registered Park	Breccles Hall: 12019 metres	
Scheduled Monument	Tumulus W of Leader's Spinney: 1143 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Lopham Grove: 4616 metres	
Geodiversity site	Hockham: 12213 metres	
National Nature Reserve	Redgrave & Lopham Fen: 8453 metres	
County Wildlife Site	Jubilee Plantation: 798 metres	
Local Nature Reserve	Roydon Fen: 9175 metres	
Ramsar	Redgrave & South Lopham Fens: 8453 metres	
Special Protection Area (SPA)	Breckland 8925 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	New Buckenham Common 2539 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 6617 metres	
Agricultural Land	Grade 2	

Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)

Flood Zone 3	Proportion of site area 0.00%
--------------	-------------------------------

Flood Zone 2	Proportion of site area 0.00%
--------------	-------------------------------

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - Attleborough STW. Unlikely to be capacity for additional growth above Attleborough SUE.

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.

Landowner/Site promoter comment:

None

Other objections

None recorded as received

265 - North of Community Centre, Banham		Alternative
Address: Land West of Crown Street, North of Community Centre, Banham, NR16 2HB		
Greenfield	Site area: 2.70ha	Estimated capacity: 20 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Rookwood Dental Practice: 7498 metres (R >) Kings Ride Surgery: 2856 metres (R >) Attleborough Sports Hall: 7821 metres (R >) Attleborough Library: 7687 metres (R >) Kenninghall Primary School: 3228 metres (R >) Old Buckenham High School: 3874 metres (R >)	
Overall ranking accessibility	Red: No facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Relative isolation from facilities make location less attractive for walking and cycling. Local Service Centre location provides some opportunity for enhancement.	
Open Space	Category - General: 0 metres	
Recycling facilities	Snetterton Part-time Recycling Centre: 5434 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Banham	
Listed Building	Kings Head Cottage (Grade II*): 11 metres	
Registered Park	Breccles Hall: 11779 metres	
Scheduled Monument	Tumulus W of Leader's Spinney: 1648 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Lopham Grove: 3666 metres	
Geodiversity site	Hockham: 11775 metres	
National Nature Reserve	Redgrave & Lopham Fen: 7426 metres	
County Wildlife Site	Copince's Fen: 1207 metres	
Local Nature Reserve	Roydon Fen: 8593 metres	
Ramsar	Redgrave & South Lopham Fens: 7426 metres	
Special Protection Area (SPA)	Breckland 7833 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Kenninghall & Banham Fens with Quidenham Mere 1725 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 6598 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Attleborough STW. Unlikely to be capacity for additional growth above Attleborough SUE.	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): No comments Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

270 - Crown Street, Banham		Alternative
Address: 27-31 Crown Street, Banham, NR16 2EX		
Mostly Green	Site area: 0.19ha	Estimated capacity: 6 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Rookwood Dental Practice: 7486 metres (R >) Kings Ride Surgery: 3109 metres (R >) Attleborough Sports Hall: 7806 metres (R >) Attleborough Library: 7668 metres (R >) Kenninghall Primary School: 3484 metres (R >) Old Buckenham High School: 3822 metres (R >)	
Overall ranking accessibility	Red: No facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Relative isolation from facilities make location less attractive for walking and cycling. Local Service Centre location provides some opportunity for enhancement.	
Open Space	Category - General: 85 metres	
Recycling facilities	Snetterton Part-time Recycling Centre: 5614 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Banham	
Listed Building	Stinton Lodge (Grade II): 15 metres	
Registered Park	Breccles Hall: 11934 metres	
Scheduled Monument	Tumulus W of Leader's Spinney: 1618 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Lopham Grove: 3825 metres	
Geodiversity site	Hockham: 11958 metres	
National Nature Reserve	Redgrave & Lopham Fen: 7614 metres	
County Wildlife Site	Copince's Fen: 1401 metres	
Local Nature Reserve	Roydon Fen: 8703 metres	
Ramsar	Redgrave & South Lopham Fens: 7614 metres	
Special Protection Area (SPA)	Breckland 8080 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Kenninghall & Banham Fens with Quidenham Mere 1954 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 6711 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Attleborough STW. Unlikely to be capacity for additional growth above Attleborough SUE.	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): No comments	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

271 - West of Mill Road, Banham		Alternative
Address: Land West of Mill Road, Banham, NR16 2HU		
Mostly Green	Site area: 0.61ha	Estimated capacity: 26 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Rookwood Dental Practice: 6919 metres (R >) Kings Ride Surgery: 3664 metres (R >) Attleborough Sports Hall: 7233 metres (R >) Attleborough Library: 7089 metres (R >) Old Buckenham Primary School: 3157 metres (R >) Old Buckenham High School: 3171 metres (R >)	
Overall ranking accessibility	Red: No facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Relative isolation from facilities make location less attractive for walking and cycling. Local Service Centre location provides some opportunity for enhancement.	
Open Space	Category - General: 0 metres	
Recycling facilities	Snetterton Part-time Recycling Centre: 5605 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Row Of 4 Cottages At 0681 8846 About 30 Metres South South East Of Police House (Grade II): 74 metres	
Registered Park	Breccles Hall: 11794 metres	
Scheduled Monument	Tumulus W of Leader's Spinney: 1074 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Lopham Grove: 4323 metres	
Geodiversity site	Hockham: 11936 metres	
National Nature Reserve	Redgrave & Lopham Fen: 8146 metres	
County Wildlife Site	Jubilee Plantation: 905 metres	
Local Nature Reserve	Roydon Fen: 9050 metres	
Ramsar	Redgrave & South Lopham Fens: 8146 metres	
Special Protection Area (SPA)	Breckland 8571 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Kenninghall & Banham Fens with Quidenham Mere 2298 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 6447 metres
Agricultural Land	Grade 2
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Attleborough STW. Unlikely to be capacity for additional growth above Attleborough SUE.	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): No comments Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

328 - Heath Road, Banham		Alternative
Address: Heath Road, Banham, NR16 2HS		
Greenfield	Site area: 1.22ha	Estimated capacity: 4 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">DentistDoctorLeisure CentreLibraryPrimary SchoolSecondary School	Rookwood Dental Practice: 7461 metres (R >) Kings Ride Surgery: 3869 metres (R >) Attleborough Sports Hall: 7768 metres (R >) Attleborough Library: 7617 metres (R >) Old Buckenham Primary School: 3614 metres (R >) Old Buckenham High School: 3596 metres (R >)	
Overall ranking accessibility	Red: No facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">Green 4+ core services within above thresholdAmber 1 to 3 core servicesRed 0 core services		
Walking and cycling	Relative isolation from facilities make location less attractive for walking and cycling. Local Service Centre location provides some opportunity for enhancement.	
Open Space	Category - General: 569 metres	
Recycling facilities	Snetterton Part-time Recycling Centre: 6255 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Barn At Mill Farm (Grade II): 390 metres	
Registered Park	Breccles Hall: 12472 metres	
Scheduled Monument	Tumulus W of Leader's Spinney: 1701 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Lopham Grove: 4055 metres	
Geodiversity site	Hockham: 12593 metres	
National Nature Reserve	Redgrave & Lopham Fen: 7901 metres	
County Wildlife Site	Jubilee Plantation: 1393 metres	
Local Nature Reserve	Roydon Fen: 8582 metres	
Ramsar	Redgrave & South Lopham Fens: 7901 metres	
Special Protection Area (SPA)	Breckland 8858 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Kenninghall & Banham Fens with Quidenham Mere 2745 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 7124 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Attleborough STW. Unlikely to be capacity for additional growth above Attleborough SUE.	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): No comments	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

161 - North of Foxley Road, Bawdeswell		Alternative
Address: Land North of Foxley Road, Bawdeswell,		
Greenfield	Site area: 7.36ha	Estimated capacity: 140 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Norfolk PCT Dental Services: 8216 metres (R >) Elmham Surgery: 5366 metres (R >) Dereham Leisure Centre: 9341 metres (R >) Dereham Library: 9373 metres (R >) Bawdeswell Community Primary School: 38 metres (G <) Northgate High School: 8563 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Playing Field: 212 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 9760 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Bawdeswell	
Listed Building	Chaucer House (Grade II): 249 metres	
Registered Park	Elmham House: 5192 metres	
Scheduled Monument	A Roman roadside settlement 150m south-west of Billingford Hall: 3103 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Foxley Wood: 1222 metres	
Geodiversity site	Hempton Quarry: 15355 metres	
National Nature Reserve	Foxley Wood: 1224 metres	
County Wildlife Site	Gibbet Hill Platn & Bawd Heath: 981 metres	
Local Nature Reserve	Litcham Common: 15352 metres	
Ramsar	Broadland: 21992 metres	
Special Protection Area (SPA)	Broadland 21992 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Foxley Wood 1224 metres	

Special Area of Conservation (SAC)	River Wensum: 2584 metres
Agricultural Land	Grade 2
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice No major surface water issues / constraints identified (Green RAG) Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Bylaugh Near Church. Capacity for growth of around 400 dwellings without investment	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided. Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
Bidwells on behalf of Abel Homes Abel Homes are promoting land north of Foxley Road, Bawdeswell for residential development (LPR/CS4/DEV/161). The Site Profile assessment undertaken by the Council in relation to the site concludes that: The site is within Bawdeswell a Local Service Centre and is Greenfield Adjacent to the existing built-up area. All scenarios in the Development Scenarios consultation align with the site. Accordingly, the site will be considered by the Council as part of their Phase 2 Assessment; a position supported by Abel Homes. However, in undertaking the high level assessment of the site, it is evident that certain incorrect assumptions have been made by the Council. To ensure that the Phase 2 Assessment is robust and based on correct information these matters are addressed below	
Other objections	
None recorded as received	

210 - Dereham Road, Bawdeswell		Alternative
Address: Land Off Dereham Road, Bawdeswell, NR20 4RR		
Greenfield	Site area: 0.73ha	Estimated capacity: 15 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Norfolk PCT Dental Services: 8069 metres (R >) Swanton Morley PMS Practice: 5559 metres (R >) Dereham Leisure Centre: 9179 metres (R >) Dereham Library: 9218 metres (R >) Bawdeswell Community Primary School: 141 metres (G <) Northgate High School: 8416 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - General: 374 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 9587 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Mileham	
Listed Building	Chaucer House (Grade II): 350 metres	
Registered Park	Elmham House: 5456 metres	
Scheduled Monument	A Roman roadside settlement 150m south-west of Billingford Hall: 3200 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Foxley Wood: 1510 metres	
Geodiversity site	Hempton Quarry: 15767 metres	
National Nature Reserve	Foxley Wood: 1511 metres	
County Wildlife Site	Gibbet Hill Platn & Bawd Heath: 831 metres	
Local Nature Reserve	Litcham Common: 15447 metres	
Ramsar	Broadland: 21968 metres	
Special Protection Area (SPA)	Broadland 21968 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Foxley Wood 1511 metres	

Special Area of Conservation (SAC)	River Wensum: 2418 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Bylaugh Near Church. Capacity for growth of around 400 dwellings without investment	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided. Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

210 - Dereham Road, Bawdeswell		Alternative
Address: South of The Street, Mileham, PE32 2RA		
Greenfield	Site area: 0.50ha	Estimated capacity: 15 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Norfolk PCT Dental Services: 8069 metres (R >) Swanton Morley PMS Practice: 5559 metres (R >) Dereham Leisure Centre: 9179 metres (R >) Dereham Library: 9218 metres (R >) Bawdeswell Community Primary School: 141 metres (G <) Northgate High School: 8416 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - General: 374 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 9587 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Mileham	
Listed Building	Chaucer House (Grade II): 350 metres	
Registered Park	Elmham House: 5456 metres	
Scheduled Monument	A Roman roadside settlement 150m south-west of Billingford Hall: 3200 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Foxley Wood: 1510 metres	
Geodiversity site	Hempton Quarry: 15767 metres	
National Nature Reserve	Foxley Wood: 1511 metres	
County Wildlife Site	Gibbet Hill Platn & Bawd Heath: 831 metres	
Local Nature Reserve	Litcham Common: 15447 metres	
Ramsar	Broadland: 21968 metres	
Special Protection Area (SPA)	Broadland 21968 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Foxley Wood 1511 metres	

Special Area of Conservation (SAC)	River Wensum: 2418 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Major surface water issues / constraints identified which will require further assessment by LPA (Red RAG) Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Bylaugh Near Church. Capacity for growth of around 400 dwellings without investment	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided. Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

329 - Adjacent Meadowbank, Bawdeswell		Alternative
Address: Adjacent Meadowbank, Bawdeswell,		
Greenfield	Site area: 3.50ha	Estimated capacity: 4 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Norfolk PCT Dental Services: 7710 metres (R >) Swanton Morley PMS Practice: 5156 metres (R >) Dereham Leisure Centre: 8784 metres (R >) Dereham Library: 8837 metres (R >) Bawdeswell Community Primary School: 487 metres (G <) Northgate High School: 8056 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Cemetery: 493 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 9184 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Chaucer House (Grade II): 643 metres	
Registered Park	Elmham House: 5568 metres	
Scheduled Monument	A Roman roadside settlement 150m south-west of Billingford Hall: 3191 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Sparham Grove: 1256 metres	
Geodiversity site	Hempton Quarry: 16000 metres	
National Nature Reserve	Foxley Wood: 1782 metres	
County Wildlife Site	Gibbet Hill Platn & Bawd Heath: 587 metres	
Local Nature Reserve	Litcham Common: 15384 metres	
Ramsar	Broadland: 21796 metres	
Special Protection Area (SPA)	Broadland 21796 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Foxley Wood 1782 metres	

Special Area of Conservation (SAC)	River Wensum: 1986 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Bylaugh Near Church. Capacity for growth of around 400 dwellings without investment	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided. Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

053 - Herne Hill Cottage, Beeston		Alternative
Address: Beeston, PE32 2NB		
Mostly Green	Site area: 0.56ha	Estimated capacity: 5 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">DentistDoctorLeisure CentreLibraryPrimary SchoolSecondary School	<p>Beech House Dental Surgery: 8397 metres (R >)</p> <p>Litcham Health Centre: 3214 metres (R >)</p> <p>Dereham Leisure Centre: 8885 metres (R >)</p> <p>Dereham Library: 8432 metres (R >)</p> <p>Beeston Primary School: 781 metres (G <)</p> <p>Litcham School: 3160 metres (R >)</p>	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
<p>800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.</p> <ul style="list-style-type: none">Green 4+ core services within above thresholdAmber 1 to 3 core servicesRed 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Playing Field: 786 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 9222 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Old Rectory And Moat House (Grade II): 358 metres	
Registered Park	Lexham Hall: 3898 metres	
Scheduled Monument	Old Hall moated site 100m north west of Almshouse Bungalow: 2334 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Honeypot Wood: 2403 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 6800 metres	
National Nature Reserve	Foxley Wood: 15716 metres	
County Wildlife Site	Church Farm Pond: 1223 metres	
Local Nature Reserve	Litcham Common: 2527 metres	
Ramsar	Roydon Common: 21902 metres	
Special Protection Area (SPA)	<p>Breckland 11180 metres. (Site Beyond 1.5km, HRA unlikely to be required.)</p> <p>Within Stone Curlew buffer: No</p>	
SSSI	Honeypot Wood, Wendling 2403 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 7853 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Beeston-Bitt-Dykewood Farm. Unlikely to be capacity for additional growth without investment.	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): No comments	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

168 - Herne Lane, Beeston		Alternative
Address: Land at Herne Lane, Beeston,		
Greenfield	Site area: 1.82ha	Estimated capacity: 30 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">DentistDoctorLeisure CentreLibraryPrimary SchoolSecondary School	<p>Beech House Dental Surgery: 7996 metres (R >)</p> <p>Litcham Health Centre: 3443 metres (R >)</p> <p>Dereham Leisure Centre: 8485 metres (R >)</p> <p>Dereham Library: 8032 metres (R >)</p> <p>Beeston Primary School: 729 metres (G <)</p> <p>Litcham School: 3371 metres (R >)</p>	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
<p>800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.</p> <ul style="list-style-type: none">Green 4+ core services within above thresholdAmber 1 to 3 core servicesRed 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Playing Field: 802 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 8822 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Old Rectory And Moat House (Grade II): 592 metres	
Registered Park	Lexham Hall: 4204 metres	
Scheduled Monument	Old Hall moated site 100m north west of Almshouse Bungalow: 1975 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes The Broads SAC	
Ancient Woodland	Honeypot Wood: 2004 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 7161 metres	
National Nature Reserve	Foxley Wood: 15384 metres	
County Wildlife Site	Church Farm Pond: 1583 metres	
Local Nature Reserve	Litcham Common: 2748 metres	
Ramsar	Roydon Common: 22232 metres	
Special Protection Area (SPA)	<p>Breckland 11352 metres. (Site Beyond 1.5km, HRA unlikely to be required.)</p> <p>Within Stone Curlew buffer: No</p>	
SSSI	Honeypot Wood, Wendling 2004 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 7454 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Beeston-Bitt-Dykewood Farm. Unlikely to be capacity for additional growth without investment.	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided. Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
Bidwells on behalf of Breckland Bridge Breckland Bridge are promoting land north of Herne Lane, Beeston for residential development (LPR/CS4/DEV/168). The Site Profile assessment undertaken by the Council in relation to the site concludes that: The site is within Beeston a Local Service Centre and is Greenfield Adjacent to the existing built-up area. Scenarios A, B, D, E and F in the Development Scenarios consultation align with the site. Accordingly, the site will be considered by the Council as part of their Phase 2 Assessment; a position supported by Breckland Bridge. As detailed elsewhere in this representation, Breckland Bridge support, in principle, the proposed methodology to be adopted by the Council when undertaking the Phase 2 Assessments, including the identification of matters at paragraph 5.3, against which sites will be considered	
Other objections	
None recorded as received	

201 - Fiddles Field, Beeston		Alternative
Address: Beeston, PE32 2NQ		
Greenfield	Site area: 0.66ha	Estimated capacity: 20 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Norfolk PCT Dental Services: 8086 metres (R >) Litcham Health Centre: 3173 metres (R >) Dereham Leisure Centre: 8610 metres (R >) Dereham Library: 8150 metres (R >) Beeston Primary School: 269 metres (G <) Litcham School: 3074 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Playing Field: 372 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 8985 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Old Rectory And Moat House (Grade II): 620 metres	
Registered Park	Lexham Hall: 4072 metres	
Scheduled Monument	Old Hall moated site 100m north west of Almshouse Bungalow: 1802 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Honeypot Wood: 2161 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 7262 metres	
National Nature Reserve	Foxley Wood: 15086 metres	
County Wildlife Site	Church Farm Pond: 1734 metres	
Local Nature Reserve	Litcham Common: 2476 metres	
Ramsar	Roydon Common: 22137 metres	
Special Protection Area (SPA)	Breckland 11894 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Honeypot Wood, Wendling 2161 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 7655 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Beeston-Bitt-Dykewood Farm. Unlikely to be capacity for additional growth without investment.	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): No comments	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

330 - The Orchard, Herne Lane, Beeston		Alternative
Address: The Orchard, Beeston, PE32 2NB		
Greenfield	Site area: 0.18ha	Estimated capacity: 2 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Beech House Dental Surgery: 8321 metres (R >) Litcham Health Centre: 3530 metres (R >) Dereham Leisure Centre: 8806 metres (R >) Dereham Library: 8357 metres (R >) Beeston Primary School: 1126 metres (G <) Litcham School: 3486 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Playing Field: 1141 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 9126 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	North Elmham	
Listed Building	Old Rectory And Moat House (Grade II): 708 metres	
Registered Park	Lexham Hall: 4143 metres	
Scheduled Monument	Old Hall moated site 100m north west of Almshouse Bungalow: 2434 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Honeypot Wood: 2354 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 6874 metres	
National Nature Reserve	Foxley Wood: 15876 metres	
County Wildlife Site	Church Farm Pond: 1344 metres	
Local Nature Reserve	Litcham Common: 2851 metres	
Ramsar	Roydon Common: 22092 metres	
Special Protection Area (SPA)	Breckland 10959 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Honeypot Wood, Wendling 2354 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 7742 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Beeston-Bitt-Dykewood Farm. Unlikely to be capacity for additional growth without investment.	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided. Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
Other objections	
None recorded as received	

030 - The Paddocks, Beetley		Alternative
Address: The Paddocks, Green Lane, Beetley, NR20 4DL		
Greenfield	Site area: 1.31ha	Estimated capacity: 15 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
<ul style="list-style-type: none">DentistDoctorLeisure CentreLibraryPrimary SchoolSecondary School	<p>Norfolk PCT Dental Services: 3479 metres (R >)</p> <p>Elmham Surgery: 3432 metres (R >)</p> <p>Dereham Leisure Centre: 4954 metres (R >)</p> <p>Dereham Library: 4648 metres (R >)</p> <p>St Marys Community Primary School: 704 metres (G <)</p> <p>Northgate High School: 3694 metres (R >)</p>	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
<p>800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.</p> <ul style="list-style-type: none">Green 4+ core services within above thresholdAmber 1 to 3 core servicesRed 0 core services		
Walking and cycling	Some accessible facilities create opportunity to enhance walking and cycling access.	
Open Space	Category - Play Space: 400 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 5568 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Mill House (Grade II): 873 metres	
Registered Park	Elmham House: 2925 metres	
Scheduled Monument	Moated site 280m south east of Spong Bridge: 1261 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Great Wood: 1886 metres	
Geodiversity site	Hempton Quarry: 13133 metres	
National Nature Reserve	Foxley Wood: 8013 metres	
County Wildlife Site	Beetley & Hoe Meadows: 17 metres	
Local Nature Reserve	Litcham Common: 8866 metres	
Ramsar	North Norfolk Coast: 26096 metres	
Special Protection Area (SPA)	<p>Breckland 18195 metres. (Site Beyond 1.5km, HRA unlikely to be required.)</p> <p>Within Stone Curlew buffer: No</p>	
SSSI	Beetley & Hoe Meadows 88 metres	
Special Area of Conservation (SAC)	River Wensum: 3119 metres	
Agricultural Land	Grade 3	

Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)

Flood Zone 3	Proportion of site area 0.00%
--------------	-------------------------------

Flood Zone 2	Proportion of site area 0.00%
--------------	-------------------------------

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - Dereham Rushmeadow Road. Capacity for future growth dependent on location of allocations and whether drains to Dereham or Swanton Morley. Further evidence required.

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided.

Natural England (Air Quality Screening): No comments

Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.

Landowner/Site promoter comment:

None

Other objections

None recorded as received

104 - North of High House Road, Beetley		Alternative
Address: Land North of High House Road, Beetley, NR20 4BY		
Greenfield	Site area: 0.84ha	Estimated capacity: 15 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Norfolk PCT Dental Services: 4083 metres (R >) Elmham Surgery: 3564 metres (R >) Dereham Leisure Centre: 5488 metres (R >) Dereham Library: 5125 metres (R >) St Marys Community Primary School: 566 metres (G <) Northgate High School: 4234 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Some accessible facilities create opportunity to enhance walking and cycling access.	
Open Space	Category - Playing Field: 21 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 6100 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Church Of St Mary Magdalene (Grade I): 670 metres	
Registered Park	Elmham House: 2996 metres	
Scheduled Monument	Moated site 280m south east of Spong Bridge: 1719 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Great Wood: 1688 metres	
Geodiversity site	Hempton Quarry: 12424 metres	
National Nature Reserve	Foxley Wood: 8743 metres	
County Wildlife Site	Gressenhall Green Marshes: 732 metres	
Local Nature Reserve	Litcham Common: 7863 metres	
Ramsar	North Norfolk Coast: 25870 metres	
Special Protection Area (SPA)	Breckland 17542 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Beetley & Hoe Meadows 1042 metres	

Special Area of Conservation (SAC)	River Wensum: 3612 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Dereham Rushmeadow Road. Capacity for future growth dependent on location of allocations and whether drains to Dereham or Swanton Morley. Further evidence required.	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided. Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

194 - South of High House Farm, Beetley		Alternative
Address: South of High House Road, Beetley, NR20 4BY		
Greenfield	Site area: 0.95ha	Estimated capacity: 15 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Norfolk PCT Dental Services: 4083 metres (R >) Elmham Surgery: 3713 metres (R >) Dereham Leisure Centre: 5469 metres (R >) Dereham Library: 5097 metres (R >) St Marys Community Primary School: 570 metres (G <) Northgate High School: 4221 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Some accessible facilities create opportunity to enhance walking and cycling access.	
Open Space	Category - Playing Field: 0 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 6079 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Church Of St Mary Magdalene (Grade I): 829 metres	
Registered Park	Elmham House: 3133 metres	
Scheduled Monument	Moated site 280m south east of Spong Bridge: 1913 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Great Wood: 1751 metres	
Geodiversity site	Hempton Quarry: 12422 metres	
National Nature Reserve	Foxley Wood: 8934 metres	
County Wildlife Site	Gressenhall Green Marshes: 602 metres	
Local Nature Reserve	Litcham Common: 7747 metres	
Ramsar	North Norfolk Coast: 25926 metres	
Special Protection Area (SPA)	Breckland 17427 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Beetley & Hoe Meadows 1139 metres	
Special Area of Conservation (SAC)	River Wensum: 3806 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Dereham Rushmeadow Road. Capacity for future growth dependent on location of allocations and whether drains to Dereham or Swanton Morley. Further evidence required.	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided.	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

292 - High House Farm, Beetley		Alternative
Address: Land opposite High House Farm, High House Road, Beetley,		
Greenfield	Site area: 4.08ha	Estimated capacity: 95 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Norfolk PCT Dental Services: 3596 metres (R >) Elmham Surgery: 3487 metres (R >) Dereham Leisure Centre: 5047 metres (R >) Dereham Library: 4716 metres (R >) St Marys Community Primary School: 351 metres (G <) Northgate High School: 3784 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Some accessible facilities create opportunity to enhance walking and cycling access.	
Open Space	Category - Playing Field: 376 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 5662 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Union House (Grade II): 630 metres	
Registered Park	Elmham House: 2955 metres	
Scheduled Monument	Moated site 280m south east of Spong Bridge: 1345 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Great Wood: 1803 metres	
Geodiversity site	Hempton Quarry: 12877 metres	
National Nature Reserve	Foxley Wood: 8202 metres	
County Wildlife Site	Beetley & Hoe Meadows: 151 metres	
Local Nature Reserve	Litcham Common: 8473 metres	
Ramsar	North Norfolk Coast: 26045 metres	
Special Protection Area (SPA)	Breckland 17845 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Beetley & Hoe Meadows 342 metres	
Special Area of Conservation (SAC)	River Wensum: 3230 metres	
Agricultural Land	Grade 3	

Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)

Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - Dereham Rushmeadow Road. Capacity for future growth dependent on location of allocations and whether drains to Dereham or Swanton Morley. Further evidence required.

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided.

Natural England (Air Quality Screening): No comments

Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.

Landowner/Site promoter comment:

None

Other objections

None recorded as received

331 - Land East of Abram Court High House Road, Beetley		Alternative
Address: Abram Court, Beetley,		
Greenfield	Site area: 0.54ha	Estimated capacity: 15 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Norfolk PCT Dental Services: 3889 metres (R >) Elmham Surgery: 3491 metres (R >) Dereham Leisure Centre: 5322 metres (R >) Dereham Library: 4975 metres (R >) St Marys Community Primary School: 483 metres (G <) Northgate High School: 4061 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Some accessible facilities create opportunity to enhance walking and cycling access.	
Open Space	Category - Playing Field: 100 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 5936 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Church Of St Mary Magdalene (Grade I): 657 metres	
Registered Park	Elmham House: 2943 metres	
Scheduled Monument	Moated site 280m south east of Spong Bridge: 1492 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Great Wood: 1724 metres	
Geodiversity site	Hempton Quarry: 12650 metres	
National Nature Reserve	Foxley Wood: 8473 metres	
County Wildlife Site	Beetley & Hoe Meadows: 493 metres	
Local Nature Reserve	Litcham Common: 8213 metres	
Ramsar	North Norfolk Coast: 25936 metres	
Special Protection Area (SPA)	Breckland 17780 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Beetley & Hoe Meadows 734 metres	
Special Area of Conservation (SAC)	River Wensum: 3402 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Dereham Rushmeadow Road. Capacity for future growth dependent on location of allocations and whether drains to Dereham or Swanton Morley. Further evidence required.	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided.	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

073 - Land North of Drury Lane, Carbrooke		Alternative
Address: Land North of Drury Lane, Carbrooke, IP25 6SJ		
Greenfield	Site area: 0.54ha	Estimated capacity: 9 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Together Dental: 3132 metres (R >) Watton Medical Practice: 2859 metres (R >) Watton Sports and Social Club: 2727 metres (R >) Watton Library: 3209 metres (R >) St Peter and St Paul School Carbrooke: 618 metres (G <) Wayland Academy Norfolk: 3207 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Some accessible facilities create opportunity to enhance walking and cycling access.	
Open Space	Category - Public Park Or Garden: 290 metres	
Recycling facilities	Ashill Recycling Centre: 7361 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Caudle Green Farmhouse (Grade II): 263 metres	
Registered Park	Breccles Hall: 7420 metres	
Scheduled Monument	Site of Commandry of St John of Jerusalem: 586 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Wayland Wood: 2440 metres	
Geodiversity site	Hockham: 9304 metres	
National Nature Reserve	Brettenham Heath: 15105 metres	
County Wildlife Site	Caudlesprings: 141 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 5230 metres	
Ramsar	Redgrave & South Lopham Fens: 24109 metres	
Special Protection Area (SPA)	Breckland 4932 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Wayland Wood, Watton 2440 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 4808 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Carbrooke Church End. Insufficient capacity for large scale growth - e.g. circa 200 home. Some capacity for small scale growth	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): No comments Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

222 - Land East of Shrublands, Carbrooke		Alternative
Address: Land East of Shrublands, Carbrooke, IP25 6TJ		
Greenfield	Site area: 18.87ha	Estimated capacity: 500 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Together Dental: 2613 metres (R >) Watton Medical Practice: 2309 metres (R >) Watton Sports and Social Club: 2331 metres (R >) Watton Library: 2676 metres (R >) St Peter and St Paul School Carbrooke: 901 metres (G <) Wayland Academy Norfolk: 2528 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Some accessible facilities create opportunity to enhance walking and cycling access.	
Open Space	Category - General: 50 metres	
Recycling facilities	Ashill Recycling Centre: 7279 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	The White House (Grade II): 374 metres	
Registered Park	Breccles Hall: 6428 metres	
Scheduled Monument	Site of Commandry of St John of Jerusalem: 831 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Wayland Wood: 1588 metres	
Geodiversity site	Hockham: 8319 metres	
National Nature Reserve	Brettenham Heath: 14127 metres	
County Wildlife Site	Watton Airfield (Army Training Area: 328 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 4250 metres	
Ramsar	Redgrave & South Lopham Fens: 23155 metres	
Special Protection Area (SPA)	Breckland 4198 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Wayland Wood, Watton 1588 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 3847 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Carbrooke Church End. Insufficient capacity for large scale growth - e.g. circa 200 home. Some capacity for small scale growth	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): No comments Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

339 - Shrublands, Carbrooke		Alternative
Address: Shrublands (1) Carbrooke, IP25 6TJ		
Greenfield	Site area: 0.77ha	Estimated capacity: 9 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
<ul style="list-style-type: none">DentistDoctorLeisure CentreLibraryPrimary SchoolSecondary School	Together Dental: 2883 metres (R >) Watton Medical Practice: 2579 metres (R >) Watton Sports and Social Club: 2590 metres (R >) Watton Library: 2946 metres (R >) St Peter and St Paul School Carbrooke: 1328 metres (G <) Wayland Academy Norfolk: 2765 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">Green 4+ core services within above thresholdAmber 1 to 3 core servicesRed 0 core services		
Walking and cycling	Some accessible facilities create opportunity to enhance walking and cycling access.	
Open Space	Category - General: 129 metres	
Recycling facilities	Ashill Recycling Centre: 7587 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Caudle Green Farmhouse (Grade II): 655 metres	
Registered Park	Breccles Hall: 6503 metres	
Scheduled Monument	Site of Commandry of St John of Jerusalem: 1264 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Wayland Wood: 1756 metres	
Geodiversity site	Hockham: 8342 metres	
National Nature Reserve	Brettenham Heath: 14120 metres	
County Wildlife Site	Watton Airfield (Army Training Area: 500 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 4246 metres	
Ramsar	Redgrave & South Lopham Fens: 23295 metres	
Special Protection Area (SPA)	Breckland 4403 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Wayland Wood, Watton 1756 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 3834 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Carbrooke Church End. Insufficient capacity for large scale growth - e.g. circa 200 home. Some capacity for small scale growth	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): No comments Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

340 - Shrublands (2), Carbrooke		Alternative
Address: Shrublands (2) Carbrooke, IP25 6TJ		
Greenfield	Site area: 1.30ha	Estimated capacity: 18 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
<ul style="list-style-type: none">DentistDoctorLeisure CentreLibraryPrimary SchoolSecondary School	Together Dental: 2910 metres (R >) Watton Medical Practice: 2604 metres (R >) Watton Sports and Social Club: 2625 metres (R >) Watton Library: 2971 metres (R >) St Peter and St Paul School Carbrooke: 1291 metres (G <) Wayland Academy Norfolk: 2788 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">Green 4+ core services within above thresholdAmber 1 to 3 core servicesRed 0 core services		
Walking and cycling	Some accessible facilities create opportunity to enhance walking and cycling access.	
Open Space	Category - General: 154 metres	
Recycling facilities	Ashill Recycling Centre: 7619 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Caudle Green Farmhouse (Grade II): 664 metres	
Registered Park	Breccles Hall: 6502 metres	
Scheduled Monument	Site of Commandry of St John of Jerusalem: 1225 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Wayland Wood: 1776 metres	
Geodiversity site	Hockham: 8339 metres	
National Nature Reserve	Brettenham Heath: 14120 metres	
County Wildlife Site	Watton Airfield (Army Training Area: 469 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 4245 metres	
Ramsar	Redgrave & South Lopham Fens: 23287 metres	
Special Protection Area (SPA)	Breckland 4424 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Wayland Wood, Watton 1776 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 3838 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Carbrooke Church End. Insufficient capacity for large scale growth - e.g. circa 200 home. Some capacity for small scale growth	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): No comments Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

024 - Home Farm, North Acre, Caston		Alternative
Address: Home Farm, North Acre, Caston, NR17 1DG		
Greenfield	Site area: 0.47ha	Estimated capacity: 5 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
<ul style="list-style-type: none">DentistDoctorLeisure CentreLibraryPrimary SchoolSecondary School	<p>Together Dental: 4810 metres (R >)</p> <p>Watton Medical Practice: 4522 metres (R >)</p> <p>Watton Sports and Social Club: 4806 metres (R >)</p> <p>Watton Library: 4830 metres (R >)</p> <p>Caston Primary School: 409 metres (G <)</p> <p>Wayland Academy Norfolk: 4364 metres (R >)</p>	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
<p>800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.</p> <ul style="list-style-type: none">Green 4+ core services within above thresholdAmber 1 to 3 core servicesRed 0 core services		
Walking and cycling	Some accessible facilities create opportunity to enhance walking and cycling access.	
Open Space	Category - General: 887 metres	
Recycling facilities	Snetterton Part-time Recycling Centre: 9970 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Willow Farmhouse (Grade II): 313 metres	
Registered Park	Breccles Hall: 3782 metres	
Scheduled Monument	Village cross, 70m north west of the Holy Cross Church: 839 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Site Name Blank: 2180 metres	
Geodiversity site	Hockham: 5791 metres	
National Nature Reserve	Brettenham Heath: 11874 metres	
County Wildlife Site	Land north of Northacre: 319 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 2293 metres	
Ramsar	Redgrave & South Lopham Fens: 20507 metres	
Special Protection Area (SPA)	<p>Breckland 4466 metres. (Site Beyond 1.5km, HRA unlikely to be required.)</p> <p>Within Stone Curlew buffer: No</p>	
SSSI	Thompson Water, Carr and Common 2286 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 2286 metres	
Agricultural Land	Grade 3	

Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)

Flood Zone 3	Proportion of site area 0.00%
--------------	-------------------------------

Flood Zone 2	Proportion of site area 0.00%
--------------	-------------------------------

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - Watton. Currently no available headroom, but permit awaited to increase capacity for growth to come forward.

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.

Landowner/Site promoter comment:

None

Other objections

None recorded as received

014 - Land at Hoe Lodge Farm, Dereham		Alternative
Address: Land at Hoe Lodge Farm, Hoe Lodge Road, Northall Green, NR19 2DQ		
Greenfield	Site area: 0.39ha	Estimated capacity: 6 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Norfolk PCT Dental Services: 726 metres (G <) Theatre Royal Surgery: 1471 metres (R >) Dereham Leisure Centre: 2137 metres (R >) Dereham Library: 1987 metres (R >) Dereham Church Infant School: 1925 metres (G <) Northgate High School: 1069 metres (G <)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category - General: 628 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 2719 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Northall Farmhouse (Grade II): 136 metres	
Registered Park	Elmham House: 5764 metres	
Scheduled Monument	Three Pickett-Hamilton forts at Swanton Morley airfield: 3462 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Old Carr: 2523 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 15650 metres	
National Nature Reserve	Foxley Wood: 8885 metres	
County Wildlife Site	Hoe Marsh: 1768 metres	
Local Nature Reserve	Litcham Common: 10585 metres	
Ramsar	Broadland: 26425 metres	
Special Protection Area (SPA)	Breckland 17836 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Dereham Rush Meadow 1957 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 3009 metres
Agricultural Land	Grade 2
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Dereham Rushmeadow Road. Capacity for future growth dependent on location of allocations and whether drains to Dereham or Swanton Morley. Further evidence required.	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided. Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

097 - Land at Grange Farm, Etling Green, Dereham		Alternative
Address: Land at Grange Farm, Etling Green, Dereham, NR20 3ET		
Greenfield	Site area: 2.04ha	Estimated capacity: 60 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
<ul style="list-style-type: none">DentistDoctorLeisure CentreLibraryPrimary SchoolSecondary School	Norfolk PCT Dental Services: 2130 metres (R >) Swanton Morley PMS Practice: 2031 metres (R >) Dereham Leisure Centre: 2042 metres (R >) Dereham Library: 2361 metres (R >) Dereham Church Infant School: 2557 metres (R >) Dereham Neatherd High School: 1355 metres (G <)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">Green 4+ core services within above thresholdAmber 1 to 3 core servicesRed 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category - General: 0 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 2162 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Grange Farmhouse Including Front Railings (Grade II): 20 metres	
Registered Park	Elmham House: 7596 metres	
Scheduled Monument	Three Pickett-Hamilton forts at Swanton Morley airfield: 4964 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes The Broads SAC	
Ancient Woodland	Yaxham Wood: 4193 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 17444 metres	
National Nature Reserve	Foxley Wood: 8961 metres	
County Wildlife Site	Pasture Adjacent to Badley Moor: 1835 metres	
Local Nature Reserve	Litcham Common: 12607 metres	
Ramsar	Broadland: 24656 metres	
Special Protection Area (SPA)	Breckland 18147 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	

SSSI	Badley Moor 1708 metres
Special Area of Conservation (SAC)	Norfolk Valley Fens: 1708 metres
Agricultural Land	Grade 2
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
<p>Norfolk Local Lead Flood Authority advice LLFA Assessment: Moderate surface water issues / constraints identified which will require further assessment by LPA</p> <p>Water Management Alliance advice No comments</p> <p>Anglian Water Water Recycling Centre - Dereham Rushmeadow Road. Capacity for future growth dependent on location of allocations and whether drains to Dereham or Swanton Morley. Further evidence required.</p>	
Other statutory consultees, agencies and organisations	
<p>Sport England: No comments</p> <p>Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided.</p> <p>Natural England (Air Quality Screening): No comments</p> <p>Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.</p> <p>Dereham Town Council highway access from green would be negative, site doesn't appear to be adjacent to the built up area. Development would have a serious impact on form and character of existing hamlet of Etling Green.</p>	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

166 - Land North of Swanton Road, Dereham		Alternative
Address: Land North of Swanton Road, Dereham,		
Greenfield	Site area: 16.36ha	Estimated capacity: 250 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Norfolk PCT Dental Services: 302 metres (G <) Theatre Royal Surgery: 531 metres (G <) Dereham Leisure Centre: 1055 metres (R >) Dereham Library: 951 metres (R >) Dereham Church Infant School: 972 metres (G <) Northgate High School: 447 metres (G <)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category - Allotments Or Community Growing Spaces: 17 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 1645 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Northall Farmhouse (Grade II): 79 metres	
Registered Park	Elmham House: 6000 metres	
Scheduled Monument	Three Pickett-Hamilton forts at Swanton Morley airfield: 3668 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Old Carr: 2426 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 15617 metres	
National Nature Reserve	Foxley Wood: 8983 metres	
County Wildlife Site	Rushmeadow Road Meadow: 1014 metres	
Local Nature Reserve	Litcham Common: 10729 metres	
Ramsar	Broadland: 26218 metres	
Special Protection Area (SPA)	Breckland 17225 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Dereham Rush Meadow 1595 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 2028 metres
Agricultural Land	Grade 2
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Dereham Rushmeadow Road. Capacity for future growth dependent on location of allocations and whether drains to Dereham or Swanton Morley. Further evidence required.	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided. Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance. Dereham Town Council Would lead to potential coalescence, connecting settlement of Dereham with Hamlet of Northall Green.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

241 - Moat Field, Northall Green, Dereham		Alternative
Address: Moat Field, Northall Green, Dereham, NR20 4BA		
Greenfield	Site area: 2.08ha	Estimated capacity: 40 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Norfolk PCT Dental Services: 743 metres (G <) Theatre Royal Surgery: 1480 metres (R >) Dereham Leisure Centre: 2123 metres (R >) Dereham Library: 1988 metres (R >) Dereham Church Infant School: 1937 metres (G <) Northgate High School: 1089 metres (G <)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category - General: 671 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 2699 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Northall Farmhouse (Grade II): 64 metres	
Registered Park	Elmham House: 5676 metres	
Scheduled Monument	Three Pickett-Hamilton forts at Swanton Morley airfield: 3325 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Old Carr: 2600 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 15742 metres	
National Nature Reserve	Foxley Wood: 8703 metres	
County Wildlife Site	Hoe Marsh: 1664 metres	
Local Nature Reserve	Litcham Common: 10658 metres	
Ramsar	Broadland: 26268 metres	
Special Protection Area (SPA)	Breckland 17886 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Dereham Rush Meadow 2012 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 3021 metres
Agricultural Land	Grade 2
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Dereham Rushmeadow Road. Capacity for future growth dependent on location of allocations and whether drains to Dereham or Swanton Morley. Further evidence required.	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided. Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance. Dereham Town Council Access via narrow land, not adjacent to build up area of Dereham. Negative development impact on form and character of existing hamlet of Northall Green.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

309 - West of Golf Course, Dereham		Alternative
Address: West of Golf Course, Sandy Lane, Dereham, NR19 2RY		
Greenfield	Site area: 0.88ha	Estimated capacity: 5 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Norfolk PCT Dental Services: 1101 metres (R >) Theatre Royal Surgery: 1272 metres (R >) Dereham Leisure Centre: 2118 metres (R >) Dereham Library: 1701 metres (R >) Dereham Church Infant School: 1448 metres (G <) Northgate High School: 1005 metres (G <)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category - Golf Course: 10 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 2706 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Dereham	
Listed Building	Heathfield Cottage (Grade II): 79 metres	
Registered Park	Elmham House: 6078 metres	
Scheduled Monument	Three Pickett-Hamilton forts at Swanton Morley airfield: 4332 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Old Carr: 967 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 14154 metres	
National Nature Reserve	Foxley Wood: 10227 metres	
County Wildlife Site	Pump House Woods: 522 metres	
Local Nature Reserve	Litcham Common: 9245 metres	
Ramsar	Broadland: 27889 metres	
Special Protection Area (SPA)	Breckland 16322 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Dereham Rush Meadow 439 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 2217 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Dereham Rushmeadow Road. Capacity for future growth dependent on location of allocations and whether drains to Dereham or Swanton Morley. Further evidence required.	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided.	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Dereham Town Council Built up area assessment - site doesn't appear to be adjacent to the built up area.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

341 - Fieldfare Etling Green, Dereham		Alternative
Address: Field Fare, Etling Green, NR20 3ET		
Greenfield	Site area: 0.29ha	Estimated capacity: 7 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Norfolk PCT Dental Services: 2213 metres (R >) Swanton Morley PMS Practice: 1805 metres (R >) Dereham Leisure Centre: 2262 metres (R >) Dereham Library: 2553 metres (R >) Dereham Church Infant School: 2737 metres (R >) Dereham Neatherd High School: 1561 metres (G <)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category - General: 207 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 2447 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Grange Farmhouse Including Front Railings (Grade II): 155 metres	
Registered Park	Elmham House: 7440 metres	
Scheduled Monument	Three Pickett-Hamilton forts at Swanton Morley airfield: 4773 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes The Broads SAC	
Ancient Woodland	Old Carr: 4360 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 17568 metres	
National Nature Reserve	Foxley Wood: 8756 metres	
County Wildlife Site	North Tuddenham Common: 1857 metres	
Local Nature Reserve	Litcham Common: 12681 metres	
Ramsar	Broadland: 24639 metres	
Special Protection Area (SPA)	Breckland 18461 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Badley Moor 2046 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 2046 metres
Agricultural Land	Grade 2
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Dereham Rushmeadow Road. Capacity for future growth dependent on location of allocations and whether drains to Dereham or Swanton Morley. Further evidence required.	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided.	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Dereham Town Council Etling Green should not be considered an existing built up area, site is not adjacent to Dereham. No pedestrian access to any services. Not adjacent to highways.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

342 - Meadoway Etling Green, Dereham		Alternative
Address: Meadoway, Etling Green, NR20 3ET		
Greenfield	Site area: 0.35ha	Estimated capacity: 3 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	<p>Norfolk PCT Dental Services: 2257 metres (R >)</p> <p>Swanton Morley PMS Practice: 1727 metres (R >)</p> <p>Dereham Leisure Centre: 2352 metres (R >)</p> <p>Dereham Library: 2644 metres (R >)</p> <p>Dereham Church Infant School: 2821 metres (R >)</p> <p>Dereham Neatherd High School: 1651 metres (G <)</p>	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
<p>800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.</p> <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category - General: 294 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 2528 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Grange Farmhouse Including Front Railings (Grade II): 220 metres	
Registered Park	Elmham House: 7394 metres	
Scheduled Monument	Three Pickett-Hamilton forts at Swanton Morley airfield: 4717 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes The Broads SAC	
Ancient Woodland	Old Carr: 4409 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 17620 metres	
National Nature Reserve	Foxley Wood: 8667 metres	
County Wildlife Site	North Tuddenham Common: 1773 metres	
Local Nature Reserve	Litcham Common: 12716 metres	
Ramsar	Broadland: 24560 metres	
Special Protection Area (SPA)	Breckland 18536 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Badley Moor 2068 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 2068 metres
Agricultural Land	Grade 2
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice No major surface water issues / constraints identified Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Dereham Rushmeadow Road. Capacity for future growth dependent on location of allocations and whether drains to Dereham or Swanton Morley. Further evidence required.	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided. Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance. Dereham Town Council Etling Green should not be considered an existing built up area, site is not adjacent to Dereham. No pedestrian access to any services. Not adjacent to highways.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

343 - Sandy Lane, Dereham		Alternative
Address: Sandy Lane, NR19 2QB		
Greenfield	Site area: 1.09ha	Estimated capacity: 6 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Norfolk PCT Dental Services: 1182 metres (R >) Theatre Royal Surgery: 1375 metres (R >) Dereham Leisure Centre: 2221 metres (R >) Dereham Library: 1803 metres (R >) Dereham Church Infant School: 1550 metres (G <) Northgate High School: 1102 metres (G <)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category - Golf Course: 12 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 2809 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Heathfield (Grade II): 104 metres	
Registered Park	Elmham House: 5979 metres	
Scheduled Monument	Moated site 280m south east of Spong Bridge: 4252 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Old Carr: 887 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 14056 metres	
National Nature Reserve	Foxley Wood: 10219 metres	
County Wildlife Site	Pump House Woods: 587 metres	
Local Nature Reserve	Litcham Common: 9118 metres	
Ramsar	Broadland: 27948 metres	
Special Protection Area (SPA)	Breckland 16315 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Dereham Rush Meadow 460 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 2306 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Dereham Rushmeadow Road. Capacity for future growth dependent on location of allocations and whether drains to Dereham or Swanton Morley. Further evidence required.	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided.	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Dereham Town Council Not adjacent to existing built up area.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

344 - Swanton Road, Dereham		Alternative
Address: Swanton Road Dereham,		
Greenfield	Site area: 9.79ha	Estimated capacity: 0 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
<ul style="list-style-type: none">DentistDoctorLeisure CentreLibraryPrimary SchoolSecondary School	<p>Norfolk PCT Dental Services: 615 metres (G <)</p> <p>Theatre Royal Surgery: 995 metres (R >)</p> <p>Dereham Leisure Centre: 1304 metres (R >)</p> <p>Dereham Library: 1339 metres (R >)</p> <p>Dereham Church Infant School: 1413 metres (G <)</p> <p>Dereham Neatherd High School: 783 metres (G <)</p>	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
<p>800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.</p> <ul style="list-style-type: none">Green 4+ core services within above thresholdAmber 1 to 3 core servicesRed 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category - Public Park Or Garden: 0 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 1801 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Northall Farmhouse (Grade II): 553 metres	
Registered Park	Elmham House: 6466 metres	
Scheduled Monument	Three Pickett-Hamilton forts at Swanton Morley airfield: 4022 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Old Carr: 2774 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 15986 metres	
National Nature Reserve	Foxley Wood: 9010 metres	
County Wildlife Site	Rushmeadow Road Meadow: 1485 metres	
Local Nature Reserve	Litcham Common: 11073 metres	
Ramsar	Broadland: 25926 metres	
Special Protection Area (SPA)	<p>Breckland 17634 metres. (Site Beyond 1.5km, HRA unlikely to be required.)</p> <p>Within Stone Curlew buffer: No</p>	
SSSI	Dereham Rush Meadow 2052 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 2392 metres	

Agricultural Land	Grade 2
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Dereham Rushmeadow Road. Capacity for future growth dependent on location of allocations and whether drains to Dereham or Swanton Morley. Further evidence required.	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided.	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Dereham Town Council Site not assessed at Phase 1 stage.	
Landowner/Site promoter comment:	
Bidwells on behalf of Abel Homes Abel Homes are promoting land south of Swanton Road, Dereham, for residential development (LPR/C4S/DEV/344). Based on the information available, we cannot see that a Site Profile Assessment has been undertaken for the site. Given the close proximity of the site to land being promoted to land north of Swanton Road, Dereham (LPR/C4S/DEV/166), it is assumed that the site will be assessed in a similar manner. On this basis, it is assumed that the site will be considered by the Council as part of their Phase 2 Assessment; a position supported by Abel Homes.	
Other objections	
None recorded as received	

345 - Quebec Farm, Dereham		Alternative
Address: Quebec Farm Dereham,		
Greenfield	Site area: 15.47ha	Estimated capacity: 400 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	<p>Norfolk PCT Dental Services: 119 metres (G <)</p> <p>Theatre Royal Surgery: 865 metres (R >)</p> <p>Dereham Leisure Centre: 1548 metres (R >)</p> <p>Dereham Library: 1397 metres (R >)</p> <p>Dereham Church Infant School: 1305 metres (G <)</p> <p>Northgate High School: 440 metres (G <)</p>	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
<p>800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.</p> <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category - General: 11 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 2132 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Water Tower (Grade II): 240 metres	
Registered Park	Elmham House: 5834 metres	
Scheduled Monument	Three Pickett-Hamilton forts at Swanton Morley airfield: 3654 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Old Carr: 1890 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 15052 metres	
National Nature Reserve	Foxley Wood: 9210 metres	
County Wildlife Site	Rushmeadow Road Meadow: 1164 metres	
Local Nature Reserve	Litcham Common: 10054 metres	
Ramsar	Broadland: 26500 metres	
Special Protection Area (SPA)	Breckland 17221 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Dereham Rush Meadow 1337 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 2384 metres	

Agricultural Land	Grade 2
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
<p>Norfolk Local Lead Flood Authority advice LLFA Assessment: No major surface water issues / constraints identified</p> <p>Water Management Alliance advice No comments</p> <p>Anglian Water Water Recycling Centre - Dereham Rushmeadow Road. Capacity for future growth dependent on location of allocations and whether drains to Dereham or Swanton Morley. Further evidence required.</p>	
Other statutory consultees, agencies and organisations	
<p>Sport England: No comments</p> <p>Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided.</p> <p>Natural England (Air Quality Screening): No comments</p> <p>Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.</p> <p>Dereham Town Council Site is greenfield - not brownfield. Poor road network.</p>	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

057 - Land to the North of Smallworth Lane, Garboldisham		Alternative
Address: North of Smallworth Lane, Garboldisham, IP22 2QW		
Greenfield	Site area: 0.38ha	Estimated capacity: 8 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">DentistDoctorLeisure CentreLibraryPrimary SchoolSecondary School	mydentist: 13291 metres (R >) East Harling and Kenninghall Medical Practice: 5371 metres (R >) Breckland Leisure Centre: 13606 metres (R >) Thetford Library: 13414 metres (R >) Garboldisham Church Primary School: 641 metres (G <) Old Buckenham High School: 12441 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">Green 4+ core services within above thresholdAmber 1 to 3 core servicesRed 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - General: 10 metres	
Recycling facilities	Snetterton Part-time Recycling Centre: 9180 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Pear Tree Cottage And Compton (Grade II): 264 metres	
Registered Park	Shadwell Park: 7064 metres	
Scheduled Monument	Tower of All Saints' Church: 872 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Hollands Wood: 4607 metres	
Geodiversity site	Hockham: 12566 metres	
National Nature Reserve	Redgrave & Lopham Fen: 3857 metres	
County Wildlife Site	Old Fen: 106 metres	
Local Nature Reserve	Roydon Fen: 9394 metres	
Ramsar	Redgrave & South Lopham Fens: 3857 metres	
Special Protection Area (SPA)	Breckland 2233 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	

SSSI	Hopton Fen 1391 metres
Special Area of Conservation (SAC)	Waveney & Little Ouse Valley Fens: 2140 metres
Agricultural Land	Grade 4
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Garboldisham, Disham Back Lane, Garboldisham-Elm Grove, Garboldisham-The Common. Area has 3 very small WRCs. Unlikely that significant growth (over 50 dwellings) could be accommodated without further significant investment.	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): No comments	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

169 - Land at Back Street, Garboldisham		Alternative
Address: Back Street, Garboldisham, IP22 2RQ		
Greenfield	Site area: 2.65ha	Estimated capacity: 80 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">DentistDoctorLeisure CentreLibraryPrimary SchoolSecondary School	mydentist: 12954 metres (R >) East Harling and Kenninghall Medical Practice: 4388 metres (R >) Breckland Leisure Centre: 13212 metres (R >) Thetford Library: 13075 metres (R >) Garboldisham Church Primary School: 168 metres (G <) Old Buckenham High School: 11688 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">Green 4+ core services within above thresholdAmber 1 to 3 core servicesRed 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - General: 74 metres	
Recycling facilities	Snetterton Part-time Recycling Centre: 8237 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Garboldisham	
Listed Building	Mulberry Cottage (Grade II): 17 metres	
Registered Park	Shadwell Park: 6630 metres	
Scheduled Monument	Tower of All Saints' Church: 107 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Downhill Grove: 4316 metres	
Geodiversity site	Hockham: 11597 metres	
National Nature Reserve	Redgrave & Lopham Fen: 4386 metres	
County Wildlife Site	Old Fen: 863 metres	
Local Nature Reserve	Roydon Fen: 9672 metres	
Ramsar	Redgrave & South Lopham Fens: 4386 metres	
Special Protection Area (SPA)	Breckland 1401 metres. (Site Less than 1.5km, HRA required.) Within Stone Curlew buffer: No	
SSSI	Breckland Forest 1401 metres	

Special Area of Conservation (SAC)	Waveney & Little Ouse Valley Fens: 2937 metres
Agricultural Land	Grade 2
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Garboldisham, Disham Back Lane, Garboldisham-Elm Grove, Garboldisham-The Common. Area has 3 very small WRCs. Unlikely that significant growth (over 50 dwellings) could be accommodated without further significant investment.	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): No comments Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
Bidwells on behalf of Breckland Bridge Breckland Bridge are promoting land at Back Street, Garboldisham for residential development (LPR/CS4/DEV/169). The Site Profile assessment undertaken by the Council in relation to the site concludes that: The site is within Garboldisham a Local Service Centre and is Greenfield Adjacent to the existing built-up area. Scenarios A, B, D, E and F in the Development Scenarios consultation align with the site. Accordingly, the site will be considered by the Council as part of their Phase 2 Assessment; a position supported by Breckland Bridge. However, in undertaking the high level assessment of the site, it is evident that certain incorrect assumptions have been made by the Council. To ensure that the Phase 2 Assessment is robust and based on correct information, these matters are addressed below.	
Other objections	
None recorded as received	

287 - Former Nursery, Garboldisham		Alternative
Address: Former Nursery Site, Hopton Road, Garboldisham, IP22 2RQ		
Mostly Green	Site area: 1.06ha	Estimated capacity: 6 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	mydentist: 13210 metres (R >) East Harling and Kenninghall Medical Practice: 5920 metres (R >) Breckland Leisure Centre: 13563 metres (R >) Thetford Library: 13334 metres (R >) Garboldisham Church Primary School: 1236 metres (G <) Old Buckenham High School: 13024 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - General: 396 metres	
Recycling facilities	Snetterton Part-time Recycling Centre: 9787 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Garboldisham Windmill (Grade II*): 75 metres	
Registered Park	Shadwell Park: 7078 metres	
Scheduled Monument	Tower of All Saints' Church: 1475 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Site Name Blank: 4402 metres	
Geodiversity site	Hockham: 13034 metres	
National Nature Reserve	Redgrave & Lopham Fen: 3771 metres	
County Wildlife Site	Broomscott Common: 8 metres	
Local Nature Reserve	Roydon Fen: 9469 metres	
Ramsar	Redgrave & South Lopham Fens: 3771 metres	
Special Protection Area (SPA)	Breckland 2626 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Hopton Fen 915 metres	

Special Area of Conservation (SAC)	Waveney & Little Ouse Valley Fens: 1734 metres
Agricultural Land	Grade 4
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Garboldisham, Disham Back Lane, Garboldisham-Elm Grove, Garboldisham-The Common. Area has 3 very small WRCs. Unlikely that significant growth (over 50 dwellings) could be accommodated without further significant investment.	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): No comments Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

288 - Land to East of Hopton Road, Garboldisham		Alternative
Address: Land East of Hopton Road, Garboldisham, IP22 2RQ		
Greenfield	Site area: 2.48ha	Estimated capacity: 60 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">DentistDoctorLeisure CentreLibraryPrimary SchoolSecondary School	mydentist: 13370 metres (R >) East Harling and Kenninghall Medical Practice: 5964 metres (R >) Breckland Leisure Centre: 13724 metres (R >) Thetford Library: 13494 metres (R >) Garboldisham Church Primary School: 1241 metres (G <) Old Buckenham High School: 12911 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">Green 4+ core services within above thresholdAmber 1 to 3 core servicesRed 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - General: 393 metres	
Recycling facilities	Snetterton Part-time Recycling Centre: 9782 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Garboldisham Windmill (Grade II*): 135 metres	
Registered Park	Shadwell Park: 7241 metres	
Scheduled Monument	Tower of All Saints' Church: 1476 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Site Name Blank: 4323 metres	
Geodiversity site	Hockham: 13124 metres	
National Nature Reserve	Redgrave & Lopham Fen: 3534 metres	
County Wildlife Site	Broomscott Common: 0 metres	
Local Nature Reserve	Roydon Fen: 9212 metres	
Ramsar	Redgrave & South Lopham Fens: 3534 metres	
Special Protection Area (SPA)	Breckland 2739 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	

SSSI	Bugg's Hole Fen, Thelnetham 958 metres
Special Area of Conservation (SAC)	Waveney & Little Ouse Valley Fens: 1579 metres
Agricultural Land	Grade 4
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Garboldisham, Disham Back Lane, Garboldisham-Elm Grove, Garboldisham-The Common. Area has 3 very small WRCs. Unlikely that significant growth (over 50 dwellings) could be accommodated without further significant investment.	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): No comments	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

124 - Land East of B1111, Garboldisham, Garboldisham		Alternative
Address: Land East of B1111, Garboldisham, IP22 2RQ		
Greenfield	Site area: 3.54ha	Estimated capacity: 0 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">DentistDoctorLeisure CentreLibraryPrimary SchoolSecondary School	mydentist: 13359 metres (R >) East Harling and Kenninghall Medical Practice: 5953 metres (R >) Breckland Leisure Centre: 13711 metres (R >) Thetford Library: 13483 metres (R >) Garboldisham Church Primary School: 1239 metres (G <) Old Buckenham High School: 12911 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">Green 4+ core services within above thresholdAmber 1 to 3 core servicesRed 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - General: 393 metres	
Recycling facilities	Snetterton Part-time Recycling Centre: 9781 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Garboldisham Windmill (Grade II*): 94 metres	
Registered Park	Shadwell Park: 7222 metres	
Scheduled Monument	Tower of All Saints' Church: 1476 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Site Name Blank: 4193 metres	
Geodiversity site	Hockham: 13101 metres	
National Nature Reserve	Redgrave & Lopham Fen: 3537 metres	
County Wildlife Site	Broomscott Common: 0 metres	
Local Nature Reserve	Roydon Fen: 9218 metres	
Ramsar	Redgrave & South Lopham Fens: 3537 metres	
Special Protection Area (SPA)	Breckland 2709 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	

SSSI	Bugg's Hole Fen, Thelnetham 829 metres
Special Area of Conservation (SAC)	Waveney & Little Ouse Valley Fens: 1583 metres
Agricultural Land	Grade 4
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Data for settlement not provided. Data for settlement not provided	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): No comments	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

402 - Old Mill House, Garboldisham		Alternative
Address: Old Mill Farm, Hopton Road, Garboldisham, IP22 2RJ		
Greenfield	Site area: 1.08ha	Estimated capacity: 0 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	mydentist: 13172 metres (R >) East Harling and Kenninghall Medical Practice: 5751 metres (R >) Breckland Leisure Centre: 13515 metres (R >) Thetford Library: 13296 metres (R >) Garboldisham Church Primary School: 1058 metres (G <) Old Buckenham High School: 12869 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - General: 217 metres	
Recycling facilities	Snetterton Part-time Recycling Centre: 9608 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Garboldisham Windmill (Grade II*): 51 metres	
Registered Park	Shadwell Park: 7012 metres	
Scheduled Monument	Tower of All Saints' Church: 1295 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Site Name Blank: 4484 metres	
Geodiversity site	Hockham: 12874 metres	
National Nature Reserve	Redgrave & Lopham Fen: 3831 metres	
County Wildlife Site	Broomscott Common: 10 metres	
Local Nature Reserve	Roydon Fen: 9487 metres	
Ramsar	Redgrave & South Lopham Fens: 3831 metres	
Special Protection Area (SPA)	Breckland 2474 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Hopton Fen 950 metres	

Special Area of Conservation (SAC)	Waveney & Little Ouse Valley Fens: 1857 metres
Agricultural Land	Grade 4
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Data for settlement not provided. Data for settlement not provided	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): No comments Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

078 - Land to rear of The Horse Shoes, Gressenhall		Alternative
Address: Rear of The Horse Shoes, The Green, Gressenhall, NR20 4DT		
Greenfield	Site area: 0.94ha	Estimated capacity: 5 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Norfolk PCT Dental Services: 3178 metres (R >) Theatre Royal Surgery: 3496 metres (R >) Dereham Leisure Centre: 4337 metres (R >) Dereham Library: 3907 metres (R >) St Marys Community Primary School: 1286 metres (G <) Northgate High School: 3195 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Some accessible facilities create opportunity to enhance walking and cycling access.	
Open Space	Category - Public Park Or Garden: 10 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 4914 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Methodist Chapel And Adjoining 2 Dwellings (Grade II): 772 metres	
Registered Park	Elmham House: 4670 metres	
Scheduled Monument	Deserted medieval village: 2891 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Site Name Blank: 591 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 12766 metres	
National Nature Reserve	Foxley Wood: 10106 metres	
County Wildlife Site	Land west of Gressenhall Green: 156 metres	
Local Nature Reserve	Litcham Common: 7469 metres	
Ramsar	Roydon Common: 27174 metres	
Special Protection Area (SPA)	Breckland 16106 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Dillington Carr, Gressenhall 264 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 4191 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 34.72%
Flood Zone 2	Proportion of site area 50.55%
<p>Norfolk Local Lead Flood Authority advice Not reviewed</p> <p>Water Management Alliance advice Minor development within NRIDB's IDD. Proposed site is adjacent to Board maintained watercourse MN 32 - Gressenhall Dunfer Hall (Drain ID: DRN103G0101), located to the south of the site. Consent would be required from the Board</p> <p>for any works within 9 metres of the watercourse, as well as any alterations or discharge to the watercourse/any riparian watercourse within the Board's IDD. Known flood risk concerns.</p> <p>Surface water run-off will need to be well managed to ensure this is not further increased, as per paragraph 167 of the National Planning Policy Framework.</p> <p>The Board strongly recommend that at the detailed design stage, where practicable, SuDS are utilised on the development, in line with the Non-Statutory technical standards for sustainable drainage systems.</p> <p>Anglian Water Water Recycling Centre - Dereham Rushmeadow Road. Capacity for future growth dependent on location of allocations and whether drains to Dereham or Swanton Morley. Further evidence required.</p>	
Other statutory consultees, agencies and organisations	
<p>Sport England: No comments</p> <p>Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided.</p> <p>Natural England (Air Quality Screening): No comments</p> <p>Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.</p> <p>Gressenhall scale and size conflict-classified as green but this is a subjective assessment and the site was originally for 4 not 5 houses the size of which is not specified. Additionally drainage mitigation is mentioning suggesting there may be flooding issues but this is not a factor considered in the current traffic light scheme-</p>	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

268 - Land to the rear of greenacres, Church Road , Griston		Alternative
Address: Rear of Greenacres, Church Road, Griston, IP25 6QA		
Greenfield	Site area: 0.42ha	Estimated capacity: 5 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Together Dental: 3357 metres (R >) Watton Medical Practice: 3070 metres (R >) Watton Sports and Social Club: 3371 metres (R >) Watton Library: 3376 metres (R >) Caston Primary School: 1271 metres (G <) Wayland Academy Norfolk: 2915 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Some accessible facilities create opportunity to enhance walking and cycling access.	
Open Space	Category - General: 149 metres	
Recycling facilities	Ashill Recycling Centre: 8582 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Church Farm House (Grade II): 158 metres	
Registered Park	Breccles Hall: 4795 metres	
Scheduled Monument	Village cross, 70m north west of the Holy Cross Church: 2108 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Wayland Wood: 1453 metres	
Geodiversity site	Hockham: 6573 metres	
National Nature Reserve	Brettenham Heath: 12377 metres	
County Wildlife Site	South-west of Griston Hall: 1161 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 2494 metres	
Ramsar	Redgrave & South Lopham Fens: 21694 metres	
Special Protection Area (SPA)	Breckland 4078 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Wayland Wood, Watton 1453 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 2194 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Watton. Currently no available headroom, but permit awaited to increase capacity for growth to come forward.	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): No comments Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

348 - Paynes Meadow, Griston		Alternative
Address: Paynes Meadow, IP25 6FE		
Greenfield	Site area: 19.09ha	Estimated capacity: 550 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Together Dental: 1019 metres (G <) Watton Medical Practice: 723 metres (G <) Watton Sports and Social Club: 1068 metres (G <) Watton Library: 1050 metres (G <) Wayland Junior Academy Watton: 601 metres (G <) Wayland Academy Norfolk: 602 metres (G <)	
Overall ranking accessibility	Green: At least four facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for access/enhancement to walking and cycling as a result of proximity to facilities.	
Open Space	Category - Play Space: 218 metres	
Recycling facilities	Ashill Recycling Centre: 6239 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Vicarage (Grade II): 307 metres	
Registered Park	Breccles Hall: 6484 metres	
Scheduled Monument	Roman settlement at Woodcock Hall: 2625 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Wayland Wood: 21 metres	
Geodiversity site	Hockham: 7808 metres	
National Nature Reserve	Brettenham Heath: 12917 metres	
County Wildlife Site	Milestone Grove: 583 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 3643 metres	
Ramsar	Redgrave & South Lopham Fens: 23350 metres	
Special Protection Area (SPA)	Breckland 1935 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Wayland Wood, Watton 20 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 2816 metres	
Agricultural Land	Grade 3	

Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)

Flood Zone 3	Proportion of site area 0.00%
--------------	-------------------------------

Flood Zone 2	Proportion of site area 0.00%
--------------	-------------------------------

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - Watton. Currently no available headroom, but permit awaited to increase capacity for growth to come forward.

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.

Landowner/Site promoter comment:

Ceres Property on behalf of Barratt David Wilson Homes (Anglia) Whilst the methodology and proposed criteria for site assessments is broadly acceptable it is fundamentally flawed with regards to site location and relationship to settlements and the parish it falls within. Despite a site adjoining an existing market town, where it falls in a neighbouring village parish administrative boundary, it has been assessed under the cluster of sites submitted to and related to that particular village, rather than the market town it adjoins. Paynes Meadow –LPR/CS4/DEV/348’ in the Phase 1 Site Assessment (February 2024). The Site clearly relates to and adjoins the settlement boundary of Watton, however as the Site technically falls within the Griston parish boundary it has been assessed against Griston as a ‘Village with boundaries’ in the site assessment. Consequently it’s alignment with the proposed alternative development scenarios (A-F) is misrepresented, aligning with Scenarios E and F. The Site should be assessed as a Watton site irrespective of what parish it falls within. It very clearly does not relate to the village of Griston by any measure or metric and should be assessed as an extension to the market town of Watton.

Other objections

None recorded as received

395 - South Of Caston Road, Griston		Alternative
Address: South of Caston Road, Griston, IP25 6QD		
Greenfield	Site area: 2.36ha	Estimated capacity: 9 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
<ul style="list-style-type: none">DentistDoctorLeisure CentreLibraryPrimary SchoolSecondary School	<p>Together Dental: 3481 metres (R >)</p> <p>Watton Medical Practice: 3186 metres (R >)</p> <p>Watton Sports and Social Club: 3451 metres (R >)</p> <p>Watton Library: 3507 metres (R >)</p> <p>Caston Primary School: 1179 metres (G <)</p> <p>Wayland Academy Norfolk: 3079 metres (R >)</p>	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
<p>800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.</p> <ul style="list-style-type: none">Green 4+ core services within above thresholdAmber 1 to 3 core servicesRed 0 core services		
Walking and cycling	Some accessible facilities create opportunity to enhance walking and cycling access.	
Open Space	Category - General: 147 metres	
Recycling facilities	Ashill Recycling Centre: 8671 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	The Old Thatch (Grade II): 38 metres	
Registered Park	Breccles Hall: 4755 metres	
Scheduled Monument	Village cross, 70m north west of the Holy Cross Church: 1994 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Wayland Wood: 1644 metres	
Geodiversity site	Hockham: 6581 metres	
National Nature Reserve	Brettenham Heath: 12442 metres	
County Wildlife Site	Land north of Northacre: 1000 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 2567 metres	
Ramsar	Redgrave & South Lopham Fens: 21622 metres	
Special Protection Area (SPA)	<p>Breckland 4291 metres. (Site Beyond 1.5km, HRA unlikely to be required.)</p> <p>Within Stone Curlew buffer: No</p>	
SSSI	Wayland Wood, Watton 1648 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 2348 metres	
Agricultural Land	Grade 3	

Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)

Flood Zone 3	Proportion of site area 0.00%
--------------	-------------------------------

Flood Zone 2	Proportion of site area 0.00%
--------------	-------------------------------

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - Watton. Currently no available headroom, but permit awaited to increase capacity for growth to come forward.

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.

Landowner/Site promoter comment:

None

Other objections

None recorded as received

012 - Land to North of Quidenham Road, Harling		Alternative
Address: North of Quidenham Road, East Harling, NR16 2DJ		
Greenfield	Site area: 1.81ha	Estimated capacity: 30 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Rookwood Dental Practice: 9707 metres (R >) East Harling and Kenninghall Medical Practice: 538 metres (G <) Attleborough Sports Hall: 10013 metres (R >) Attleborough Library: 9994 metres (R >) East Harling Primary School and Nursery: 403 metres (G <) Old Buckenham High School: 8374 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - General: 555 metres	
Recycling facilities	Snetterton Part-time Recycling Centre: 3573 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Crossways And Tillywhim (Grade II): 438 metres	
Registered Park	Shadwell Park: 7229 metres	
Scheduled Monument	Round barrow on East Harling Heath: 2467 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Downhill Grove: 1762 metres	
Geodiversity site	Hockham: 7257 metres	
National Nature Reserve	Brettenham Heath: 6153 metres	
County Wildlife Site	East Harling Fen: 381 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 8782 metres	
Ramsar	Redgrave & South Lopham Fens: 8202 metres	
Special Protection Area (SPA)	Breckland 2241 metres. (Site Beyond 1.5km, HRA unlikely to be required.)	

	Within Stone Curlew buffer: No
SSSI	East Harling Common 860 metres
Special Area of Conservation (SAC)	Norfolk Valley Fens: 6114 metres
Agricultural Land	Grade 4
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - East Harling. Likely to be sufficient capacity for growth at least up to 550 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): No comments	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
Brown & Co land to the north of Quidenham Road, Harling (LPRC4SDEV012) - suggest that there are no significant trees on site and the removal of a section of the boundary hedgerow would not be significantly felt	
Other objections	
None recorded as received	

102 - Land to South of Allotments NR16 2L2 Option 2, Harling		Alternative
Address: Option 2 - Land South of allotments accessed via The Glebe, Harling, NR16 2LZ		
Greenfield	Site area: 3.25ha	Estimated capacity: 45 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Rookwood Dental Practice: 10475 metres (R >) East Harling and Kenninghall Medical Practice: 47 metres (G <) Attleborough Sports Hall: 10778 metres (R >) Attleborough Library: 10763 metres (R >) East Harling Primary School and Nursery: 290 metres (G <) Old Buckenham High School: 9161 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - General: 0 metres	
Recycling facilities	Snetterton Part-time Recycling Centre: 4308 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Old World Cottage And Attached Cottage To South (Grade II): 83 metres	
Registered Park	Shadwell Park: 6429 metres	
Scheduled Monument	Round barrow on East Harling Heath: 1793 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Downhill Grove: 2243 metres	
Geodiversity site	Hockham: 7376 metres	
National Nature Reserve	Brettenham Heath: 5501 metres	
County Wildlife Site	Woodland adj. Mid Harling Fen: 109 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 8671 metres	
Ramsar	Redgrave & South Lopham Fens: 7987 metres	

Special Protection Area (SPA)	Breckland 1494 metres. (Site Less than 1.5km, HRA required.) Within Stone Curlew buffer: No
SSSI	Middle Harling Fen 488 metres
Special Area of Conservation (SAC)	Breckland: 5501 metres
Agricultural Land	Grade 4
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - East Harling. Likely to be sufficient capacity for growth at least up to 550 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): No comments Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
Turley on behalf of the Glebe Submitted site assessment and detailed response proposes range of matters in response to Phase 1 site assessment.	
Other objections	
None recorded as received	

133 - Land at Garboldisham Road, Harling		Alternative
Address: Land at Garboldisham Road, East Harling, NR16 2PT		
Greenfield	Site area: 0.40ha	Estimated capacity: 14 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">DentistDoctorLeisure CentreLibraryPrimary SchoolSecondary School	Rookwood Dental Practice: 10620 metres (R >) East Harling and Kenninghall Medical Practice: 230 metres (G <) Attleborough Sports Hall: 10925 metres (R >) Attleborough Library: 10907 metres (R >) East Harling Primary School and Nursery: 337 metres (G <) Old Buckenham High School: 9241 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">Green 4+ core services within above thresholdAmber 1 to 3 core servicesRed 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - General: 121 metres	
Recycling facilities	Snetterton Part-time Recycling Centre: 4468 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Old World Cottage And Attached Cottage To South (Grade II): 13 metres	
Registered Park	Shadwell Park: 6530 metres	
Scheduled Monument	Round barrow on East Harling Heath: 1697 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Downhill Grove: 2225 metres	
Geodiversity site	Hockham: 7629 metres	
National Nature Reserve	Brettenham Heath: 5666 metres	
County Wildlife Site	Woodland adj. Mid Harling Fen: 207 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 8919 metres	
Ramsar	Redgrave & South Lopham Fens: 7892 metres	

Special Protection Area (SPA)	Breckland 1428 metres. (Site Less than 1.5km, HRA required.) Within Stone Curlew buffer: No
SSSI	Middle Harling Fen 493 metres
Special Area of Conservation (SAC)	Breckland: 5666 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - East Harling. Likely to be sufficient capacity for growth at least up to 550 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): No comments Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
Turley on behalf of Silverley Properties Ltd The Site is located on a greenfield site adjacent to the settlement boundary of Harling on both the northern and eastern boundaries. The Council's Site Profile Assessment (December 2023) of the Site (Ref: LPR/C45/DEV/133) provided a red rating on this matter. 2.6 However, given the limited opportunity for brownfield sites within East Harling, all of the sites being proposed for development within Harling are on greenfield sites. As such, this should not be a constraint to development within this Local Service Centre. (Further site analysis details provided)	
Other objections	
None recorded as received	

212 - Land off Lopham Road, Harling		Alternative
Address: Off Lopham Road East Harling, NR16 2PX		
Greenfield	Site area: 11.84ha	Estimated capacity: 198 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Rookwood Dental Practice: 10669 metres (R >) East Harling and Kenninghall Medical Practice: 371 metres (G <) Attleborough Sports Hall: 10978 metres (R >) Attleborough Library: 10954 metres (R >) East Harling Primary School and Nursery: 428 metres (G <) Old Buckenham High School: 9133 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - General: 0 metres	
Recycling facilities	Snetterton Part-time Recycling Centre: 4566 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	1 And 2 The Crescent (Grade II): 27 metres	
Registered Park	Shadwell Park: 6405 metres	
Scheduled Monument	Round barrow on East Harling Heath: 1213 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Downhill Grove: 1847 metres	
Geodiversity site	Hockham: 7771 metres	
National Nature Reserve	Brettenham Heath: 5723 metres	
County Wildlife Site	Woodland adj. Mid Harling Fen: 264 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 9044 metres	
Ramsar	Redgrave & South Lopham Fens: 7329 metres	
Special Protection Area (SPA)	Breckland 1033 metres. (Site Less than 1.5km, HRA required.) Within Stone Curlew buffer: No	
SSSI	Middle Harling Fen 400 metres	

Special Area of Conservation (SAC)	Breckland: 5723 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - East Harling. Likely to be sufficient capacity for growth at least up to 550 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): No comments Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
<p>Gladman Land at Lopham Road has been assessed in line with this new criteria. As per the previous paragraph, the site has scored red for pedestrian access, yet the previous planning application (3PL/2018/1557/O) referenced within the assessment stipulates that improved pedestrian access and connectivity can be delivered. It would be preferable that the site assessment temper the scoring to reflect this, rather than potentially discredit a highly suitable and sustainable site based on a highly simplified traffic light system.</p> <p>As shown below, with the improved pedestrian access provided by the access points on Lopham Road, two safe walking routes are available to the school and shop. The yellow route has footpaths that can be safely used by pedestrians, pushchairs and children, and the maroon route utilises a connecting footpath between the Crescent and Jubilee Avenue. With these routes considered, Gladman consider that Lopham Road should be scored amber or green. Notwithstanding this, Gladman agree that Land at Lopham Road is a suitable extension to a Local Service Centre and is compatible with development strategy options A, B, D, E and F. The site is available and achievable and can make a valuable contribution to the housing requirements of Harling and the wider Breckland district. Regular public transport is available for residents, providing sustainable connections to larger neighbouring towns and a wide range of employment, leisure and retail opportunities. (Further detailed site commentary provided)</p>	
Other objections	
None recorded as received	

213 - Land off Lopham Road, Harling		Alternative
Address: Off Lopham Road, East Harling, NR16 2PX		
Greenfield	Site area: 9.60ha	Estimated capacity: 100 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">DentistDoctorLeisure CentreLibraryPrimary SchoolSecondary School	Rookwood Dental Practice: 10686 metres (R >) East Harling and Kenninghall Medical Practice: 370 metres (G <) Attleborough Sports Hall: 10994 metres (R >) Attleborough Library: 10972 metres (R >) East Harling Primary School and Nursery: 425 metres (G <) Old Buckenham High School: 9199 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">Green 4+ core services within above thresholdAmber 1 to 3 core servicesRed 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - General: 0 metres	
Recycling facilities	Snetterton Part-time Recycling Centre: 4570 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	13 And 14 The Crescent (Grade II): 25 metres	
Registered Park	Shadwell Park: 6289 metres	
Scheduled Monument	Round barrow on East Harling Heath: 997 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Downhill Grove: 2045 metres	
Geodiversity site	Hockham: 7771 metres	
National Nature Reserve	Brettenham Heath: 5699 metres	
County Wildlife Site	Woodland adj. Mid Harling Fen: 266 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 9045 metres	
Ramsar	Redgrave & South Lopham Fens: 7279 metres	
Special Protection Area (SPA)	Breckland 843 metres. (Site Less than 1.5km, HRA required.) Within Stone Curlew buffer: No	
SSSI	Middle Harling Fen 380 metres	

Special Area of Conservation (SAC)	Breckland: 5699 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - East Harling. Likely to be sufficient capacity for growth at least up to 550 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): No comments Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
<p>Gladman Land at Lopham Road has been assessed in line with this new criteria. As per the previous paragraph, the site has scored red for pedestrian access, yet the previous planning application (3PL/2018/1557/O) referenced within the assessment stipulates that improved pedestrian access and connectivity can be delivered. It would be preferable that the site assessment temper the scoring to reflect this, rather than potentially discredit a highly suitable and sustainable site based on a highly simplified traffic light system.</p> <p>As shown below, with the improved pedestrian access provided by the access points on Lopham Road, two safe walking routes are available to the school and shop. The yellow route has footpaths that can be safely used by pedestrians, pushchairs and children, and the maroon route utilises a connecting footpath between the Crescent and Jubilee Avenue. With these routes considered, Gladman consider that Lopham Road should be scored amber or green. Notwithstanding this, Gladman agree that Land at Lopham Road is a suitable extension to a Local Service Centre and is compatible with development strategy options A, B, D, E and F. The site is available and achievable and can make a valuable contribution to the housing requirements of Harling and the wider Breckland district. Regular public transport is available for residents, providing sustainable connections to larger neighbouring towns and a wide range of employment, leisure and retail opportunities. (Further detailed site commentary provided)</p>	
Other objections	
None recorded as received	

273 - Land to South of allotments NR16 2LZ option 1, Harling		Alternative
Address: Option 1, Land South of Allotments accessed via The Glebe, East Harling, NR16 2LZ		
Greenfield	Site area: 6.51ha	Estimated capacity: 65 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Rookwood Dental Practice: 10475 metres (R >) East Harling and Kenninghall Medical Practice: 48 metres (G <) Attleborough Sports Hall: 10778 metres (R >) Attleborough Library: 10763 metres (R >) East Harling Primary School and Nursery: 289 metres (G <) Old Buckenham High School: 9161 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - General: 0 metres	
Recycling facilities	Snetterton Part-time Recycling Centre: 4308 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Old World Cottage And Attached Cottage To South (Grade II): 58 metres	
Registered Park	Shadwell Park: 6320 metres	
Scheduled Monument	Round barrow on East Harling Heath: 1638 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Downhill Grove: 2242 metres	
Geodiversity site	Hockham: 7376 metres	
National Nature Reserve	Brettenham Heath: 5447 metres	
County Wildlife Site	Woodland adj. Mid Harling Fen: 0 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 8671 metres	
Ramsar	Redgrave & South Lopham Fens: 7886 metres	

Special Protection Area (SPA)	Breckland 1323 metres. (Site Less than 1.5km, HRA required.) Within Stone Curlew buffer: No
SSSI	Middle Harling Fen 321 metres
Special Area of Conservation (SAC)	Breckland: 5447 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - East Harling. Likely to be sufficient capacity for growth at least up to 550 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): No comments	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
Turley on behalf of the Glebe Submitted site assessment and detailed response proposes range of matters in response to Phase 1 site assessment.	
Other objections	
None recorded as received	

349 - Quidenham Road, Harling		Alternative
Address: Quidenham Road, East Harling, NR16 2NG		
Greenfield	Site area: 1.75ha	Estimated capacity: 16 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Rookwood Dental Practice: 9569 metres (R >) East Harling and Kenninghall Medical Practice: 746 metres (G <) Attleborough Sports Hall: 9878 metres (R >) Attleborough Library: 9855 metres (R >) East Harling Primary School and Nursery: 559 metres (G <) Old Buckenham High School: 8164 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - General: 649 metres	
Recycling facilities	Snetterton Part-time Recycling Centre: 3467 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Windmill (Grade II): 649 metres	
Registered Park	Shadwell Park: 7455 metres	
Scheduled Monument	Round barrow on East Harling Heath: 2584 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Downhill Grove: 1544 metres	
Geodiversity site	Hockham: 7349 metres	
National Nature Reserve	Brettenham Heath: 6387 metres	
County Wildlife Site	East Harling Fen: 323 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 8922 metres	
Ramsar	Redgrave & South Lopham Fens: 8123 metres	
Special Protection Area (SPA)	Breckland 2388 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	East Harling Common 851 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 6018 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - East Harling. Likely to be sufficient capacity for growth at least up to 550 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): No comments Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

350 - South Quidenham Road, Harling		Alternative
Address: South Quidenham Road, East Harling, NR16 2JD		
Mostly Green	Site area: 6.57ha	Estimated capacity: 80 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Rookwood Dental Practice: 9519 metres (R >) East Harling and Kenninghall Medical Practice: 714 metres (G <) Attleborough Sports Hall: 9830 metres (R >) Attleborough Library: 9804 metres (R >) East Harling Primary School and Nursery: 468 metres (G <) Old Buckenham High School: 8036 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - General: 409 metres	
Recycling facilities	Snetterton Part-time Recycling Centre: 3467 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Windmill (Grade II): 377 metres	
Registered Park	Shadwell Park: 7413 metres	
Scheduled Monument	Round barrow on East Harling Heath: 2362 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Downhill Grove: 1324 metres	
Geodiversity site	Hockham: 7559 metres	
National Nature Reserve	Brettenham Heath: 6442 metres	
County Wildlife Site	East Harling Fen: 386 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 9124 metres	
Ramsar	Redgrave & South Lopham Fens: 7756 metres	
Special Protection Area (SPA)	Breckland 2201 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	

SSSI	East Harling Common 1002 metres
Special Area of Conservation (SAC)	Norfolk Valley Fens: 6032 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - East Harling. Likely to be sufficient capacity for growth at least up to 550 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): No comments	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

398 - Roundham Road (Potentially not mapped - Open space at junction of Harling and Roudham Roads, Harling Road), Harling		Alternative
Address: Roudham Road, Harling, NR16 2QN		
Greenfield	Site area: 3.24ha	Estimated capacity: 30 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Rookwood Dental Practice: 9876 metres (R >) East Harling and Kenninghall Medical Practice: 741 metres (G <) Attleborough Sports Hall: 10188 metres (R >) Attleborough Library: 10160 metres (R >) East Harling Primary School and Nursery: 494 metres (G <) Old Buckenham High School: 8323 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - General: 186 metres	
Recycling facilities	Snetterton Part-time Recycling Centre: 3837 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Windmill (Grade II): 81 metres	
Registered Park	Shadwell Park: 7293 metres	
Scheduled Monument	Round barrow on East Harling Heath: 2068 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Downhill Grove: 1334 metres	
Geodiversity site	Hockham: 7800 metres	
National Nature Reserve	Brettenham Heath: 6444 metres	
County Wildlife Site	East Harling Fen: 717 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 9324 metres	
Ramsar	Redgrave & South Lopham Fens: 7527 metres	

Special Protection Area (SPA)	Breckland 1945 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No		
SSSI	Middle Harling Fen 1235 metres		
Special Area of Conservation (SAC)	Norfolk Valley Fens: 6401 metres		
Agricultural Land	Grade 3		
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)			
Flood Zone 3		Proportion of site area 0.00%	
Flood Zone 2		Proportion of site area 0.00%	
Norfolk Local Lead Flood Authority advice Not reviewed			
Water Management Alliance advice No comments			
Anglian Water Water Recycling Centre - East Harling. Likely to be sufficient capacity for growth at least up to 550 dwellings.			
Other statutory consultees, agencies and organisations			
Sport England: No comments			
Natural England (Nutrient Neutrality): No comments			
Natural England (Air Quality Screening): No comments			
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.			
Landowner/Site promoter comment:			
None			
Other objections			
None recorded as received			

018 - Land North of Sloe Berry Lane, Hockering		Alternative
Address: North of Sloe Berry Lane, Hockering, NR20 3SP		
Greenfield	Site area: 1.17ha	Estimated capacity: 6 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">DentistDoctorLeisure CentreLibraryPrimary SchoolSecondary School	Norfolk PCT Dental Services: 9352 metres (R >) Mattishall Surgery: 3588 metres (R >) Dereham Leisure Centre: 9050 metres (R >) Dereham Library: 9465 metres (R >) Hockering C. of E. Primary Academy: 743 metres (G <) Dereham Neatherd High School: 8471 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">Green 4+ core services within above thresholdAmber 1 to 3 core servicesRed 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - General: 916 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 8884 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Yew Tree Farmhouse (Grade II): 908 metres	
Registered Park	Kimberley Hall: 7077 metres	
Scheduled Monument	Round barrow SE of the Lodges: 5467 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes The Broads SAC	
Ancient Woodland	Park Grove: 259 metres	
Geodiversity site	Pinebanks: 17905 metres	
National Nature Reserve	Foxley Wood: 9300 metres	
County Wildlife Site	Park Grove: 255 metres	
Local Nature Reserve	Bowthorpe Marsh: 10526 metres	
Ramsar	Broadland: 17695 metres	
Special Protection Area (SPA)	Broadland 17695 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Hockering Wood 1252 metres	

Special Area of Conservation (SAC)	River Wensum: 4606 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Hockering-By. Capacity for future growth at least up to 155 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided. Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

351 - West Heath Row, Hockering		Alternative
Address: Heath Road, Hockering, NR20 3JA		
Greenfield	Site area: 1.65ha	Estimated capacity: 31 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">DentistDoctorLeisure CentreLibraryPrimary SchoolSecondary School	<p>Norfolk PCT Dental Services: 8355 metres (R >)</p> <p>Mattishall Surgery: 3167 metres (R >)</p> <p>Dereham Leisure Centre: 8141 metres (R >)</p> <p>Dereham Library: 8540 metres (R >)</p> <p>Hockering C. of E. Primary Academy: 310 metres (G <)</p> <p>Dereham Neatherd High School: 7535 metres (R >)</p>	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
<p>800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.</p> <ul style="list-style-type: none">Green 4+ core services within above thresholdAmber 1 to 3 core servicesRed 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - General: 0 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 8019 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Manor House (Grade II): 316 metres	
Registered Park	Kimberley Hall: 7642 metres	
Scheduled Monument	Round barrow SE of the Lodges: 5797 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes The Broads SAC	
Ancient Woodland	Hockering Wood: 286 metres	
Geodiversity site	Pinebanks: 18827 metres	
National Nature Reserve	Foxley Wood: 8570 metres	
County Wildlife Site	Park Grove: 1069 metres	
Local Nature Reserve	Bowthorpe Marsh: 11458 metres	
Ramsar	Broadland: 18480 metres	
Special Protection Area (SPA)	Broadland 18480 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Hockering Wood 286 metres	
Special Area of Conservation (SAC)	River Wensum: 4039 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
<p>Norfolk Local Lead Flood Authority advice Not reviewed</p> <p>Water Management Alliance advice Major Development within the watershed catchment of NRIDB, adjacent to an ordinary watercourse.</p> <p>Whilst outside the Board's IDD, the watercourse adjacent to the proposed site is known to have capacity issues. Any additional rate or volume introduced to this watercourse could increase flood risk. The Board strongly recommends that (at the detailed design stage in the planning process) a surface water discharge proposal in line with the drainage hierarchy is submitted. Our recommendation is to ensure that surface water run-off will be well managed to ensure this is not further increased, as per paragraph 167 of the National Planning Policy Framework</p> <p>Anglian Water Water Recycling Centre - Hockering-By. Capacity for future growth at least up to 155 dwellings.</p>	
Other statutory consultees, agencies and organisations	
<p>Sport England: The site is situated next to a current playing field that is utilised by Hockering Football club. Although the site itself would not be positioned on the playing field, any development on the site should not negatively impact the use of the playing field in any way. Failure to comply with this may result in objection from Sport England to the allocation of this site.</p> <p>Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided.</p> <p>Natural England (Air Quality Screening): No comments</p> <p>Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.</p>	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

031 - Kings Oak, Kenninghall		Alternative
Address: Kings Oak, Land opposite Kenninghall Primary School, NR16 2EJ		
Greenfield	Site area: 29.86ha	Estimated capacity: 100 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Rookwood Dental Practice: 9456 metres (R >) Kings Ride Surgery: 483 metres (G <) Attleborough Sports Hall: 9790 metres (R >) Attleborough Library: 9704 metres (R >) Kenninghall Primary School: 61 metres (G <) Old Buckenham High School: 6707 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Playing Field: 11 metres	
Recycling facilities	Snetterton Part-time Recycling Centre: 4835 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Heath Farmhouse (Grade II): 202 metres	
Registered Park	Shadwell Park: 9679 metres	
Scheduled Monument	Vikings Mound, tumulus: 2083 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Downhill Grove: 1201 metres	
Geodiversity site	Hockham: 10409 metres	
National Nature Reserve	Redgrave & Lopham Fen: 5086 metres	
County Wildlife Site	Broom Covert & Downhill Plantn: 1124 metres	
Local Nature Reserve	Roydon Fen: 8174 metres	
Ramsar	Redgrave & South Lopham Fens: 5086 metres	
Special Protection Area (SPA)	Breckland 3997 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Kenninghall & Banham Fens with Quidenham Mere 1257 metres	

Special Area of Conservation (SAC)	Waveney & Little Ouse Valley Fens: 5086 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - East Harling. Likely to be sufficient capacity for growth at least up to 550 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: To the east of the site is a playing pitch. Whilst the site would not be located on a playing field, development of the site should not prejudice the use of, all or any part of a playing field. Failure to comply with this may result in objection from Sport England to this site allocation. Natural England (Nutrient Neutrality): No comments Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

196 - Land at Smallholding, Kenninghall		Alternative
Address: The Smallholding, Garboldisham Road, Kenninghall, NR16 2AH		
Mostly Green	Site area: 0.89ha	Estimated capacity: 9 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Rookwood Dental Practice: 9037 metres (R >) Kings Ride Surgery: 29 metres (G <) Attleborough Sports Hall: 9372 metres (R >) Attleborough Library: 9283 metres (R >) Kenninghall Primary School: 313 metres (G <) Old Buckenham High School: 6253 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Allotments Or Community Growing Spaces: 4 metres	
Recycling facilities	Snetterton Part-time Recycling Centre: 4600 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Kenninghall	
Listed Building	Market House (Grade II): 16 metres	
Registered Park	Shadwell Park: 10515 metres	
Scheduled Monument	Vikings Mound, tumulus: 1832 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Downhill Grove: 1667 metres	
Geodiversity site	Hockham: 10387 metres	
National Nature Reserve	Redgrave & Lopham Fen: 5990 metres	
County Wildlife Site	Broom Covert & Downhill Plantn: 1100 metres	
Local Nature Reserve	Roydon Fen: 8680 metres	
Ramsar	Redgrave & South Lopham Fens: 5990 metres	
Special Protection Area (SPA)	Breckland 4839 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	

SSSI	Kenninghall & Banham Fens with Quidenham Mere 807 metres
Special Area of Conservation (SAC)	Waveney & Little Ouse Valley Fens: 5990 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - East Harling. Likely to be sufficient capacity for growth at least up to 550 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): No comments	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

399 - Land at 5. Garboldisham Road (includes LPRC4SDEV196), Kenninghall		Alternative
Address: Garboldisham Road, Kenninghall, NR16 2AH		
Mostly Green	Site area: 4.54ha	Estimated capacity: 60 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Rookwood Dental Practice: 9036 metres (R >) Kings Ride Surgery: 30 metres (G <) Attleborough Sports Hall: 9370 metres (R >) Attleborough Library: 9281 metres (R >) Kenninghall Primary School: 196 metres (G <) Old Buckenham High School: 6254 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Allotments Or Community Growing Spaces: 1 metres	
Recycling facilities	Snetterton Part-time Recycling Centre: 4509 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Kenninghall	
Listed Building	Market House (Grade II): 15 metres	
Registered Park	Shadwell Park: 10312 metres	
Scheduled Monument	Vikings Mound, tumulus: 1749 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Downhill Grove: 1487 metres	
Geodiversity site	Hockham: 10253 metres	
National Nature Reserve	Redgrave & Lopham Fen: 5982 metres	
County Wildlife Site	Broom Covert & Downhill Plantn: 944 metres	
Local Nature Reserve	Roydon Fen: 8679 metres	
Ramsar	Redgrave & South Lopham Fens: 5982 metres	
Special Protection Area (SPA)	Breckland 4635 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	

SSSI	Kenninghall & Banham Fens with Quidenham Mere 806 metres
Special Area of Conservation (SAC)	Waveney & Little Ouse Valley Fens: 5982 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - East Harling. Likely to be sufficient capacity for growth at least up to 550 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): No comments	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

353 - GP Surgery, Kenninghall		Alternative
Address: GP Surgery, Quidenham Road, Kenninghall, NR16 2EF		
Brownfield	Site area: 0.23ha	Estimated capacity: 0 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Rookwood Dental Practice: 8981 metres (R >) Kings Ride Surgery: 0 metres (G <) Attleborough Sports Hall: 9316 metres (R >) Attleborough Library: 9226 metres (R >) Kenninghall Primary School: 453 metres (G <) Old Buckenham High School: 6192 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Allotments Or Community Growing Spaces: 8 metres	
Recycling facilities	Snetterton Part-time Recycling Centre: 4564 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	80-81, Quidenham Road (Grade II): 122 metres	
Registered Park	Shadwell Park: 10622 metres	
Scheduled Monument	Vikings Mound, tumulus: 1795 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Downhill Grove: 1748 metres	
Geodiversity site	Hockham: 10396 metres	
National Nature Reserve	Redgrave & Lopham Fen: 6140 metres	
County Wildlife Site	Broom Covert & Downhill Plantn: 1159 metres	
Local Nature Reserve	Roydon Fen: 8792 metres	
Ramsar	Redgrave & South Lopham Fens: 6140 metres	
Special Protection Area (SPA)	Breckland 4952 metres. (Site Beyond 1.5km, HRA unlikely to be required.)	

	Within Stone Curlew buffer: No
SSSI	Kenninghall & Banham Fens with Quidenham Mere 746 metres
Special Area of Conservation (SAC)	Waveney & Little Ouse Valley Fens: 6140 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Data for settlement not provided. Data for settlement not provided	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): No comments	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

258 - Land East of Pound Lane, Litcham		Alternative
Address: East of Pound Lane, Litcham,		
Greenfield	Site area: 6.14ha	Estimated capacity: 150 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Mr J Holmes & Associates: 11046 metres (R >) Litcham Health Centre: 343 metres (G <) Swaffham Leisure Centre: 11696 metres (R >) Swaffham Library: 11060 metres (R >) Litcham School: 387 metres (G <) Litcham School: 364 metres (G <)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - General: 13 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 12321 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Point House (Grade II): 176 metres	
Registered Park	Lexham Hall: 996 metres	
Scheduled Monument	Disc barrow on Litcham Common, 250m south west of Bridge Farm: 888 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Old Covert: 1089 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 5361 metres	
National Nature Reserve	Foxley Wood: 16537 metres	
County Wildlife Site	Litcham Common: 618 metres	
Local Nature Reserve	Litcham Common: 611 metres	
Ramsar	Roydon Common: 18778 metres	
Special Protection Area (SPA)	Breckland 12586 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	River Nar 440 metres	

Special Area of Conservation (SAC)	River Wensum: 5700 metres
Agricultural Land	Grade 2
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice LLFA Assessment: No major surface water issues / constraints identified Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Litcham. Capacity for future growth at least up to 120 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): No comments Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
Savills on behalf of The Lexham Estate To sites put forward Site 1: land north of Lexham Road and west of Pound Lane, Litcham; and Site 2: Land east of Pound Lane, Litcham. Both sites were submitted for residential development, with Site 1 being capable of accommodating up to 250 dwellings, and Site 2 up to 150 dwellings. Should the Council have any considerations about phasing or splitting these sites, we would be open to these conversations. Both sites are located in the village of Litcham, which is currently classified as a Local Service Centre within the adopted Local Plan. It is understood that this classification proposes to be remained unchanged, given there have been minimal changes within the village with regards to services and facilities.	
Other objections	
2 as received	

019 - South of Maxwell House, Mattishall		Alternative
Address: Yaxham,		
Greenfield	Site area: 2.45ha	Estimated capacity: 0 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Beech House Dental Surgery: 3509 metres (R >) Toftwood Medical Centre: 2905 metres (R >) Dereham Leisure Centre: 3017 metres (R >) Dereham Library: 3483 metres (R >) Yaxham V A Primary School: 186 metres (G <) Dereham Neatherd High School: 2841 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Some accessible facilities create opportunity to enhance walking and cycling access.	
Open Space	Category - General: 943 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 2553 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Yaxham House (Grade II): 1023 metres	
Registered Park	Kimberley Hall: 8012 metres	
Scheduled Monument	Moated site W of Reymerston: 5348 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes The Broads SAC	
Ancient Woodland	Yaxham Wood: 1491 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 18412 metres	
National Nature Reserve	Foxley Wood: 11176 metres	
County Wildlife Site	Manor Farm Marsh: 426 metres	
Local Nature Reserve	Toll's Meadow, Wymondham: 13306 metres	
Ramsar	Broadland: 24558 metres	
Special Protection Area (SPA)	Breckland 16625 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Badley Moor 620 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 620 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Mattishall. Capacity for growth up to approximately 250 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided.	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

095 - Land Next to Ivy Barn, Mattishall		Alternative
Address: Next to Ivy Barn, Welgate, Mattishall, NR20 3PL		
Greenfield	Site area: 1.79ha	Estimated capacity: 42 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Beech House Dental Surgery: 5629 metres (R >) Mattishall Surgery: 910 metres (G <) Dereham Leisure Centre: 5133 metres (R >) Dereham Library: 5596 metres (R >) Mattishall Primary School: 711 metres (G <) Dereham Neatherd High School: 4745 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - General: 380 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 4783 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Stables And Barn At Ivy Farm (Grade II): 61 metres	
Registered Park	Kimberley Hall: 6584 metres	
Scheduled Monument	Moated site W of Reymerston: 6302 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes The Broads SAC	
Ancient Woodland	Yaxham Wood: 2716 metres	
Geodiversity site	Hockham: 20404 metres	
National Nature Reserve	Foxley Wood: 10693 metres	
County Wildlife Site	Clippings Green Farm: 1614 metres	
Local Nature Reserve	Toll's Meadow, Wymondham: 11921 metres	
Ramsar	Broadland: 22261 metres	
Special Protection Area (SPA)	Breckland 18320 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Rosie Curston's Meadow, Mattishall 964 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 2516 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Mattishall. Capacity for growth up to approximately 250 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided. Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
<p>None LPR/CS4/DEV/095 For our site I noticed you have put Red against the following: Highways access - but there is an existing access from Welgate that farm machinery size vehicles can get down and we also own 20 Rayners Way which can easily be demolished to make a second access to the site if needed. There is also a ransom strip further along Rayners Way that is owned by the developers of the Rayners Way site in i think the 1980's, as well as an area that is currently a small car park on Ivy Way. Pedestrian access - but there is an existing Public Footpath running from Welgate along the access drive and through the field to the adjacent fields. A further pedestrian access can easily be gained through 20 Rayners Way to connect to the existing. Trees and Hedgerows - but the only trees that might require removing are some self sown ones near the pond that are approximately 10 years old. Unless access is required through 20 Rayners Way when a few more self sown trees that are a bit older would need to be removed (there is no hedgerow to the rear of 20 Rayners Way). All of these can easily be replaced with new within any given development.</p> <p>In terms of deliverability we have a couple of medium size construction companies that have expressed interest in purchasing the site but have been holding off until the outcome of this consultation. We would also like to emphasise we have no preconceived plans of development on the site, if it is felt a care home, doctors surgery, commercial premises etc for example was needed more than residential within the village that would be ok with us.</p>	
Other objections	
None recorded as received	

156 - Poplar Farm: Phase 2, Mattishall		Alternative
Address: Poplar Farm, South Green (Phase 2), NR20 3JY		
Greenfield	Site area: 2.37ha	Estimated capacity: 20 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Beech House Dental Surgery: 6832 metres (R >) Mattishall Surgery: 625 metres (G <) Dereham Leisure Centre: 6334 metres (R >) Dereham Library: 6800 metres (R >) Mattishall Primary School: 587 metres (G <) Dereham Neatherd High School: 5963 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - General: 0 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 5962 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	The Almonds Including The Cottage (Grade II): 93 metres	
Registered Park	Kimberley Hall: 5482 metres	
Scheduled Monument	Four bowl barrows in Forehoe Wood: 5537 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes The Broads SAC	
Ancient Woodland	Little Wood: 2935 metres	
Geodiversity site	Hockham: 20370 metres	
National Nature Reserve	Foxley Wood: 11262 metres	
County Wildlife Site	Clippings Green Farm: 2034 metres	
Local Nature Reserve	Toll's Meadow, Wymondham: 10787 metres	
Ramsar	Broadland: 21382 metres	
Special Protection Area (SPA)	Breckland 18784 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Rosie Curston's Meadow, Mattishall 1942 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 3616 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Mattishall. Capacity for growth up to approximately 250 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: The southern border of this location connects to Mattishall Playing Field, which includes playing fields, the Sports and Social Club, Bowling Green, and parking facilities. Whilst the site would not be located on a playing field, development of the site should not prejudice the use of, all or any part of a playing field otherwise Sport England may object to it. Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided. Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

157 - Land adjoining South Green Park, Mattishall		Alternative
Address: Land adjoining South Green Park, Mattishall,		
Greenfield	Site area: 0.58ha	Estimated capacity: 20 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">DentistDoctorLeisure CentreLibraryPrimary SchoolSecondary School	<p>Beech House Dental Surgery: 7276 metres (R >)</p> <p>Mattishall Surgery: 966 metres (G <)</p> <p>Dereham Leisure Centre: 6778 metres (R >)</p> <p>Dereham Library: 7244 metres (R >)</p> <p>Mattishall Primary School: 990 metres (G <)</p> <p>Dereham Neatherd High School: 6411 metres (R >)</p>	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
<p>800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.</p> <ul style="list-style-type: none">Green 4+ core services within above thresholdAmber 1 to 3 core servicesRed 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - General: 55 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 6399 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Mattishall Hall (Grade II): 156 metres	
Registered Park	Kimberley Hall: 5201 metres	
Scheduled Monument	Four bowl barrows in Forehoe Wood: 5247 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes The Broads SAC	
Ancient Woodland	Little Wood: 2719 metres	
Geodiversity site	Pinebanks: 20340 metres	
National Nature Reserve	Foxley Wood: 11533 metres	
County Wildlife Site	Bickerston Meadow: 1926 metres	
Local Nature Reserve	Toll's Meadow, Wymondham: 10492 metres	
Ramsar	Broadland: 21179 metres	
Special Protection Area (SPA)	Breckland 18977 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Rosie Curston's Meadow, Mattishall 2365 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 3382 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Mattishall. Capacity for growth up to approximately 250 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided. Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

157 - Land adjoining South Green Park, Mattishall		Alternative
Address: Land adjoining South Green Park, Mattishall,		
Greenfield	Site area: 1.98ha	Estimated capacity: 20 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	<p>Beech House Dental Surgery: 7276 metres (R >)</p> <p>Mattishall Surgery: 966 metres (G <)</p> <p>Dereham Leisure Centre: 6778 metres (R >)</p> <p>Dereham Library: 7244 metres (R >)</p> <p>Mattishall Primary School: 990 metres (G <)</p> <p>Dereham Neatherd High School: 6411 metres (R >)</p>	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
<p>800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.</p> <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - General: 55 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 6399 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Mattishall Hall (Grade II): 156 metres	
Registered Park	Kimberley Hall: 5201 metres	
Scheduled Monument	Four bowl barrows in Forehoe Wood: 5247 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes The Broads SAC	
Ancient Woodland	Little Wood: 2719 metres	
Geodiversity site	Pinebanks: 20340 metres	
National Nature Reserve	Foxley Wood: 11533 metres	
County Wildlife Site	Bickerston Meadow: 1926 metres	
Local Nature Reserve	Toll's Meadow, Wymondham: 10492 metres	
Ramsar	Broadland: 21179 metres	
Special Protection Area (SPA)	<p>Breckland 18977 metres. (Site Beyond 1.5km, HRA unlikely to be required.)</p> <p>Within Stone Curlew buffer: No</p>	
SSSI	Rosie Curston's Meadow, Mattishall 2365 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 3382 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Mattishall. Capacity for growth up to approximately 250 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided. Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

307 - Thynnes Lane, Mattishall		Alternative
Address: Thynnes Lane, Mattishall, NR20 3JU		
Greenfield	Site area: 0.30ha	Estimated capacity: 150 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">DentistDoctorLeisure CentreLibraryPrimary SchoolSecondary School	<p>Beech House Dental Surgery: 6858 metres (R >)</p> <p>Mattishall Surgery: 620 metres (G <)</p> <p>Dereham Leisure Centre: 6360 metres (R >)</p> <p>Dereham Library: 6825 metres (R >)</p> <p>Mattishall Primary School: 590 metres (G <)</p> <p>Dereham Neatherd High School: 5984 metres (R >)</p>	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
<p>800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.</p> <ul style="list-style-type: none">Green 4+ core services within above thresholdAmber 1 to 3 core servicesRed 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - General: 133 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 5991 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	The Almonds Including The Cottage (Grade II): 89 metres	
Registered Park	Kimberley Hall: 5631 metres	
Scheduled Monument	Four bowl barrows in Forehoe Wood: 5684 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes The Broads SAC	
Ancient Woodland	Little Wood: 3084 metres	
Geodiversity site	Hockham: 20494 metres	
National Nature Reserve	Foxley Wood: 11247 metres	
County Wildlife Site	Clippings Green Farm: 2018 metres	
Local Nature Reserve	Toll's Meadow, Wymondham: 10932 metres	
Ramsar	Broadland: 21408 metres	
Special Protection Area (SPA)	<p>Breckland 18894 metres. (Site Beyond 1.5km, HRA unlikely to be required.)</p> <p>Within Stone Curlew buffer: No</p>	
SSSI	Rosie Curston's Meadow, Mattishall 1945 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 3732 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Mattishall. Capacity for growth up to approximately 250 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided.	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
1 as received	

357 - 149 Dereham Road, Mattishall		Alternative
Address: 149 Dereham Road, NR20 3PD		
Mostly Green	Site area: 8.09ha	Estimated capacity: 126 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">DentistDoctorLeisure CentreLibraryPrimary SchoolSecondary School	<p>Beech House Dental Surgery: 4752 metres (R >)</p> <p>Mattishall Surgery: 1435 metres (R >)</p> <p>Dereham Leisure Centre: 4257 metres (R >)</p> <p>Dereham Library: 4718 metres (R >)</p> <p>Mattishall Primary School: 1274 metres (G <)</p> <p>Dereham Neatherd High School: 3854 metres (R >)</p>	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
<p>800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.</p> <ul style="list-style-type: none">Green 4+ core services within above thresholdAmber 1 to 3 core servicesRed 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - General: 792 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 3933 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Quaker House (Grade II): 43 metres	
Registered Park	Kimberley Hall: 7165 metres	
Scheduled Monument	Moated site W of Reymerston: 6338 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes The Broads SAC	
Ancient Woodland	Yaxham Wood: 2513 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 19891 metres	
National Nature Reserve	Foxley Wood: 10262 metres	
County Wildlife Site	Clippings Green Farm: 1479 metres	
Local Nature Reserve	Toll's Meadow, Wymondham: 12508 metres	
Ramsar	Broadland: 22622 metres	
Special Protection Area (SPA)	<p>Breckland 18093 metres. (Site Beyond 1.5km, HRA unlikely to be required.)</p> <p>Within Stone Curlew buffer: No</p>	
SSSI	Mattishall Moor 512 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 1671 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Mattishall. Capacity for growth up to approximately 250 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided.	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

216 - Mussel Hill, Narborough		Alternative
Address: Land at Mussel Hill, Narborough,		
Greenfield	Site area: 2.88ha	Estimated capacity: 64 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">DentistDoctorLeisure CentreLibraryPrimary SchoolSecondary School	Mr J Holmes & Associates: 8214 metres (R >) Narborough Surgery: 627 metres (G <) Swaffham Leisure Centre: 8652 metres (R >) Swaffham Library: 8228 metres (R >) Sacred Heart School: 8160 metres (R >) The Nicholas Hammond Academy: 8583 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">Green 4+ core services within above thresholdAmber 1 to 3 core servicesRed 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Allotments Or Community Growing Spaces: 10 metres	
Recycling facilities	Ashill Recycling Centre: 15074 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Church Of All Saints (Grade I): 380 metres	
Registered Park	Narford Hall: 1340 metres	
Scheduled Monument	Camphill: 672 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Site Name Blank: 3889 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 9140 metres	
National Nature Reserve	Roydon Common: 10806 metres	
County Wildlife Site	Narborough Hall Moat: 623 metres	
Local Nature Reserve	Litcham Common: 14132 metres	
Ramsar	Roydon Common: 10806 metres	
Special Protection Area (SPA)	Breckland 3468 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	River Nar 539 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 2340 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice LLFA Assessment: No major surface water issues / constraints identified Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Narborough. Some capacity for growth at this time up to approximately 200 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): No comments Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

217 - Point House, Narborough		Alternative
Address: Land at Point House, Narborough,		
Greenfield	Site area: 19.93ha	Estimated capacity: 390 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	<p>Mr J Holmes & Associates: 7175 metres (R >)</p> <p>Narborough Surgery: 1015 metres (G <)</p> <p>Swaffham Leisure Centre: 7626 metres (R >)</p> <p>Swaffham Library: 7190 metres (R >)</p> <p>Sacred Heart School: 7110 metres (R >)</p> <p>The Nicholas Hammond Academy: 7557 metres (R >)</p>	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
<p>800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.</p> <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Playing Field: 19 metres	
Recycling facilities	Ashill Recycling Centre: 14043 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Narborough Hall (Grade II*): 838 metres	
Registered Park	Narford Hall: 829 metres	
Scheduled Monument	Camphill: 615 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Site Name Blank: 4500 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 8185 metres	
National Nature Reserve	Roydon Common: 11436 metres	
County Wildlife Site	Contract Plantation: 484 metres	
Local Nature Reserve	Litcham Common: 13194 metres	
Ramsar	Roydon Common: 11436 metres	
Special Protection Area (SPA)	<p>Breckland 2489 metres. (Site Beyond 1.5km, HRA unlikely to be required.)</p> <p>Within Stone Curlew buffer: No</p>	
SSSI	Narborough Railway Embankment 220 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 2596 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice LLFA Assessment: No major surface water issues / constraints identified Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Narborough. Some capacity for growth at this time up to approximately 200 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): No comments Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

005 - Brackenwoods, Necton		Alternative
Address: Off Brackenwood, Necton, PE37 8EU		
Mostly Green	Site area: 0.90ha	Estimated capacity: 52 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">DentistDoctorLeisure CentreLibraryPrimary SchoolSecondary School	Mr J Holmes & Associates: 6257 metres (R >) Plowright Surgery: 405 metres (G <) Swaffham Leisure Centre: 6323 metres (R >) Swaffham Library: 6253 metres (R >) Necton Church of England Primary School: 387 metres (G <) The Nicholas Hammond Academy: 6395 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">Green 4+ core services within above thresholdAmber 1 to 3 core servicesRed 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Church: 500 metres	
Recycling facilities	Ashill Recycling Centre: 5202 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Table Tomb Approximately 14 Metres South Of Aisle Of Church Of All Saints (Grade II*): 543 metres	
Registered Park	Pickenham Hall: 5451 metres	
Scheduled Monument	Mona Hill: 974 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Necton Wood: 2138 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 7107 metres	
National Nature Reserve	Foxley Wood: 20842 metres	
County Wildlife Site	Fox Covert: 740 metres	
Local Nature Reserve	Litcham Common: 7363 metres	
Ramsar	Roydon Common: 22561 metres	
Special Protection Area (SPA)	Breckland 5374 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Breckland Forest 5374 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 7746 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Necton. Likely to be sufficient capacity for growth of at least 500 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): No comments Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

005 - Brackenwoods, Necton		Alternative
Address: Off Brackenwood, Necton, PE37 8EU		
Mostly Green	Site area: 2.45ha	Estimated capacity: 52 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Mr J Holmes & Associates: 6257 metres (R >) Plowright Surgery: 405 metres (G <) Swaffham Leisure Centre: 6323 metres (R >) Swaffham Library: 6253 metres (R >) Necton Church of England Primary School: 387 metres (G <) The Nicholas Hammond Academy: 6395 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Church: 500 metres	
Recycling facilities	Ashill Recycling Centre: 5202 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Table Tomb Approximately 14 Metres South Of Aisle Of Church Of All Saints (Grade II*): 543 metres	
Registered Park	Pickenham Hall: 5451 metres	
Scheduled Monument	Mona Hill: 974 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Necton Wood: 2138 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 7107 metres	
National Nature Reserve	Foxley Wood: 20842 metres	
County Wildlife Site	Fox Covert: 740 metres	
Local Nature Reserve	Litcham Common: 7363 metres	
Ramsar	Roydon Common: 22561 metres	
Special Protection Area (SPA)	Breckland 5374 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Breckland Forest 5374 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 7746 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Necton. Likely to be sufficient capacity for growth of at least 500 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): No comments Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

008 - Field South of St Andrews Lane, Necton		Alternative
Address: Arable Field South of St. Andrews Lane, Necton, PE37 8EJ		
Greenfield	Site area: 1.10ha	Estimated capacity: 25 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Mr J Holmes & Associates: 5961 metres (R >) Plowright Surgery: 705 metres (G <) Swaffham Leisure Centre: 6123 metres (R >) Swaffham Library: 5959 metres (R >) Necton Church of England Primary School: 289 metres (G <) The Nicholas Hammond Academy: 6191 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Playing Field: 0 metres	
Recycling facilities	Ashill Recycling Centre: 5805 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Church Farmhouse (Grade II): 201 metres	
Registered Park	Pickenham Hall: 5943 metres	
Scheduled Monument	Mona Hill: 1742 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Necton Wood: 2134 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 6320 metres	
National Nature Reserve	Foxley Wood: 20716 metres	
County Wildlife Site	Fox Covert: 1521 metres	
Local Nature Reserve	Litcham Common: 6668 metres	
Ramsar	Roydon Common: 21828 metres	
Special Protection Area (SPA)	Breckland 5551 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	

SSSI	Breckland Forest 5551 metres
Special Area of Conservation (SAC)	Norfolk Valley Fens: 8201 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Necton. Likely to be sufficient capacity for growth of at least 500 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: Necton Sports and Social Club, consisting of a playing field and sports pavilion, is situated to the south of the site. Although the site itself would not be situated on a playing field, any development should not prejudice the use of the playing field in any way otherwise Sport England may object to the allocation of this site.	
Natural England (Nutrient Neutrality): No comments	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

149 - Land West of Tuns Road, Necton		Alternative
Address: West of Tuns Road, Necton, PE37 8EH		
Greenfield	Site area: 10.90ha	Estimated capacity: 250 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Mr J Holmes & Associates: 5518 metres (R >) Plowright Surgery: 338 metres (G <) Swaffham Leisure Centre: 5641 metres (R >) Swaffham Library: 5515 metres (R >) Necton Church of England Primary School: 454 metres (G <) The Nicholas Hammond Academy: 5710 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Cemetery: 4 metres	
Recycling facilities	Ashill Recycling Centre: 5362 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Necton	
Listed Building	Necton War Memorial (Grade II): 21 metres	
Registered Park	Pickenham Hall: 5470 metres	
Scheduled Monument	Mona Hill: 1731 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Sporle Wood: 1908 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 6093 metres	
National Nature Reserve	Foxley Wood: 20965 metres	
County Wildlife Site	Wissey Meadow: 1241 metres	
Local Nature Reserve	Litcham Common: 6683 metres	
Ramsar	Roydon Common: 21523 metres	
Special Protection Area (SPA)	Breckland 5009 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Breckland Forest 5009 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 7707 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Necton. Likely to be sufficient capacity for growth of at least 500 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): No comments Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

302 - North of Pickenham Road Phase 3, Necton		Alternative
Address: North Pickenham Road Phase 3, PE37 8NB		
Greenfield	Site area: 2.29ha	Estimated capacity: 50 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Mr J Holmes & Associates: 5425 metres (R >) Oak Farm Surgery: 265 metres (G <) Swaffham Leisure Centre: 5432 metres (R >) Swaffham Library: 5419 metres (R >) Necton Church of England Primary School: 1051 metres (G <) The Nicholas Hammond Academy: 5505 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - General: 92 metres	
Recycling facilities	Ashill Recycling Centre: 4475 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Eastgate House And Park House (Grade II): 669 metres	
Registered Park	Pickenham Hall: 4578 metres	
Scheduled Monument	Mona Hill: 1642 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Sporle Wood: 2969 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 7094 metres	
National Nature Reserve	Weeting Heath: 21616 metres	
County Wildlife Site	Cant's Corner Meadow: 547 metres	
Local Nature Reserve	Litcham Common: 7887 metres	
Ramsar	Roydon Common: 22272 metres	
Special Protection Area (SPA)	Breckland 4356 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Breckland Forest 4356 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 6840 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Necton. Likely to be sufficient capacity for growth of at least 500 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): No comments Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

027 - East of Dereham Road, North Elmham		Alternative
Address: East of Dereham Road, North Elmham, NR20 5HU		
Greenfield	Site area: 1.42ha	Estimated capacity: 25 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Norfolk PCT Dental Services: 6127 metres (R >) Elmham Surgery: 605 metres (G <) Dereham Leisure Centre: 7619 metres (R >) Dereham Library: 7367 metres (R >) North Elmham CEVA Primary School: 575 metres (G <) Northgate High School: 6391 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Bowling Green: 49 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 8221 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	North Elmham	
Listed Building	The Vicarage (Grade II): 419 metres	
Registered Park	Elmham House: 268 metres	
Scheduled Monument	Episcopal chapel and fortified manor house on site of Anglo-Saxon cathedral: 1053 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Great Wood: 1094 metres	
Geodiversity site	Hempton Quarry: 11279 metres	
National Nature Reserve	Foxley Wood: 6277 metres	
County Wildlife Site	Elmham Park: 626 metres	
Local Nature Reserve	Litcham Common: 9862 metres	
Ramsar	North Norfolk Coast: 23376 metres	
Special Protection Area (SPA)	Breckland 20407 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	River Wensum 992 metres	

Special Area of Conservation (SAC)	River Wensum: 992 metres
Agricultural Land	Grade 2
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - North Elmham. Very limited head room for growth.	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided. Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

120 - Land North of Billingford Road, North Elmham		Alternative
Address: North of Billingford Road, North Elmham, NR20 5HJ		
Greenfield	Site area: 0.87ha	Estimated capacity: 5 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	<p>Norfolk PCT Dental Services: 5957 metres (R >)</p> <p>Elmham Surgery: 1527 metres (R >)</p> <p>Dereham Leisure Centre: 7413 metres (R >)</p> <p>Dereham Library: 7232 metres (R >)</p> <p>North Elmham CEVA Primary School: 1324 metres (G <)</p> <p>Northgate High School: 6259 metres (R >)</p>	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
<p>800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.</p> <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Church: 755 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 7985 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Worthing Mill (Grade II): 204 metres	
Registered Park	Elmham House: 1481 metres	
Scheduled Monument	A Roman roadside settlement 150m south-west of Billingford Hall: 662 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Great Wood: 2357 metres	
Geodiversity site	Hempton Quarry: 12461 metres	
National Nature Reserve	Foxley Wood: 5089 metres	
County Wildlife Site	Worthington Meadow: 458 metres	
Local Nature Reserve	Litcham Common: 11153 metres	
Ramsar	North Norfolk Coast: 23734 metres	
Special Protection Area (SPA)	Breckland 21273 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	River Wensum 73 metres	

Special Area of Conservation (SAC)	River Wensum: 73 metres Screen for air quality for HRA if access within 200m
Agricultural Land	Grade 4
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 5.55%
Flood Zone 2	Proportion of site area 25.30%
<p>Norfolk Local Lead Flood Authority advice Not reviewed</p> <p>Water Management Alliance advice Minor development within the Board's IDD. The nearest Board maintained watercourse (MN 39 – Elmham, DRN099G0102) lies north, outside the development boundary.</p> <p>Whilst unlikely, should any alterations/discharges to the watercourse be proposed during the detailed stage of the planning process, consent from the Board would be required. In addition, consent would be required for works within 9 metres of this watercourse. Consent would also be required for any proposed discharges/alterations to any riparian watercourses within the IDD.</p> <p>Anglian Water Water Recycling Centre - North Elmham. Very limited head room for growth.</p>	
Other statutory consultees, agencies and organisations	
<p>Sport England: No comments</p> <p>Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided.</p> <p>Natural England (Air Quality Screening): Screen air quality if access within 200m</p> <p>Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.</p>	
Landowner/Site promoter comment:	
<p>Brown and Co I wish to make comment on behalf of my client in respect of the Site Assessments Phase 1 Profiles in relation to land north of Billingford Road, North Elmham (site reference LPRC4SDEV120). In response to the Phase 1 Assessment, the following points are noted:</p> <p>The existing footway on Billingford Road (as extended in connection with the adjacent house) effectively extends up to the proposed site. No significant improvements are required to pedestrian facilities therefore.</p>	
Other objections	
None recorded as received	

215 - Station Yard, North Elmham		Alternative
Address: Station Yard, North Elmham Station, NR20 5HH		
Brownfield	Site area: 0.72ha	Estimated capacity: 25 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">DentistDoctorLeisure CentreLibraryPrimary SchoolSecondary School	<p>Norfolk PCT Dental Services: 5962 metres (R >)</p> <p>Elmham Surgery: 1052 metres (G <)</p> <p>Dereham Leisure Centre: 7441 metres (R >)</p> <p>Dereham Library: 7224 metres (R >)</p> <p>North Elmham CEVA Primary School: 857 metres (G <)</p> <p>Northgate High School: 6246 metres (R >)</p>	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
<p>800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.</p> <ul style="list-style-type: none">Green 4+ core services within above thresholdAmber 1 to 3 core servicesRed 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Playing Field: 630 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 8029 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Old Hall Farm Barn (Grade II): 140 metres	
Registered Park	Elmham House: 1019 metres	
Scheduled Monument	Episcopal chapel and fortified manor house on site of Anglo-Saxon cathedral: 1159 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Great Wood: 1768 metres	
Geodiversity site	Hempton Quarry: 11999 metres	
National Nature Reserve	Foxley Wood: 5552 metres	
County Wildlife Site	Land west of Worthing: 305 metres	
Local Nature Reserve	Litcham Common: 10577 metres	
Ramsar	North Norfolk Coast: 23608 metres	
Special Protection Area (SPA)	<p>Breckland 20855 metres. (Site Beyond 1.5km, HRA unlikely to be required.)</p> <p>Within Stone Curlew buffer: No</p>	
SSSI	River Wensum 247 metres	
Special Area of Conservation (SAC)	<p>River Wensum: 247 metres</p> <p>Screen for air quality for HRA if access within 200m</p>	

Agricultural Land	Grade 2
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.55%
<p>Norfolk Local Lead Flood Authority advice Not reviewed</p> <p>Water Management Alliance advice Major development partially within NRIDB's IDD. Consent would be required from the Board for alterations or discharges to any riparian watercourse within the Board's IDD.</p> <p>Anglian Water Water Recycling Centre - North Elmham. Very limited head room for growth.</p>	
Other statutory consultees, agencies and organisations	
<p>Sport England: No comments</p> <p>Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided.</p> <p>Natural England (Air Quality Screening): Screen air quality if access within 200m</p> <p>Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.</p>	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

283 - Land at the Corner of Station Road and Worthing Road North Elmham, North Elmham		Alternative
Address: Land at Corner of Station Road and Worthing Road, North Elmham,		
Greenfield	Site area: 1.13ha	Estimated capacity: 30 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Norfolk PCT Dental Services: 5841 metres (R >) Elmham Surgery: 1444 metres (R >) Dereham Leisure Centre: 7302 metres (R >) Dereham Library: 7115 metres (R >) North Elmham CEVA Primary School: 1244 metres (G <) Northgate High School: 6141 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Church: 609 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 7878 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Worthing Mill (Grade II): 81 metres	
Registered Park	Elmham House: 1405 metres	
Scheduled Monument	A Roman roadside settlement 150m south-west of Billingford Hall: 833 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Great Wood: 2210 metres	
Geodiversity site	Hempton Quarry: 12389 metres	
National Nature Reserve	Foxley Wood: 5279 metres	
County Wildlife Site	Land west of Worthing: 299 metres	
Local Nature Reserve	Litcham Common: 10999 metres	
Ramsar	North Norfolk Coast: 23801 metres	
Special Protection Area (SPA)	Breckland 21108 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	

SSSI	River Wensum 129 metres
Special Area of Conservation (SAC)	River Wensum: 129 metres Screen for air quality for HRA if access within 200m
Agricultural Land	Grade 4
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
<p>Norfolk Local Lead Flood Authority advice Not reviewed</p> <p>Water Management Alliance advice Major development within the Board's IDD. The nearest Board maintained watercourse (MN 35 - Binley/Beetley, DRN101G0101) lies south, outside the development boundary for site LPR/C4S/DEV/283. Whilst unlikely due to the site's location, consent would be required for works within 9 metres of this watercourse. In addition, consent from the Board would be required for any proposed discharges/alterations to this watercourse/any ordinary watercourses within the IDD.</p> <p>Known flood risk concerns. The Board has concerns with the downstream network's capacity of site LPR/C4S/DEV/283.</p> <p>Therefore, surface water runoff will need to be well managed to ensure this is not further increased, as per paragraph 167 of the National Planning Policy Framework.</p> <p>The Board strongly recommend that at the detailed design stage, where practicable, SuDS are utilised on the development, in line with the Non-Statutory technical standards for sustainable drainage systems.</p> <p>Anglian Water Water Recycling Centre - North Elmham. Very limited head room for growth.</p>	
Other statutory consultees, agencies and organisations	
<p>Sport England: No comments</p> <p>Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided.</p> <p>Natural England (Air Quality Screening): Screen air quality if access within 200m</p> <p>Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.</p>	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

338 - Back Lane, North Elmham		Alternative
Address: Back Lane, North Elmham, NR20 5HU		
Greenfield	Site area: 2.40ha	Estimated capacity: 60 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">DentistDoctorLeisure CentreLibraryPrimary SchoolSecondary School	Norfolk PCT Dental Services: 6212 metres (R >) Elmham Surgery: 431 metres (G <) Dereham Leisure Centre: 7704 metres (R >) Dereham Library: 7450 metres (R >) North Elmham CEVA Primary School: 378 metres (G <) Northgate High School: 6474 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">Green 4+ core services within above thresholdAmber 1 to 3 core servicesRed 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Bowling Green: 1 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 8307 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	North Elmham	
Listed Building	The Vicarage (Grade II): 258 metres	
Registered Park	Elmham House: 241 metres	
Scheduled Monument	Episcopal chapel and fortified manor house on site of Anglo-Saxon cathedral: 867 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Great Wood: 1228 metres	
Geodiversity site	Hempton Quarry: 11191 metres	
National Nature Reserve	Foxley Wood: 6192 metres	
County Wildlife Site	Elmham Park: 465 metres	
Local Nature Reserve	Litcham Common: 9973 metres	
Ramsar	North Norfolk Coast: 23213 metres	
Special Protection Area (SPA)	Breckland 20547 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	River Wensum 936 metres	
Special Area of Conservation (SAC)	River Wensum: 936 metres	

Agricultural Land	Grade 2
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - .	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided.	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
Brown and Co land off Back Lane, North Elmham (site reference LPRC4SDEV330 In response to the Phase 1 Assessment, the following points are noted: <ul style="list-style-type: none"> - The existing footway on Back Lane adjoins the south-western corner of the site and so significant improvements to pedestrian facilities would not be required.; - It is also noted that there is potential for a new pedestrian link to Eastgate Street (as noted in the original call-for-sites submission).; - The site would lend itself to a phased or reduced scale development if necessary to address concerns about the size of the proposal.; - The proposed site does adjoin the current settlement boundary. 	
Other objections	
None recorded as received	

266 - Snetterton Heath (Parcel R2), Quidenham		Alternative
Address: Land adjacent to Snetterton Heath, Eccles Parcel R2, NR16 2JG		
Greenfield	Site area: 2.47ha	Estimated capacity: 51 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Rookwood Dental Practice: 5789 metres (R >) Kings Ride Surgery: 4184 metres (R >) Attleborough Sports Hall: 6093 metres (R >) Attleborough Library: 6076 metres (R >) East Harling Primary School and Nursery: 4248 metres (R >) Old Buckenham High School: 5121 metres (R >)	
Overall ranking accessibility	Red: No facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Limited accessibility to facilities would require substantial improvement to support walking and cycling accessibility.	
Open Space	Category - General: 0 metres	
Recycling facilities	Snetterton Part-time Recycling Centre: 346 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Church Of St Mary (Grade II*): 652 metres	
Registered Park	Breccles Hall: 6729 metres	
Scheduled Monument	Gallows Hill tumulus: 145 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Downhill Grove: 3624 metres	
Geodiversity site	Hockham: 6666 metres	
National Nature Reserve	Brettenham Heath: 8827 metres	
County Wildlife Site	Eccles Wood (North): 453 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 9027 metres	
Ramsar	Redgrave & South Lopham Fens: 10302 metres	
Special Protection Area (SPA)	Breckland 6083 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Swangey Fen, Attleborough 2405 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 2405 metres
Agricultural Land	Grade 4
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - East Harling. Likely to be sufficient capacity for growth at least up to 550 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): No comments Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

277 - Land North of Station Road, Quidenham		Alternative
Address: Site 1, Land North of Station Road, Eccles, Quidenham,		
Greenfield	Site area: 4.32ha	Estimated capacity: 70 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Rookwood Dental Practice: 5529 metres (R >) Kings Ride Surgery: 4500 metres (R >) Attleborough Sports Hall: 5828 metres (R >) Attleborough Library: 5819 metres (R >) Rosecroft Primary School: 4132 metres (R >) Old Buckenham High School: 5043 metres (R >)	
Overall ranking accessibility	Red: No facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Limited accessibility to facilities would require substantial improvement to support walking and cycling accessibility.	
Open Space	Category - General: 29 metres	
Recycling facilities	Snetterton Part-time Recycling Centre: 464 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Church Of All Saints Including Tower (Grade II*): 784 metres	
Registered Park	Breccles Hall: 6509 metres	
Scheduled Monument	Gallows Hill tumulus: 268 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Site Name Blank: 3849 metres	
Geodiversity site	Hockham: 6538 metres	
National Nature Reserve	Brettenham Heath: 8957 metres	
County Wildlife Site	Hargham Estate: 500 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 8948 metres	
Ramsar	Redgrave & South Lopham Fens: 10626 metres	
Special Protection Area (SPA)	Breckland 6330 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Swangey Fen, Attleborough 2079 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 2079 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - East Harling. Likely to be sufficient capacity for growth at least up to 550 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): No comments Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

278 - Land South-east of Station Road, Quidenham		Alternative
Address: Site 2, Land Southeast of Station Road, Eccles, Quidenham,		
Greenfield	Site area: 2.12ha	Estimated capacity: 30 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
<ul style="list-style-type: none">DentistDoctorLeisure CentreLibraryPrimary SchoolSecondary School	<p>Rookwood Dental Practice: 5506 metres (R >)</p> <p>Kings Ride Surgery: 4371 metres (R >)</p> <p>Attleborough Sports Hall: 5810 metres (R >)</p> <p>Attleborough Library: 5793 metres (R >)</p> <p>Rosecroft Primary School: 4136 metres (R >)</p> <p>Old Buckenham High School: 4862 metres (R >)</p>	
Overall ranking accessibility	Red: No facilities within threshold distance	
<p>800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.</p> <ul style="list-style-type: none">Green 4+ core services within above thresholdAmber 1 to 3 core servicesRed 0 core services		
Walking and cycling	Limited accessibility to facilities would require substantial improvement to support walking and cycling accessibility.	
Open Space	Category - General: 70 metres	
Recycling facilities	Snetterton Part-time Recycling Centre: 681 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Church Of All Saints Including Tower (Grade II*): 828 metres	
Registered Park	Breccles Hall: 6776 metres	
Scheduled Monument	Gallows Hill tumulus: 468 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Downhill Grove: 3913 metres	
Geodiversity site	Hockham: 6845 metres	
National Nature Reserve	Brettenham Heath: 9187 metres	
County Wildlife Site	Hargham Estate: 370 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 9264 metres	
Ramsar	Redgrave & South Lopham Fens: 10519 metres	
Special Protection Area (SPA)	Breckland 6419 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Swangey Fen, Attleborough 2175 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 2175 metres
Agricultural Land	Grade 4
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - East Harling. Likely to be sufficient capacity for growth at least up to 550 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): No comments Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

363 - East of Station Road and North of Wilby Road, Quidenham		Alternative
Address: Land East of Station Road, NR16 2PF		
Greenfield	Site area: 21.31ha	Estimated capacity: 400 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Rookwood Dental Practice: 5483 metres (R >) Kings Ride Surgery: 3733 metres (R >) Attleborough Sports Hall: 5795 metres (R >) Attleborough Library: 5767 metres (R >) Kenninghall Primary School: 4096 metres (R >) Old Buckenham High School: 4655 metres (R >)	
Overall ranking accessibility	Red: No facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Limited accessibility to facilities would require substantial improvement to support walking and cycling accessibility.	
Open Space	Category - General: 107 metres	
Recycling facilities	Snetterton Part-time Recycling Centre: 657 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Church Of St Mary (Grade II*): 386 metres	
Registered Park	Breccles Hall: 6944 metres	
Scheduled Monument	Gallows Hill tumulus: 456 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Downhill Grove: 3374 metres	
Geodiversity site	Hockham: 6969 metres	
National Nature Reserve	Brettenham Heath: 8979 metres	
County Wildlife Site	Hargham Estate: 340 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 9338 metres	
Ramsar	Redgrave & South Lopham Fens: 9891 metres	
Special Protection Area (SPA)	Breckland 5933 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Kenninghall & Banham Fens with Quidenham Mere 2233 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 2346 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.11%
Flood Zone 2	Proportion of site area 0.87%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - East Harling. Likely to be sufficient capacity for growth at least up to 550 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): No comments Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
Scott Properties Ltd Land to the East of Station Road and North of Wilby Road, Eccles Road (Quidenham) Land west of Station Road is being promoted for residential-led development of up to 130 dwellings alongside recreation and community uses. LEGAL The Site extends to c. 5.4ha (13.4 acres) and is in single ownership and subject to a long-term Promotion Agreement with Scott Properties. There are no legal or ownership issues which would prevent the Site coming forward for development. The Site abuts the adopted Highways on Station Road and Heath Road. - (Further detailed site commentary provided)	
Other objections	
None recorded as received	

364 - Land to the West of Station Road and North of Heath Road, Quidenham		Alternative
Address: Land West of Station Road, NR16 2JG		
Greenfield	Site area: 5.02ha	Estimated capacity: 130 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Rookwood Dental Practice: 6033 metres (R >) Kings Ride Surgery: 3888 metres (R >) Attleborough Sports Hall: 6341 metres (R >) Attleborough Library: 6319 metres (R >) East Harling Primary School and Nursery: 3820 metres (R >) Old Buckenham High School: 5185 metres (R >)	
Overall ranking accessibility	Red: No facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Limited accessibility to facilities would require substantial improvement to support walking and cycling accessibility.	
Open Space	Category - General: 296 metres	
Recycling facilities	Snetterton Part-time Recycling Centre: 576 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Church Of St Mary (Grade II*): 332 metres	
Registered Park	Breccles Hall: 7013 metres	
Scheduled Monument	Gallows Hill tumulus: 419 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Downhill Grove: 3230 metres	
Geodiversity site	Hockham: 6888 metres	
National Nature Reserve	Brettenham Heath: 8641 metres	
County Wildlife Site	Eccles Wood (South): 108 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 9166 metres	
Ramsar	Redgrave & South Lopham Fens: 9981 metres	
Special Protection Area (SPA)	Breckland 5653 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	

SSSI	East Harling Common 2170 metres
Special Area of Conservation (SAC)	Norfolk Valley Fens: 2737 metres
Agricultural Land	Grade 4
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - East Harling. Likely to be sufficient capacity for growth at least up to 550 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): No comments	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

062 - East of Rectory Road, Rocklands		Alternative
Address: Area 1, East of Rectory Road, Rockland All Saints, NR17 1XA		
Greenfield	Site area: 0.21ha	Estimated capacity: 0 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Rookwood Dental Practice: 5986 metres (R >) Attleborough Surgeries: 5920 metres (R >) Attleborough Sports Hall: 5966 metres (R >) Attleborough Library: 6136 metres (R >) Rocklands Community Primary School: 318 metres (G <) Attleborough Academy: 6088 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Some accessible facilities create opportunity to enhance walking and cycling access.	
Open Space	Category - General: 604 metres	
Recycling facilities	Snetterton Part-time Recycling Centre: 6591 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	The Rookery (Grade II): 142 metres	
Registered Park	Breccles Hall: 3038 metres	
Scheduled Monument	Village cross, 70m north west of the Holy Cross Church: 3166 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Site Name Blank: 1582 metres	
Geodiversity site	Hockham: 5117 metres	
National Nature Reserve	Brettenham Heath: 11165 metres	
County Wildlife Site	Land near Rockland All Saints: 178 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 4756 metres	
Ramsar	Redgrave & South Lopham Fens: 17237 metres	
Special Protection Area (SPA)	Breckland 4740 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Swangey Fen, Attleborough 3423 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 3423 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Attleborough STW. Unlikely to be capacity for additional growth above Attleborough SUE.	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): No comments Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance. Rocklands Parish Council The council accepts some development, but it must be right for the parish. Site assessment highlighting individual problems/concerns with each site. Under current policy, the proposed sites are a considerable distance outside the Settlement Boundary, and in no way adjacent or connected to it. Under the proposed criteria: <ul style="list-style-type: none"> • The sites are entirely Greenfield in nature. • Access to the sites would be via Rectory Road – a narrow tertiary road with few passing places. The nearby junction with Magpie Lane – another narrow tertiary road with few passing places – and the end of The Street is also very restricted in width. We do not consider that access for additional properties will be either safe or practical. • Pedestrian access to the proposed sites would be extremely hazardous – there being no pavements, and via a narrow inclined road. • The Visual Landscape Impact would be High - particularly with respect to neighbouring properties on both sides of the road. These properties would lose the current visual amenity of unrestricted views of the surrounding rural landscape. As the sites are in an elevated position, development will impact on the rural views currently enjoyed from surrounding properties, roads and footpaths. • We would argue that the proposed sites are only very tenuously Adjacent to the existing built-up area. • The sites would conflict with the scale and size of the settlement, and would notably grow it. • The sites are not in proximity to a recognised settlement, and could not form part of a new settlement. 	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

365 - North of Chapel Street, Rocklands		Alternative
Address: North of Chapel Street, NR17 1UQ		
Greenfield	Site area: 0.42ha	Estimated capacity: 5 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Rookwood Dental Practice: 6359 metres (R >) Hingham Surgery: 6028 metres (R >) Attleborough Sports Hall: 6276 metres (R >) Hingham Library: 5619 metres (R >) Rocklands Community Primary School: 958 metres (G <) Attleborough Academy: 6389 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Some accessible facilities create opportunity to enhance walking and cycling access.	
Open Space	Category - General: 0 metres	
Recycling facilities	Snetterton Part-time Recycling Centre: 7760 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Methodist Church (Grade II): 199 metres	
Registered Park	Breccles Hall: 3848 metres	
Scheduled Monument	Village cross, 70m north west of the Holy Cross Church: 2864 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Site Name Blank: 1687 metres	
Geodiversity site	Hockham: 6054 metres	
National Nature Reserve	Brettenham Heath: 12242 metres	
County Wildlife Site	Goose Common: 1055 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 4813 metres	
Ramsar	Redgrave & South Lopham Fens: 18393 metres	
Special Protection Area (SPA)	Breckland 5455 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Scoulton Mere 3381 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 4496 metres	

Agricultural Land	Grade 2
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Attleborough STW. Unlikely to be capacity for additional growth above Attleborough SUE.	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): No comments Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance. Rocklands Parish Council • Firstly, we believe that this site location has been mis-named. Chapel Street finishes opposite 'Corner Cottage' – where Bell Road starts. Reference to the Electoral Register will confirm • Under current policy, the proposed site is neither connected to nor adjacent to the Settlement Boundary. See 3PL/2023/0702/F for the Case Officer's reasons for refusal, "The site fall outsides the defined settlement of Rocklands classified as a Village with a Boundary and is not immediately adjacent to the settlement boundary." Under the proposed criteria: • The site is entirely Greenfield in nature. • Access to the site would be via either Bell Road or Chapel Street. Bell Road is an extremely narrow tertiary road with no passing places. It is probably the narrowest road in the parish, has high banks in places, blind bends and is used by large agricultural vehicles. Vehicle-vehicle and vehicle pedestrian conflicts are a regular occurrence on this narrow road. Chapel Street is another narrow tertiary road with few passing places, having three blind bends and the same agricultural traffic as Bell Road. We do not consider that access for additional properties will be either safe or practical. • Pedestrian access to the proposed site would be hazardous – extremely so from the Bell Road direction – there being no pavements in either Bell Road or Chapel Street. Conflict with large agricultural vehicles would pose a particular risk. • There would be unavoidable Visual Landscape Impact – particularly with respect to neighbouring and nearby properties on both sides of the road. These properties would lose the current visual amenity of unrestricted views of the surrounding rural landscape. See 3PL/2023/0702/F for the Case Officer's reasons for refusal, "The proposed development represent visual intrusion and erosion of the open countryside. The proposed design and appearance in terms of scale, height and massing of the dwelling, is out of character with the local context and street scene. It would result in unacceptable urbanisation of the area that would harm the character and appearance of the area including the open countryside. The proposed development is contrary to Policies COM01, GEN05, ENV05 & GEN02 of the Breckland Local Plan (adopted 2019), as well as having due regard to National Planning Policy Framework (2023)." The above related to a single property on this site – a number of properties could only have greater negative	

impact. Further, the North East corner of the proposed site would abut the Methodist Church graveyard – which is in regular use by the bereaved and their families. Adjacent dwellings would serve to disturb the peace and quiet, and the open countryside views valued by the users. • The proposed site is neither connected to, nor adjacent to, either the Built-up Area or the Settlement Boundary. • As stated in the Case Officer’s comments above, the proposed site would be unlikely to be in keeping with the scale and size of the settlement at this point. • Although this site can be perceived to align with the proposed development scenarios E and F in the consultation, we believe that the other factors above weigh significantly against development. • In summary, we contend that this site should not be accepted for development.

Landowner/Site promoter comment:

None

Other objections

1 as received

403 - Area 2 West of Rectory Road, Rocklands		Alternative
Address: Area 2, West of Rectory Road, Rockland All Saints, NR17 1XA		
Greenfield	Site area: 0.39ha	Estimated capacity: 0 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Rookwood Dental Practice: 6079 metres (R >) Attleborough Surgeries: 6010 metres (R >) Attleborough Sports Hall: 6055 metres (R >) Attleborough Library: 6225 metres (R >) Rocklands Community Primary School: 303 metres (G <) Attleborough Academy: 6176 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Some accessible facilities create opportunity to enhance walking and cycling access.	
Open Space	Category - General: 546 metres	
Recycling facilities	Snetterton Part-time Recycling Centre: 6695 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	The Rookery (Grade II): 175 metres	
Registered Park	Breccles Hall: 3033 metres	
Scheduled Monument	Village cross, 70m north west of the Holy Cross Church: 3049 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Site Name Blank: 1484 metres	
Geodiversity site	Hockham: 5133 metres	
National Nature Reserve	Brettenham Heath: 11205 metres	
County Wildlife Site	Land near Rockland All Saints: 240 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 4678 metres	
Ramsar	Redgrave & South Lopham Fens: 17342 metres	
Special Protection Area (SPA)	Breckland 4728 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Swangey Fen, Attleborough 3535 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 3535 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Attleborough STW. Unlikely to be capacity for additional growth above Attleborough SUE.	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): No comments Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance. Rocklands Parish Council The council accepts some development, but it must be right for the parish. Site assessment highlighting individual problems/concerns with each site. Under current policy, the proposed sites are a considerable distance outside the Settlement Boundary, and in no way adjacent or connected to it. Under the proposed criteria: <ul style="list-style-type: none"> • The sites are entirely Greenfield in nature. • Access to the sites would be via Rectory Road – a narrow tertiary road with few passing places. The nearby junction with Magpie Lane – another narrow tertiary road with few passing places – and the end of The Street is also very restricted in width. We do not consider that access for additional properties will be either safe or practical. • Pedestrian access to the proposed sites would be extremely hazardous – there being no pavements, and via a narrow inclined road. • The Visual Landscape Impact would be High - particularly with respect to neighbouring properties on both sides of the road. These properties would lose the current visual amenity of unrestricted views of the surrounding rural landscape. As the sites are in an elevated position, development will impact on the rural views currently enjoyed from surrounding properties, roads and footpaths. • We would argue that the proposed sites are only very tenuously Adjacent to the existing built-up area. • The sites would conflict with the scale and size of the settlement, and would notably grow it. • The sites are not in proximity to a recognised settlement, and could not form part of a new settlement. 	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

404 - Area 1 West of Rectory Road, Rocklands		Alternative
Address: Area 3, West of Rectory Rd, Rockland All Saints, NR17 1XA		
Greenfield	Site area: 0.90ha	Estimated capacity: 13 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
<ul style="list-style-type: none">DentistDoctorLeisure CentreLibraryPrimary SchoolSecondary School	Rookwood Dental Practice: 6034 metres (R >) Attleborough Surgeries: 5977 metres (R >) Attleborough Sports Hall: 6025 metres (R >) Attleborough Library: 6191 metres (R >) Rocklands Community Primary School: 391 metres (G <) Attleborough Academy: 6147 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">Green 4+ core services within above thresholdAmber 1 to 3 core servicesRed 0 core services		
Walking and cycling	Some accessible facilities create opportunity to enhance walking and cycling access.	
Open Space	Category - General: 673 metres	
Recycling facilities	Snetterton Part-time Recycling Centre: 6451 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	The Rookery (Grade II): 216 metres	
Registered Park	Breccles Hall: 2885 metres	
Scheduled Monument	Village cross, 70m north west of the Holy Cross Church: 3123 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Site Name Blank: 1532 metres	
Geodiversity site	Hockham: 4942 metres	
National Nature Reserve	Brettenham Heath: 10975 metres	
County Wildlife Site	Land near Rockland All Saints: 208 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 4699 metres	
Ramsar	Redgrave & South Lopham Fens: 17099 metres	
Special Protection Area (SPA)	Breckland 4594 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Swangey Fen, Attleborough 3325 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 3325 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Attleborough STW. Unlikely to be capacity for additional growth above Attleborough SUE.	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): No comments Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance. Rocklands Parish Council The council accepts some development, but it must be right for the parish. Site assessment highlighting individual problems/concerns with each site. Under current policy, the proposed sites are a considerable distance outside the Settlement Boundary, and in no way adjacent or connected to it. Under the proposed criteria: <ul style="list-style-type: none"> • The sites are entirely Greenfield in nature. • Access to the sites would be via Rectory Road – a narrow tertiary road with few passing places. The nearby junction with Magpie Lane – another narrow tertiary road with few passing places – and the end of The Street is also very restricted in width. We do not consider that access for additional properties will be either safe or practical. • Pedestrian access to the proposed sites would be extremely hazardous – there being no pavements, and via a narrow inclined road. • The Visual Landscape Impact would be High - particularly with respect to neighbouring properties on both sides of the road. These properties would lose the current visual amenity of unrestricted views of the surrounding rural landscape. As the sites are in an elevated position, development will impact on the rural views currently enjoyed from surrounding properties, roads and footpaths. • We would argue that the proposed sites are only very tenuously Adjacent to the existing built-up area. • The sites would conflict with the scale and size of the settlement, and would notably grow it. • The sites are not in proximity to a recognised settlement, and could not form part of a new settlement. 	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

362 - Land at Barkers Farm, Roudham and Larling		Alternative
Address: Barkers Farm, Roudham & Larling, NR16 2RA		
Greenfield	Site area: 0.62ha	Estimated capacity: 15 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Other settlement/village		
<ul style="list-style-type: none">DentistDoctorLeisure CentreLibraryPrimary SchoolSecondary School	Rookwood Dental Practice: 8667 metres (R >) East Harling and Kenninghall Medical Practice: 4485 metres (R >) Attleborough Sports Hall: 8881 metres (R >) Attleborough Library: 8947 metres (R >) Great Hockham Primary School and Nursery: 3277 metres (R >) Attleborough Academy: 8992 metres (R >)	
Overall ranking accessibility	Red: No facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">Green 4+ core services within above thresholdAmber 1 to 3 core servicesRed 0 core services		
Walking and cycling	Relative isolation from facilities make location less attractive for walking and cycling.	
Open Space	Category - General: 2467 metres	
Recycling facilities	Snetterton Part-time Recycling Centre: 3678 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Barker's Farmhouse (Grade II): 110 metres	
Registered Park	Breccles Hall: 4085 metres	
Scheduled Monument	Roudham deserted medieval village: 2942 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Site Name Blank: 1873 metres	
Geodiversity site	Hockham: 2983 metres	
National Nature Reserve	Brettenham Heath: 5535 metres	
County Wildlife Site	North of Baker's Farm: 145 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 4973 metres	
Ramsar	Redgrave & South Lopham Fens: 12571 metres	
Special Protection Area (SPA)	Breckland 3073 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Breckland Forest 3073 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 4345 metres
Agricultural Land	Grade 4
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Data for settlement not provided. Data for settlement not provided	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): No comments Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

020 - Bell Lane, Saham Toney		Alternative
Address: Bell Lane, Saham Toney, IP25 7HD		
Greenfield	Site area: 0.69ha	Estimated capacity: 5 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Together Dental: 1327 metres (R >) Watton Medical Practice: 1560 metres (R >) Watton Sports and Social Club: 1243 metres (R >) Watton Library: 1348 metres (R >) Parkers Church of England V.C. Primary School: 538 metres (G <) Wayland Academy Norfolk: 1941 metres (G <)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Some accessible facilities create opportunity to enhance walking and cycling access.	
Open Space	Category - Play Space: 13 metres	
Recycling facilities	Ashill Recycling Centre: 3869 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	White Hall (Grade II): 349 metres	
Registered Park	Pickenham Hall: 4540 metres	
Scheduled Monument	Roman settlement at Woodcock Hall: 1399 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Saham Wood: 2298 metres	
Geodiversity site	Hockham: 10473 metres	
National Nature Reserve	Brettenham Heath: 15273 metres	
County Wildlife Site	Saham Mere: 33 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 6342 metres	
Ramsar	Redgrave & South Lopham Fens: 26046 metres	
Special Protection Area (SPA)	Breckland 2243 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Breckland Farmland 2243 metres	
Special Area of Conservation (SAC)	Breckland: 4161 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Watton. Currently no available headroom, but permit awaited to increase capacity for growth to come forward.	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): No comments	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Saham Toney We have strong reservations with the process, we feel that the findings of the Saham Toney Neighbourhood Plan (STNP) should be adhered to as Six of the sites put forward were rejected by a comprehensive and detailed site assessment and selection process used when preparing STNP and should not now be reconsidered. Additionally two of the sites put forward are allocated in STNP, but for far fewer dwellings. Your process does not consider site access onto poor quality road/lanes, flooding and whether only part of a site is suitable for development. Both of those sites are part Brownfield and part arable, in the STNP they were both found suitable only as smaller developments. Site LPR/C4S/DEV/07 proposes 35 houses on 1.86 ha, it was initially rejected during the STNP 'Call for Sites' process, resubmitted, and accepted as a smaller development of 8 houses on 0.54 ha. The Site LPR/C4S/DEV/306 for 100 houses on 4.18 ha is once again partially brownfield the larger area being greenfield arable, the STNP agreed to just 10 houses on 1.06 ha on this site. Both sites access onto a country lane without footpath which has a single file bridge with weight restrictions, both smaller developments are mainly Brownfield. Likewise, three of the sites put forward have been previously rejected when submitted under planning applications. The Council's process has taken no account of STNP policies, but these form part of the Breckland Development Plan and must be adhered to.	
Landowner/Site promoter comment:	
None	
Other objections	
1 as received	

069 - Pound Hill, Saham Toney		Alternative
Address: East of Pound Hill, Saham Toney, IP25 7HY		
Greenfield	Site area: 1.17ha	Estimated capacity: 22 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
<ul style="list-style-type: none">DentistDoctorLeisure CentreLibraryPrimary SchoolSecondary School	Together Dental: 1999 metres (R >) Watton Medical Practice: 2233 metres (R >) Watton Sports and Social Club: 1892 metres (R >) Watton Library: 2014 metres (R >) Parkers Church of England V.C. Primary School: 105 metres (G <) Wayland Academy Norfolk: 2595 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">Green 4+ core services within above thresholdAmber 1 to 3 core servicesRed 0 core services		
Walking and cycling	Some accessible facilities create opportunity to enhance walking and cycling access.	
Open Space	Category - Church: 168 metres	
Recycling facilities	Ashill Recycling Centre: 3211 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Page's Place (Grade II): 75 metres	
Registered Park	Pickenham Hall: 3949 metres	
Scheduled Monument	Roman settlement at Woodcock Hall: 1494 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Saham Wood: 2180 metres	
Geodiversity site	Hockham: 11100 metres	
National Nature Reserve	Brettenham Heath: 15775 metres	
County Wildlife Site	Saham Mere: 322 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 7000 metres	
Ramsar	Redgrave & South Lopham Fens: 26695 metres	
Special Protection Area (SPA)	Breckland 2421 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Breckland Farmland 2421 metres	
Special Area of Conservation (SAC)	Breckland: 4434 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Watton. Currently no available headroom, but permit awaited to increase capacity for growth to come forward.	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): No comments	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Saham Toney We have strong reservations with the process, we feel that the findings of the Saham Toney Neighbourhood Plan (STNP) should be adhered to as Six of the sites put forward were rejected by a comprehensive and detailed site assessment and selection process used when preparing STNP and should not now be reconsidered. Additionally two of the sites put forward are allocated in STNP, but for far fewer dwellings. Your process does not consider site access onto poor quality road/lanes, flooding and whether only part of a site is suitable for development. Both of those sites are part Brownfield and part arable, in the STNP they were both found suitable only as smaller developments. Site LPR/C4S/DEV/07 proposes 35 houses on 1.86 ha, it was initially rejected during the STNP 'Call for Sites' process, resubmitted, and accepted as a smaller development of 8 houses on 0.54 ha. The Site LPR/C4S/DEV/306 for 100 houses on 4.18 ha is once again partially brownfield the larger area being greenfield arable, the STNP agreed to just 10 houses on 1.06 ha on this site. Both sites access onto a country lane without footpath which has a single file bridge with weight restrictions, both smaller developments are mainly Brownfield. Likewise, three of the sites put forward have been previously rejected when submitted under planning applications. The Council's process has taken no account of STNP policies, but these form part of the Breckland Development Plan and must be adhered to.	
Landowner/Site promoter comment:	
None	
Other objections	
1 as received	

070 - Pages Place Farm, Saham Toney		Alternative
Address: Pages Place Farm Buildings, Saham Toney, IP25 7HY		
Mostly Green	Site area: 1.93ha	Estimated capacity: 35 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Together Dental: 2152 metres (R >) Watton Medical Practice: 2384 metres (R >) Watton Sports and Social Club: 2036 metres (R >) Watton Library: 2170 metres (R >) Parkers Church of England V.C. Primary School: 303 metres (G <) Wayland Academy Norfolk: 2759 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Some accessible facilities create opportunity to enhance walking and cycling access.	
Open Space	Category - Playing Field: 184 metres	
Recycling facilities	Ashill Recycling Centre: 2991 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Page's Place (Grade II): 23 metres	
Registered Park	Pickenham Hall: 3708 metres	
Scheduled Monument	Roman settlement at Woodcock Hall: 1629 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Saham Wood: 2152 metres	
Geodiversity site	Hockham: 11280 metres	
National Nature Reserve	Brettenham Heath: 15975 metres	
County Wildlife Site	Saham Mere: 490 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 7163 metres	
Ramsar	Redgrave & South Lopham Fens: 26865 metres	
Special Protection Area (SPA)	Breckland 2560 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Breckland Farmland 2560 metres	

Special Area of Conservation (SAC)	Breckland: 4588 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Watton. Currently no available headroom, but permit awaited to increase capacity for growth to come forward.	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): No comments Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance. Saham Toney We have strong reservations with the process, we feel that the findings of the Saham Toney Neighbourhood Plan (STNP) should be adhered to as Six of the sites put forward were rejected by a comprehensive and detailed site assessment and selection process used when preparing STNP and should not now be reconsidered. Additionally two of the sites put forward are allocated in STNP, but for far fewer dwellings. Your process does not consider site access onto poor quality road/lanes, flooding and whether only part of a site is suitable for development. Both of those sites are part Brownfield and part arable, in the STNP they were both found suitable only as smaller developments. Site LPR/C4S/DEV/07 proposes 35 houses on 1.86 ha, it was initially rejected during the STNP 'Call for Sites' process, resubmitted, and accepted as a smaller development of 8 houses on 0.54 ha. The Site LPR/C4S/DEV/306 for 100 houses on 4.18 ha is once again partially brownfield the larger area being greenfield arable, the STNP agreed to just 10 houses on 1.06 ha on this site. Both sites access onto a country lane without footpath which has a single file bridge with weight restrictions, both smaller developments are mainly Brownfield. Likewise, three of the sites put forward have been previously rejected when submitted under planning applications. The Council's process has taken no account of STNP policies, but these form part of the Breckland Development Plan and must be adhered to.	
Landowner/Site promoter comment:	
None	
Other objections	
1 as received	

071 - South of Pages Lane, Saham Toney		Alternative
Address: South of Pages Lane, Saham Toney, IP25 7HY		
Greenfield	Site area: 0.58ha	Estimated capacity: 6 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Together Dental: 2063 metres (R >) Watton Medical Practice: 2289 metres (R >) Watton Sports and Social Club: 1933 metres (R >) Watton Library: 2084 metres (R >) Parkers Church of England V.C. Primary School: 289 metres (G <) Wayland Academy Norfolk: 2676 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Some accessible facilities create opportunity to enhance walking and cycling access.	
Open Space	Category - Church: 356 metres	
Recycling facilities	Ashill Recycling Centre: 3210 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Page's Place (Grade II): 66 metres	
Registered Park	Pickenham Hall: 3948 metres	
Scheduled Monument	Roman settlement at Woodcock Hall: 1683 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Saham Wood: 2099 metres	
Geodiversity site	Hockham: 11205 metres	
National Nature Reserve	Brettenham Heath: 15939 metres	
County Wildlife Site	Saham Mere: 430 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 7078 metres	
Ramsar	Redgrave & South Lopham Fens: 26782 metres	
Special Protection Area (SPA)	Breckland 2610 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Breckland Farmland 2610 metres	

Special Area of Conservation (SAC)	Breckland: 4622 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Watton. Currently no available headroom, but permit awaited to increase capacity for growth to come forward.	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): No comments Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance. Saham Toney We have strong reservations with the process, we feel that the findings of the Saham Toney Neighbourhood Plan (STNP) should be adhered to as Six of the sites put forward were rejected by a comprehensive and detailed site assessment and selection process used when preparing STNP and should not now be reconsidered. Additionally two of the sites put forward are allocated in STNP, but for far fewer dwellings. Your process does not consider site access onto poor quality road/lanes, flooding and whether only part of a site is suitable for development. Both of those sites are part Brownfield and part arable, in the STNP they were both found suitable only as smaller developments. Site LPR/C4S/DEV/07 proposes 35 houses on 1.86 ha, it was initially rejected during the STNP 'Call for Sites' process, resubmitted, and accepted as a smaller development of 8 houses on 0.54 ha. The Site LPR/C4S/DEV/306 for 100 houses on 4.18 ha is once again partially brownfield the larger area being greenfield arable, the STNP agreed to just 10 houses on 1.06 ha on this site. Both sites access onto a country lane without footpath which has a single file bridge with weight restrictions, both smaller developments are mainly Brownfield. Likewise, three of the sites put forward have been previously rejected when submitted under planning applications. The Council's process has taken no account of STNP policies, but these form part of the Breckland Development Plan and must be adhered to.	
Landowner/Site promoter comment:	
None	
Other objections	
1 as received	

072 - Hills Road, Saham Toney		Alternative
Address: West of Hills Road, Saham Toney, IP25 7EW		
Greenfield	Site area: 2.65ha	Estimated capacity: 50 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
<ul style="list-style-type: none">DentistDoctorLeisure CentreLibraryPrimary SchoolSecondary School	Together Dental: 2192 metres (R >) Watton Medical Practice: 2410 metres (R >) Watton Sports and Social Club: 2038 metres (R >) Watton Library: 2214 metres (R >) Parkers Church of England V.C. Primary School: 444 metres (G <) Wayland Academy Norfolk: 2807 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">Green 4+ core services within above thresholdAmber 1 to 3 core servicesRed 0 core services		
Walking and cycling	Some accessible facilities create opportunity to enhance walking and cycling access.	
Open Space	Category - Playing Field: 455 metres	
Recycling facilities	Ashill Recycling Centre: 2952 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Page's Place (Grade II): 44 metres	
Registered Park	Pickenham Hall: 3781 metres	
Scheduled Monument	Site of Panworth Hall and medieval settlement: 1610 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Saham Wood: 1914 metres	
Geodiversity site	Hockham: 11336 metres	
National Nature Reserve	Brettenham Heath: 16076 metres	
County Wildlife Site	Saham Mere: 561 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 7208 metres	
Ramsar	Redgrave & South Lopham Fens: 26912 metres	
Special Protection Area (SPA)	Breckland 2765 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Breckland Farmland 2765 metres	
Special Area of Conservation (SAC)	Breckland: 4776 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Watton. Currently no available headroom, but permit awaited to increase capacity for growth to come forward.	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): No comments	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Saham Toney We have strong reservations with the process, we feel that the findings of the Saham Toney Neighbourhood Plan (STNP) should be adhered to as Six of the sites put forward were rejected by a comprehensive and detailed site assessment and selection process used when preparing STNP and should not now be reconsidered. Additionally two of the sites put forward are allocated in STNP, but for far fewer dwellings. Your process does not consider site access onto poor quality road/lanes, flooding and whether only part of a site is suitable for development. Both of those sites are part Brownfield and part arable, in the STNP they were both found suitable only as smaller developments. Site LPR/C4S/DEV/07 proposes 35 houses on 1.86 ha, it was initially rejected during the STNP 'Call for Sites' process, resubmitted, and accepted as a smaller development of 8 houses on 0.54 ha. The Site LPR/C4S/DEV/306 for 100 houses on 4.18 ha is once again partially brownfield the larger area being greenfield arable, the STNP agreed to just 10 houses on 1.06 ha on this site. Both sites access onto a country lane without footpath which has a single file bridge with weight restrictions, both smaller developments are mainly Brownfield. Likewise, three of the sites put forward have been previously rejected when submitted under planning applications. The Council's process has taken no account of STNP policies, but these form part of the Breckland Development Plan and must be adhered to.	
Landowner/Site promoter comment:	
None	
Other objections	
1 as received	

090 - Saham Tythe Chequers Lane, Saham Toney		Alternative
Address: Land at Saham Tythe Barn, Chequers Lane, Saham Toney, IP25 7HQ		
Greenfield	Site area: 0.88ha	Estimated capacity: 9 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
<ul style="list-style-type: none">DentistDoctorLeisure CentreLibraryPrimary SchoolSecondary School	Together Dental: 1818 metres (R >) Watton Medical Practice: 2000 metres (R >) Watton Sports and Social Club: 1566 metres (R >) Watton Library: 1855 metres (R >) Parkers Church of England V.C. Primary School: 662 metres (G <) Wayland Academy Norfolk: 2451 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">Green 4+ core services within above thresholdAmber 1 to 3 core servicesRed 0 core services		
Walking and cycling	Some accessible facilities create opportunity to enhance walking and cycling access.	
Open Space	Category - General: 467 metres	
Recycling facilities	Ashill Recycling Centre: 3672 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Meadow Farmhouse (Grade II): 120 metres	
Registered Park	Pickenham Hall: 4460 metres	
Scheduled Monument	Roman settlement at Woodcock Hall: 1936 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Saham Wood: 1644 metres	
Geodiversity site	Hockham: 10982 metres	
National Nature Reserve	Brettenham Heath: 15850 metres	
County Wildlife Site	Saham Mere: 471 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 6815 metres	
Ramsar	Redgrave & South Lopham Fens: 26517 metres	
Special Protection Area (SPA)	Breckland 2822 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Breckland Farmland 2822 metres	

Special Area of Conservation (SAC)	Breckland: 4769 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Watton. Currently no available headroom, but permit awaited to increase capacity for growth to come forward.	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): No comments Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance. Saham Toney We have strong reservations with the process, we feel that the findings of the Saham Toney Neighbourhood Plan (STNP) should be adhered to as Six of the sites put forward were rejected by a comprehensive and detailed site assessment and selection process used when preparing STNP and should not now be reconsidered. Additionally two of the sites put forward are allocated in STNP, but for far fewer dwellings. Your process does not consider site access onto poor quality road/lanes, flooding and whether only part of a site is suitable for development. Both of those sites are part Brownfield and part arable, in the STNP they were both found suitable only as smaller developments. Site LPR/C4S/DEV/07 proposes 35 houses on 1.86 ha, it was initially rejected during the STNP 'Call for Sites' process, resubmitted, and accepted as a smaller development of 8 houses on 0.54 ha. The Site LPR/C4S/DEV/306 for 100 houses on 4.18 ha is once again partially brownfield the larger area being greenfield arable, the STNP agreed to just 10 houses on 1.06 ha on this site. Both sites access onto a country lane without footpath which has a single file bridge with weight restrictions, both smaller developments are mainly Brownfield. Likewise, three of the sites put forward have been previously rejected when submitted under planning applications. The Council's process has taken no account of STNP policies, but these form part of the Breckland Development Plan and must be adhered to.	
Landowner/Site promoter comment:	
None	
Other objections	
1 as received	

126 - West of Swaffham Road, Saham Toney		Alternative
Address: Land West of Swaffham Road, Saham Toney, IP25 6LD		
Greenfield	Site area: 2.09ha	Estimated capacity: 60 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Together Dental: 916 metres (G <) Watton Medical Practice: 1227 metres (R >) Watton Sports and Social Club: 1231 metres (R >) Watton Library: 868 metres (G <) Watton Westfield Infant and Nursery School: 940 metres (G <) Wayland Academy Norfolk: 1314 metres (G <)	
Overall ranking accessibility	Green: At least four facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for access/enhancement to walking and cycling as a result of proximity to facilities.	
Open Space	Category - Golf Course: 100 metres	
Recycling facilities	Ashill Recycling Centre: 4375 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	White Hall (Grade II): 514 metres	
Registered Park	Pickenham Hall: 4828 metres	
Scheduled Monument	Roman settlement at Woodcock Hall: 622 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Wayland Wood: 2096 metres	
Geodiversity site	Hockham: 9688 metres	
National Nature Reserve	Brettenham Heath: 14284 metres	
County Wildlife Site	The Grove: 387 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 5643 metres	
Ramsar	Redgrave & South Lopham Fens: 25304 metres	
Special Protection Area (SPA)	Breckland 1259 metres. (Site Less than 1.5km, HRA required.) Within Stone Curlew buffer: Yes	
SSSI	Breckland Farmland 1259 metres	

Special Area of Conservation (SAC)	Breckland: 3080 metres
Agricultural Land	Grade 4
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Watton. Currently no available headroom, but permit awaited to increase capacity for growth to come forward.	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): No comments Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance. Saham Toney We have strong reservations with the process, we feel that the findings of the Saham Toney Neighbourhood Plan (STNP) should be adhered to as Six of the sites put forward were rejected by a comprehensive and detailed site assessment and selection process used when preparing STNP and should not now be reconsidered. Additionally two of the sites put forward are allocated in STNP, but for far fewer dwellings. Your process does not consider site access onto poor quality road/lanes, flooding and whether only part of a site is suitable for development. Both of those sites are part Brownfield and part arable, in the STNP they were both found suitable only as smaller developments. Site LPR/C4S/DEV/07 proposes 35 houses on 1.86 ha, it was initially rejected during the STNP 'Call for Sites' process, resubmitted, and accepted as a smaller development of 8 houses on 0.54 ha. The Site LPR/C4S/DEV/306 for 100 houses on 4.18 ha is once again partially brownfield the larger area being greenfield arable, the STNP agreed to just 10 houses on 1.06 ha on this site. Both sites access onto a country lane without footpath which has a single file bridge with weight restrictions, both smaller developments are mainly Brownfield. Likewise, three of the sites put forward have been previously rejected when submitted under planning applications. The Council's process has taken no account of STNP policies, but these form part of the Breckland Development Plan and must be adhered to.	
Landowner/Site promoter comment:	
None	
Other objections	
1 as received	

306 - Grange Farm, Saham Toney		Alternative
Address: Grange Farm, Saham Toney, IP25 7HH		
Mostly Green	Site area: 4.20ha	Estimated capacity: 105 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
<ul style="list-style-type: none">DentistDoctorLeisure CentreLibraryPrimary SchoolSecondary School	Together Dental: 1880 metres (R >) Watton Medical Practice: 2097 metres (R >) Watton Sports and Social Club: 1730 metres (R >) Watton Library: 1906 metres (R >) Parkers Church of England V.C. Primary School: 256 metres (G <) Wayland Academy Norfolk: 2500 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">Green 4+ core services within above thresholdAmber 1 to 3 core servicesRed 0 core services		
Walking and cycling	Some accessible facilities create opportunity to enhance walking and cycling access.	
Open Space	Category - General: 271 metres	
Recycling facilities	Ashill Recycling Centre: 3237 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Page's Place (Grade II): 88 metres	
Registered Park	Pickenham Hall: 3986 metres	
Scheduled Monument	Roman settlement at Woodcock Hall: 1622 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Saham Wood: 1950 metres	
Geodiversity site	Hockham: 11034 metres	
National Nature Reserve	Brettenham Heath: 15789 metres	
County Wildlife Site	Saham Mere: 272 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 6896 metres	
Ramsar	Redgrave & South Lopham Fens: 26602 metres	
Special Protection Area (SPA)	Breckland 2539 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Breckland Farmland 2539 metres	
Special Area of Conservation (SAC)	Breckland: 4532 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Watton. Currently no available headroom, but permit awaited to increase capacity for growth to come forward.	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): No comments	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Saham Toney We have strong reservations with the process, we feel that the findings of the Saham Toney Neighbourhood Plan (STNP) should be adhered to as Six of the sites put forward were rejected by a comprehensive and detailed site assessment and selection process used when preparing STNP and should not now be reconsidered. Additionally two of the sites put forward are allocated in STNP, but for far fewer dwellings. Your process does not consider site access onto poor quality road/lanes, flooding and whether only part of a site is suitable for development. Both of those sites are part Brownfield and part arable, in the STNP they were both found suitable only as smaller developments. Site LPR/C4S/DEV/07 proposes 35 houses on 1.86 ha, it was initially rejected during the STNP 'Call for Sites' process, resubmitted, and accepted as a smaller development of 8 houses on 0.54 ha. The Site LPR/C4S/DEV/306 for 100 houses on 4.18 ha is once again partially brownfield the larger area being greenfield arable, the STNP agreed to just 10 houses on 1.06 ha on this site. Both sites access onto a country lane without footpath which has a single file bridge with weight restrictions, both smaller developments are mainly Brownfield. Likewise, three of the sites put forward have been previously rejected when submitted under planning applications. The Council's process has taken no account of STNP policies, but these form part of the Breckland Development Plan and must be adhered to.	
Landowner/Site promoter comment:	
None	
Other objections	
1 as received	

311 - Ovington Road, Saham Toney		Alternative
Address: Ovington Road, Saham Toney, IP25 7HF		
Greenfield	Site area: 2.73ha	Estimated capacity: 61 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Together Dental: 900 metres (G <) Watton Medical Practice: 1119 metres (G <) Watton Sports and Social Club: 813 metres (G <) Watton Library: 931 metres (G <) Parkers Church of England V.C. Primary School: 882 metres (G <) Wayland Academy Norfolk: 1528 metres (G <)	
Overall ranking accessibility	Green: At least four facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for access/enhancement to walking and cycling as a result of proximity to facilities.	
Open Space	Category - Golf Course: 0 metres	
Recycling facilities	Ashill Recycling Centre: 4175 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Brick Kiln Farmhouse (Grade II): 266 metres	
Registered Park	Pickenham Hall: 4879 metres	
Scheduled Monument	Roman settlement at Woodcock Hall: 1549 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Saham Wood: 2131 metres	
Geodiversity site	Hockham: 10062 metres	
National Nature Reserve	Brettenham Heath: 14943 metres	
County Wildlife Site	Saham Mere: 400 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 5915 metres	
Ramsar	Redgrave & South Lopham Fens: 25622 metres	
Special Protection Area (SPA)	Breckland 2283 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Wayland Wood, Watton 2190 metres	
Special Area of Conservation (SAC)	Breckland: 4069 metres	
Agricultural Land	Grade 3	

Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)

Flood Zone 3	Proportion of site area 20.00%
--------------	--------------------------------

Flood Zone 2	Proportion of site area 24.85%
--------------	--------------------------------

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - Watton. Currently no available headroom, but permit awaited to increase capacity for growth to come forward.

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.

Saham Toney We have strong reservations with the process, we feel that the findings of the Saham Toney Neighbourhood Plan (STNP) should be adhered to as Six of the sites put forward were rejected by a comprehensive and detailed site assessment and selection process used when preparing STNP and should not now be reconsidered. Additionally two of the sites put forward are allocated in STNP, but for far fewer dwellings. Your process does not consider site access onto poor quality road/lanes, flooding and whether only part of a site is suitable for development. Both of those sites are part Brownfield and part arable, in the STNP they were both found suitable only as smaller developments. Site LPR/C4S/DEV/07 proposes 35 houses on 1.86 ha, it was initially rejected during the STNP 'Call for Sites' process, resubmitted, and accepted as a smaller development of 8 houses on 0.54 ha. The Site LPR/C4S/DEV/306 for 100 houses on 4.18 ha is once again partially brownfield the larger area being greenfield arable, the STNP agreed to just 10 houses on 1.06 ha on this site. Both sites access onto a country lane without footpath which has a single file bridge with weight restrictions, both smaller developments are mainly Brownfield. Likewise, three of the sites put forward have been previously rejected when submitted under planning applications. The Council's process has taken no account of STNP policies, but these form part of the Breckland Development Plan and must be adhered to.

Landowner/Site promoter comment:

None

Other objections

1 as received

068 - Previous Nurseries, Scarning		Alternative
Address: Site A, Previous Nurseries, Riverside Farm, Podmore Lane, Scarning, NR19 2NU		
Mostly Green	Site area: 0.26ha	Estimated capacity: 10 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Other settlement/village		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Beech House Dental Surgery: 2743 metres (R >) Theatre Royal Surgery: 2818 metres (R >) Dereham Leisure Centre: 3209 metres (R >) Dereham Library: 2781 metres (R >) Scarning VC Primary School: 1292 metres (G <) Northgate High School: 2924 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunity to provide some accessibility to facilities through walking and cycling provision. May require significant infrastructure.	
Open Space	Category - Allotments Or Community Growing Spaces: 753 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 3505 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	The Woodlands (Grade II): 483 metres	
Registered Park	Elmham House: 7742 metres	
Scheduled Monument	Wendling Abbey: 2133 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Old Carr: 1195 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 12401 metres	
National Nature Reserve	Foxley Wood: 12527 metres	
County Wildlife Site	Land near Podmore Farm: 395 metres	
Local Nature Reserve	Litcham Common: 8006 metres	
Ramsar	Roydon Common: 27672 metres	
Special Protection Area (SPA)	Breckland 14006 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Dereham Rush Meadow 1360 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 2146 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 14.06%
Flood Zone 2	Proportion of site area 17.52%
<p>Norfolk Local Lead Flood Authority advice Not reviewed</p> <p>Water Management Alliance advice Site A of the proposed sites at the former nurseries' location is within NRIDB's IDD. Consent would be required from the Board for any alterations or discharge to any riparian watercourse (excluding Main Rivers) within the Board's IDD. Whilst outside the Board's IDD, if at the detailed design stage Site B intended to discharge into a watercourse within the IDD, consent would be required.</p> <p>Best practice for the disposal of surface water should be followed, as per the SuDS hierarchy and Non-Statutory technical standards for sustainable drainage systems.</p> <p>Anglian Water Water Recycling Centre - Data for settlement not provided. Data for settlement not provided</p>	
Other statutory consultees, agencies and organisations	
<p>Sport England: No comments</p> <p>Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided.</p> <p>Natural England (Air Quality Screening): No comments</p> <p>Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.</p>	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

068 - Previous Nurseries, Scarning		Alternative
Address: Site B, Previous Nurseries, Riverside Farm, Podmore Lane, Scarning, NR19 2NU		
Mostly Green	Site area: 1.86ha	Estimated capacity: 10 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Other settlement/village		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Beech House Dental Surgery: 2743 metres (R >) Theatre Royal Surgery: 2818 metres (R >) Dereham Leisure Centre: 3209 metres (R >) Dereham Library: 2781 metres (R >) Scarning VC Primary School: 1292 metres (G <) Northgate High School: 2924 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunity to provide some accessibility to facilities through walking and cycling provision. May require significant infrastructure.	
Open Space	Category - Allotments Or Community Growing Spaces: 753 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 3505 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	The Woodlands (Grade II): 483 metres	
Registered Park	Elmham House: 7742 metres	
Scheduled Monument	Wendling Abbey: 2133 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Old Carr: 1195 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 12401 metres	
National Nature Reserve	Foxley Wood: 12527 metres	
County Wildlife Site	Land near Podmore Farm: 395 metres	
Local Nature Reserve	Litcham Common: 8006 metres	
Ramsar	Roydon Common: 27672 metres	
Special Protection Area (SPA)	Breckland 14006 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Dereham Rush Meadow 1360 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 2146 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 1.97%
Flood Zone 2	Proportion of site area 2.45%
<p>Norfolk Local Lead Flood Authority advice Not reviewed</p> <p>Water Management Alliance advice Site A of the proposed sites at the former nurseries' location is within NRIDB's IDD. Consent would be required from the Board for any alterations or discharge to any riparian watercourse (excluding Main Rivers) within the Board's IDD. Whilst outside the Board's IDD, if at the detailed design stage Site B intended to discharge into a watercourse within the IDD, consent would be required.</p> <p>Best practice for the disposal of surface water should be followed, as per the SuDS hierarchy and Non-Statutory technical standards for sustainable drainage systems.</p> <p>Anglian Water Water Recycling Centre - Data for settlement not provided. Data for settlement not provided</p>	
Other statutory consultees, agencies and organisations	
<p>Sport England: No comments</p> <p>Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided.</p> <p>Natural England (Air Quality Screening): No comments</p> <p>Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.</p>	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

165 - Land South of Dereham Road, Scarning		Alternative
Address: Land South of Dereham Road, Scarning,		
Greenfield	Site area: 1.00ha	Estimated capacity: 15 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Other settlement/village		
<ul style="list-style-type: none">DentistDoctorLeisure CentreLibraryPrimary SchoolSecondary School	<p>Beech House Dental Surgery: 1183 metres (G <)</p> <p>Orchard Surgery: 1376 metres (R >)</p> <p>Dereham Leisure Centre: 1625 metres (R >)</p> <p>Dereham Library: 1222 metres (R >)</p> <p>Scarning VC Primary School: 194 metres (G <)</p> <p>Northgate High School: 1630 metres (G <)</p>	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
<p>800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.</p> <ul style="list-style-type: none">Green 4+ core services within above thresholdAmber 1 to 3 core servicesRed 0 core services		
Walking and cycling	Opportunity to provide some accessibility to facilities through walking and cycling provision. May require significant infrastructure.	
Open Space	Category - Allotments Or Community Growing Spaces: 329 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 1924 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	The Grange (Grade II): 499 metres	
Registered Park	Elmham House: 7717 metres	
Scheduled Monument	Wendling Abbey: 3635 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Old Carr: 1506 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 13952 metres	
National Nature Reserve	Foxley Wood: 11629 metres	
County Wildlife Site	Dereham Sewerage Works Meadow: 392 metres	
Local Nature Reserve	Litcham Common: 9480 metres	
Ramsar	Broadland: 28414 metres	
Special Protection Area (SPA)	<p>Breckland 15188 metres. (Site Beyond 1.5km, HRA unlikely to be required.)</p> <p>Within Stone Curlew buffer: No</p>	
SSSI	Dereham Rush Meadow 598 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 733 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Data for settlement not provided. Data for settlement not provided	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided. Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
Bidwells on behalf of Abel Homes Abel Homes are promoting land south of Dereham Road, Scarning, for residential or care related development (LPR/CS4/DEV/165). The Site Profile Assessment undertaken by the Council in relation to the site concludes that: The site is within Scarning a Other settlement / village and is Greenfield Adjacent to the existing built-up area. May align with scenarios A and C in the Development Scenarios consultation align with the site. Accordingly, the site will be considered by the Council as part of their Phase 2 Assessment; a position supported by Abel Homes. However, in undertaking the high-level assessment of the site, it is evident that certain incorrect assumptions have been made by the Council. To ensure that the Phase 2 Assessment is robust and based on correct information these matters are addressed below	
Other objections	
None recorded as received	

219 - Land at Jessop Close, Scarning		Alternative
Address: Land to rear of Jessop Close & South of Dereham Road, Scarning, NR19 2PZ		
Greenfield	Site area: 0.48ha	Estimated capacity: 12 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Other settlement/village		
<ul style="list-style-type: none">DentistDoctorLeisure CentreLibraryPrimary SchoolSecondary School	<p>Beech House Dental Surgery: 3727 metres (R >)</p> <p>Toftwood Medical Centre: 3709 metres (R >)</p> <p>Dereham Leisure Centre: 4126 metres (R >)</p> <p>Dereham Library: 3767 metres (R >)</p> <p>Scarning VC Primary School: 2287 metres (R >)</p> <p>Northgate High School: 4129 metres (R >)</p>	
Overall ranking accessibility	Red: No facilities within threshold distance	
<p>800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.</p> <ul style="list-style-type: none">Green 4+ core services within above thresholdAmber 1 to 3 core servicesRed 0 core services		
Walking and cycling	Relative isolation from facilities make location less attractive for walking and cycling.	
Open Space	Category - Playing Field: 62 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 4256 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Scarning War Memorial Cross (Grade II): 109 metres	
Registered Park	Elmham House: 9008 metres	
Scheduled Monument	Wendling Abbey: 1280 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Site Name Blank: 2274 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 11676 metres	
National Nature Reserve	Foxley Wood: 13896 metres	
County Wildlife Site	Land near Podmore Farm: 688 metres	
Local Nature Reserve	Litcham Common: 7777 metres	
Ramsar	Roydon Common: 27172 metres	
Special Protection Area (SPA)	<p>Breckland 12690 metres. (Site Beyond 1.5km, HRA unlikely to be required.)</p> <p>Within Stone Curlew buffer: No</p>	
SSSI	Holly Farm Meadow, Wendling 1630 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 2800 metres	
Agricultural Land	Grade 2	

Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)

Flood Zone 3	Proportion of site area 0.00%
--------------	-------------------------------

Flood Zone 2	Proportion of site area 0.00%
--------------	-------------------------------

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - Data for settlement not provided.
Data for settlement not provided

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided.

Natural England (Air Quality Screening): No comments

Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.

Landowner/Site promoter comment:

None

Other objections

None recorded as received

220 - Land South of Dereham Road site 2, Scarning		Alternative
Address: South of Dereham Road (2), Scarning, NR19 2LD		
Greenfield	Site area: 1.75ha	Estimated capacity: 45 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Other settlement/village		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Beech House Dental Surgery: 3293 metres (R >) Toftwood Medical Centre: 3226 metres (R >) Dereham Leisure Centre: 3674 metres (R >) Dereham Library: 3333 metres (R >) Scarning VC Primary School: 1882 metres (G <) Northgate High School: 3744 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunity to provide some accessibility to facilities through walking and cycling provision. May require significant infrastructure.	
Open Space	Category - Playing Field: 109 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 3781 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Church Of St Peter And St Paul (Grade I): 176 metres	
Registered Park	Elmham House: 8870 metres	
Scheduled Monument	Wendling Abbey: 1690 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Old Carr: 2330 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 12096 metres	
National Nature Reserve	Foxley Wood: 13587 metres	
County Wildlife Site	Land near Podmore Farm: 620 metres	
Local Nature Reserve	Litcham Common: 8143 metres	
Ramsar	Roydon Common: 27579 metres	
Special Protection Area (SPA)	Breckland 13043 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Holly Farm Meadow, Wendling 2033 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 2321 metres
Agricultural Land	Grade 2
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Data for settlement not provided. Data for settlement not provided	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided. Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

221 - Land West of Shipdham Lane, Scarning		Alternative
Address: Land to West of Shipdham Lane, Scarning, NR19 2LD		
Greenfield	Site area: 0.34ha	Estimated capacity: 7 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Other settlement/village		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	<p>Beech House Dental Surgery: 3488 metres (R >)</p> <p>Toftwood Medical Centre: 3358 metres (R >)</p> <p>Dereham Leisure Centre: 3858 metres (R >)</p> <p>Dereham Library: 3527 metres (R >)</p> <p>Scarning VC Primary School: 2095 metres (R >)</p> <p>Northgate High School: 3965 metres (R >)</p>	
Overall ranking accessibility	Red: No facilities within threshold distance	
<p>800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.</p> <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Relative isolation from facilities make location less attractive for walking and cycling.	
Open Space	Category - Playing Field: 39 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 3943 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Church Of St Peter And St Paul (Grade I): 227 metres	
Registered Park	Elmham House: 9085 metres	
Scheduled Monument	<p>Moated site 700m north west of Brick Kiln Farm</p> <p>Cottages: 1683 metres</p>	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Old Carr: 2558 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 12096 metres	
National Nature Reserve	Foxley Wood: 13824 metres	
County Wildlife Site	Land near Podmore Farm: 785 metres	
Local Nature Reserve	Litcham Common: 8211 metres	
Ramsar	Roydon Common: 27606 metres	
Special Protection Area (SPA)	<p>Breckland 12917 metres. (Site Beyond 1.5km, HRA unlikely to be required.)</p> <p>Within Stone Curlew buffer: No</p>	
SSSI	Holly Farm Meadow, Wendling 2068 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 2476 metres	

Agricultural Land	Grade 2
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Data for settlement not provided. Data for settlement not provided	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided. Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

248 - Land at East Oaks, Scarning		Alternative
Address: Land at East Oaks, The Broadway, Scarning, NR19 2LQ		
Mostly Brown	Site area: 3.20ha	Estimated capacity: 20 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Other settlement/village		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Beech House Dental Surgery: 1472 metres (R >) Toftwood Medical Centre: 943 metres (G <) Dereham Leisure Centre: 1655 metres (R >) Dereham Library: 1503 metres (R >) Dereham Church of England Junior Academy: 851 metres (G <) Northgate High School: 2351 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunity to provide some accessibility to facilities through walking and cycling provision. May require significant infrastructure.	
Open Space	Category - Public Park Or Garden: 133 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 1563 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Railway Farmhouse (Grade II): 233 metres	
Registered Park	Elmham House: 8693 metres	
Scheduled Monument	Moated site 700m north west of Brick Kiln Farm Cottages: 3125 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Old Carr: 2465 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 14249 metres	
National Nature Reserve	Foxley Wood: 12309 metres	
County Wildlife Site	Potters Fen Meadow: 318 metres	
Local Nature Reserve	Litcham Common: 10057 metres	
Ramsar	Broadland: 28269 metres	
Special Protection Area (SPA)	Breckland 14671 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Potter & Scarning Fens, East Dereham 153 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 153 metres Screen for air quality for HRA if access within 200m
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Data for settlement not provided. Data for settlement not provided	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided. Natural England (Air Quality Screening): Screen air quality if access within 200m Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

401 - Fen Road, Scarning		Alternative
Address: Fen Road, Scarning, NR19 2LJ		
Greenfield	Site area: 4.14ha	Estimated capacity: 183 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Other settlement/village		
<ul style="list-style-type: none">DentistDoctorLeisure CentreLibraryPrimary SchoolSecondary School	Beech House Dental Surgery: 1152 metres (G <) Toftwood Medical Centre: 960 metres (G <) Dereham Leisure Centre: 1396 metres (R >) Dereham Library: 1185 metres (G <) Dereham Church of England Junior Academy: 566 metres (G <) Northgate High School: 2004 metres (R >)	
Overall ranking accessibility	Green: At least four facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">Green 4+ core services within above thresholdAmber 1 to 3 core servicesRed 0 core services		
Walking and cycling	Accessibility to facilities provides opportunity for walking and cycling access.	
Open Space	Category - General: 131 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 1439 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Railway Farmhouse (Grade II): 267 metres	
Registered Park	Elmham House: 8424 metres	
Scheduled Monument	Moated site 700m north west of Brick Kiln Farm Cottages: 3339 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Old Carr: 2279 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 14350 metres	
National Nature Reserve	Foxley Wood: 11979 metres	
County Wildlife Site	Potters Fen Meadow: 140 metres	
Local Nature Reserve	Litcham Common: 10061 metres	
Ramsar	Broadland: 28143 metres	
Special Protection Area (SPA)	Breckland 14895 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Potter & Scarning Fens, East Dereham 10 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 10 metres Screen for air quality for HRA if access within 200m	
Agricultural Land	Grade 3	

Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)

Flood Zone 3	Proportion of site area 0.00%
--------------	-------------------------------

Flood Zone 2	Proportion of site area 0.00%
--------------	-------------------------------

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - Data for settlement not provided.
Data for settlement not provided

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided.

Natural England (Air Quality Screening): Screen air quality if access within 200m

Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.

Landowner/Site promoter comment:

None

Other objections

None recorded as received

016 - Cedar House, Shipdham		Alternative
Address: Land at Cedar House, High Street, Shipdham, IP25 7PA		
Mostly Green	Site area: 0.83ha	Estimated capacity: 5 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Beech House Dental Surgery: 6494 metres (R >) Shipdham Surgery: 306 metres (G <) Dereham Leisure Centre: 6558 metres (R >) Dereham Library: 6521 metres (R >) Thomas Bullock Church of England Primary Academy: 853 metres (G <) Dereham Neatherd High School: 7222 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Church: 72 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 6205 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Shipdham	
Listed Building	Cedar House (Grade II): 0 metres	
Registered Park	Pickenham Hall: 9858 metres	
Scheduled Monument	Moated site and fishponds immediately west of Park Villas: 1366 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes The Broads SAC	
Ancient Woodland	Kingrow Wood: 2781 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 13931 metres	
National Nature Reserve	Foxley Wood: 17311 metres	
County Wildlife Site	Ash Carr: 1498 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 10864 metres	
Ramsar	Redgrave & South Lopham Fens: 28701 metres	
Special Protection Area (SPA)	Breckland 9739 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Potter's Carr, Cranworth 3628 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 5152 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Shipdham_Carbrooks Road. Likely to be sufficient capacity for growth of at least 310 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided. Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

029 - Old Post Office, Shipdham		Alternative
Address: Old Post Office, Shipdham, IP25 7PQ		
Mostly Green	Site area: 0.88ha	Estimated capacity: 35 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Beech House Dental Surgery: 7104 metres (R >) Shipdham Surgery: 917 metres (G <) Watton Sports and Social Club: 6629 metres (R >) Dereham Library: 7132 metres (R >) Thomas Bullock Church of England Primary Academy: 1416 metres (G <) Wayland Academy Norfolk: 7605 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Allotments Or Community Growing Spaces: 0 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 6829 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Thatch Cottage (Grade II): 411 metres	
Registered Park	Pickenham Hall: 9201 metres	
Scheduled Monument	Moated site and fishponds immediately west of Park Villas: 1638 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes The Broads SAC	
Ancient Woodland	Kingrow Wood: 2191 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 13747 metres	
National Nature Reserve	Foxley Wood: 17928 metres	
County Wildlife Site	Land west of Crowshill: 1440 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 10422 metres	
Ramsar	Redgrave & South Lopham Fens: 28529 metres	
Special Protection Area (SPA)	Breckland 9060 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Potter's Carr, Cranworth 3669 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 5760 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Shipdham_Carbrooks Road. Likely to be sufficient capacity for growth of at least 310 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided. Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

099 - 68 Market Street, Shipdham		Alternative
Address: 68 Market Street, Shipdham, IP25 7LZ		
Mostly Green	Site area: 0.30ha	Estimated capacity: 9 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">DentistDoctorLeisure CentreLibraryPrimary SchoolSecondary School	<p>Beech House Dental Surgery: 5657 metres (R >)</p> <p>Shipdham Surgery: 817 metres (G <)</p> <p>Dereham Leisure Centre: 5656 metres (R >)</p> <p>Dereham Library: 5680 metres (R >)</p> <p>Thomas Bullock Church of England Primary Academy: 464 metres (G <)</p> <p>Dereham Neatherd High School: 6286 metres (R >)</p>	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
<p>800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.</p> <ul style="list-style-type: none">Green 4+ core services within above thresholdAmber 1 to 3 core servicesRed 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Cemetery: 747 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 5243 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Erwin Cottage, Villiers Cottage And An Unnamed Cottage (Grade II): 252 metres	
Registered Park	Kimberley Hall: 10876 metres	
Scheduled Monument	Moated site and fishponds immediately west of Park Villas: 1328 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes The Broads SAC	
Ancient Woodland	Stebbings Grove: 2539 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 14721 metres	
National Nature Reserve	Foxley Wood: 16390 metres	
County Wildlife Site	Ash Carr: 1234 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 11491 metres	
Ramsar	Redgrave & South Lopham Fens: 28740 metres	
Special Protection Area (SPA)	Breckland 10809 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Potter's Carr, Cranworth 3539 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 4331 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Shipdham_Carbrooks Road. Likely to be sufficient capacity for growth of at least 310 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided. Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

193 - Land South of Dereham Road, Shipdham		Alternative
Address: Land South of Dereham Road, Shipdham, IP25 7NB		
Greenfield	Site area: 8.93ha	Estimated capacity: 180 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">DentistDoctorLeisure CentreLibraryPrimary SchoolSecondary School	Beech House Dental Surgery: 5230 metres (R >) Shipdham Surgery: 1145 metres (G <) Dereham Leisure Centre: 5209 metres (R >) Dereham Library: 5252 metres (R >) Thomas Bullock Church of England Primary Academy: 702 metres (G <) Dereham Neatherd High School: 5829 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">Green 4+ core services within above thresholdAmber 1 to 3 core servicesRed 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Cemetery: 1023 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 4781 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Erwin Cottage, Villiers Cottage And An Unnamed Cottage (Grade II): 583 metres	
Registered Park	Kimberley Hall: 10266 metres	
Scheduled Monument	Moated site and fishponds immediately west of Park Villas: 1343 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes The Broads SAC	
Ancient Woodland	Stebbings Grove: 2193 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 14883 metres	
National Nature Reserve	Foxley Wood: 15929 metres	
County Wildlife Site	Ash Carr: 1151 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 11515 metres	
Ramsar	Redgrave & South Lopham Fens: 28486 metres	
Special Protection Area (SPA)	Breckland 11064 metres. (Site Beyond 1.5km, HRA unlikely to be required.)	

	Within Stone Curlew buffer: No
SSSI	Potter's Carr, Cranworth 3330 metres
Special Area of Conservation (SAC)	Norfolk Valley Fens: 3904 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Shipdham_Carbrooks Road. Likely to be sufficient capacity for growth of at least 310 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided.	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
1 as received	

255 - Bradenham Road, Shipdham		Alternative
Address: North of Bradenham Road, IP25 7PL		
Greenfield	Site area: 0.40ha	Estimated capacity: 5 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">DentistDoctorLeisure CentreLibraryPrimary SchoolSecondary School	<p>Beech House Dental Surgery: 7012 metres (R >)</p> <p>Shipdham Surgery: 1204 metres (R >)</p> <p>Watton Sports and Social Club: 6851 metres (R >)</p> <p>Dereham Library: 7042 metres (R >)</p> <p>Thomas Bullock Church of England Primary Academy: 1766 metres (G <)</p> <p>Dereham Neatherd High School: 7809 metres (R >)</p>	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
<p>800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.</p> <ul style="list-style-type: none">Green 4+ core services within above thresholdAmber 1 to 3 core servicesRed 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Allotments Or Community Growing Spaces: 477 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 6823 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Thatch Cottage (Grade II): 35 metres	
Registered Park	Pickenham Hall: 9018 metres	
Scheduled Monument	Moated site and fishponds immediately west of Park Villas: 2140 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes The Broads SAC	
Ancient Woodland	High Grove: 2373 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 13238 metres	
National Nature Reserve	Foxley Wood: 17850 metres	
County Wildlife Site	Land west of Crowshill: 1447 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 10799 metres	
Ramsar	Roydon Common: 28959 metres	
Special Protection Area (SPA)	Breckland 9194 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Potter's Carr, Cranworth 4216 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 5670 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Shipdham_Carbrooks Road. Likely to be sufficient capacity for growth of at least 310 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided. Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

291 - Church Lane, Shipdham		Alternative
Address: Land at Church Lane, Shipdham, IP25 7JY		
Greenfield	Site area: 0.46ha	Estimated capacity: 3 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">DentistDoctorLeisure CentreLibraryPrimary SchoolSecondary School	Beech House Dental Surgery: 6327 metres (R >) Shipdham Surgery: 163 metres (G <) Dereham Leisure Centre: 6386 metres (R >) Dereham Library: 6354 metres (R >) Thomas Bullock Church of England Primary Academy: 735 metres (G <) Dereham Neatherd High School: 7047 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">Green 4+ core services within above thresholdAmber 1 to 3 core servicesRed 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Church: 81 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 6029 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Shipdham	
Listed Building	Tetherdown (Grade II): 68 metres	
Registered Park	Pickenham Hall: 10050 metres	
Scheduled Monument	Moated site and fishponds immediately west of Park Villas: 1366 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes The Broads SAC	
Ancient Woodland	Stebbings Grove: 2907 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 14005 metres	
National Nature Reserve	Foxley Wood: 17140 metres	
County Wildlife Site	Ash Carr: 1471 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 11013 metres	
Ramsar	Redgrave & South Lopham Fens: 28770 metres	
Special Protection Area (SPA)	Breckland 9936 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Potter's Carr, Cranworth 3661 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 4986 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Shipdham_Carbrooks Road. Likely to be sufficient capacity for growth of at least 310 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided. Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

295 - Fieldfare Loke Phase 4, Shipdham		Alternative
Address: Phase 4 - Land off Fieldfare Loke, IP25 7YJ		
Greenfield	Site area: 8.61ha	Estimated capacity: 40 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Beech House Dental Surgery: 5672 metres (R >) Shipdham Surgery: 481 metres (G <) Dereham Leisure Centre: 5664 metres (R >) Dereham Library: 5695 metres (R >) Thomas Bullock Church of England Primary Academy: 60 metres (G <) Dereham Neatherd High School: 6286 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Cemetery: 277 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 5238 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Erwin Cottage, Villiers Cottage And An Unnamed Cottage (Grade II): 144 metres	
Registered Park	Pickenham Hall: 10691 metres	
Scheduled Monument	Moated site and fishponds immediately west of Park Villas: 810 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes The Broads SAC	
Ancient Woodland	Stebbings Grove: 2142 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 14694 metres	
National Nature Reserve	Foxley Wood: 16386 metres	
County Wildlife Site	Ash Carr: 748 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 10974 metres	
Ramsar	Redgrave & South Lopham Fens: 28270 metres	
Special Protection Area (SPA)	Breckland 10329 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	

SSSI	Potter's Carr, Cranworth 3067 metres
Special Area of Conservation (SAC)	Norfolk Valley Fens: 4346 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Shipdham_Carbrooks Road. Likely to be sufficient capacity for growth of at least 310 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided.	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

296 - Fieldfare Loke Phase 5, Shipdham		Alternative
Address: Phase 5 - Land off Fieldfare Loke, IP25 7JY		
Greenfield	Site area: 6.94ha	Estimated capacity: 25 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Beech House Dental Surgery: 5624 metres (R >) Shipdham Surgery: 629 metres (G <) Dereham Leisure Centre: 5583 metres (R >) Dereham Library: 5645 metres (R >) Thomas Bullock Church of England Primary Academy: 131 metres (G <) Dereham Neatherd High School: 6188 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Cemetery: 459 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 5134 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Erwin Cottage, Villiers Cottage And An Unnamed Cottage (Grade II): 230 metres	
Registered Park	Kimberley Hall: 10492 metres	
Scheduled Monument	Moated site and fishponds immediately west of Park Villas: 900 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes The Broads SAC	
Ancient Woodland	Stebbings Grove: 2205 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 14812 metres	
National Nature Reserve	Foxley Wood: 16276 metres	
County Wildlife Site	Ash Carr: 829 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 11065 metres	
Ramsar	Redgrave & South Lopham Fens: 28350 metres	
Special Protection Area (SPA)	Breckland 10469 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	

SSSI	Potter's Carr, Cranworth 3147 metres
Special Area of Conservation (SAC)	Norfolk Valley Fens: 4301 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Shipdham_Carbrooks Road. Likely to be sufficient capacity for growth of at least 310 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided.	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

141 - Land West of Rocklands Road, Shropham		Alternative
Address: Land to the west of Rocklands Road, NR17 1DU		
Greenfield	Site area: 1.21ha	Estimated capacity: 24 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Rookwood Dental Practice: 6540 metres (R >) Attleborough Surgeries: 6588 metres (R >) Attleborough Sports Hall: 6660 metres (R >) Attleborough Library: 6778 metres (R >) Rocklands Community Primary School: 3042 metres (R >) Attleborough Academy: 6783 metres (R >)	
Overall ranking accessibility	Red: No facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Limited accessibility to facilities would require substantial improvement to support walking and cycling accessibility.	
Open Space	Category - General: 85 metres	
Recycling facilities	Snetterton Part-time Recycling Centre: 4250 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Lodge To Manor Farm (Grade II): 177 metres	
Registered Park	Breccles Hall: 2175 metres	
Scheduled Monument	Wayside cross at the north end of Whitecross Drift, 670m south west of Swangey Farm: 2799 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Site Name Blank: 837 metres	
Geodiversity site	Hockham: 3195 metres	
National Nature Reserve	Brettenham Heath: 8472 metres	
County Wildlife Site	Shropham Grove: 816 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 5005 metres	
Ramsar	Redgrave & South Lopham Fens: 14754 metres	
Special Protection Area (SPA)	Breckland 3470 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Swangey Fen, Attleborough 2363 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 2363 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Shropham. Only very small scale growth likely to be accommodated.	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): No comments Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
Oxygen Conservation 1. LPR/C4S/DEV/141: Land West of Rocklands Road 2. LPR/C4S/DEV/142: Land East of Rocklands Road We have previously confirmed that these sites remain available and we consider that they are suitable, in principle, for residential development. This is on the basis that they are contiguous with the existing settlement boundary and have no significant policy or delivery constraints. We support the principle of residential development on the assumption that, as a sustainable village with existing facilities, Shropham may be required to accommodate a proportionate amount of growth in order to contribute to the District's housing target over the next plan period. We recognise that, cumulatively, the capacity of all three parcels is likely to exceed the growth target for that plan period. We assume that the previous landowner promoted them on the basis of providing alternative 'options' for the allocation of housing. Should the District Council pursue a development scenario that would require additional, proportionate, growth at Shropham, we would be pleased to work proactively with the District and Parish Councils, as well as other local stakeholders to help establish a preferred site for allocation. We consider that a sensitively designed development, at an appropriate scale, could be delivered alongside a comprehensive green infrastructure strategy that would not only complement our wider estate activities, but which could have wider amenity benefit for local residents.	
Other objections	
None recorded as received	

143 - Land North of Watton Road, Shropham		Alternative
Address: Land to the north of Watton Road, NR17 1DU		
Greenfield	Site area: 1.78ha	Estimated capacity: 35 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Rookwood Dental Practice: 6868 metres (R >) Attleborough Surgeries: 6923 metres (R >) Attleborough Sports Hall: 6995 metres (R >) Attleborough Library: 7110 metres (R >) Great Hockham Primary School and Nursery: 2655 metres (R >) Attleborough Academy: 7117 metres (R >)	
Overall ranking accessibility	Red: No facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Limited accessibility to facilities would require substantial improvement to support walking and cycling accessibility.	
Open Space	Category - General: 346 metres	
Recycling facilities	Snetterton Part-time Recycling Centre: 4406 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Wall To Shropham House (Grade II): 95 metres	
Registered Park	Breccles Hall: 1887 metres	
Scheduled Monument	Wayside cross at the north end of Whitecross Drift, 670m south west of Swangey Farm: 3077 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Site Name Blank: 701 metres	
Geodiversity site	Hockham: 2711 metres	
National Nature Reserve	Brettenham Heath: 8130 metres	
County Wildlife Site	Shropham Grove: 638 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 4666 metres	
Ramsar	Redgrave & South Lopham Fens: 14832 metres	
Special Protection Area (SPA)	Breckland 3031 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Swangey Fen, Attleborough 2687 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 2687 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Shropham. Only very small scale growth likely to be accommodated.	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): No comments Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

067 - Block Norton Road, South Lopham		Alternative
Address: Land to South of Block Norton Road, IP22 2HT		
Greenfield	Site area: 1.19ha	Estimated capacity: 15 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Other settlement/village		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Rookwood Dental Practice: 13844 metres (R >) Kings Ride Surgery: 4888 metres (R >) Attleborough Sports Hall: 14179 metres (R >) Attleborough Library: 14078 metres (R >) St Andrews C. of E. Primary School: 1239 metres (G <) Old Buckenham High School: 10668 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunity to provide some accessibility to facilities through walking and cycling provision. May require significant infrastructure.	
Open Space	Category - Church: 283 metres	
Recycling facilities	Snetterton Part-time Recycling Centre: 9182 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Pearce's Farmhouse (Grade II): 27 metres	
Registered Park	Shadwell Park: 10408 metres	
Scheduled Monument	Tower of All Saints' Church: 3455 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Hollands Wood: 1099 metres	
Geodiversity site	Hockham: 14090 metres	
National Nature Reserve	Redgrave & Lopham Fen: 1517 metres	
County Wildlife Site	Holland's Wood: 1096 metres	
Local Nature Reserve	Roydon Fen: 5916 metres	
Ramsar	Redgrave & South Lopham Fens: 1517 metres	
Special Protection Area (SPA)	Breckland 5087 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Redgrave and Lopham Fens 1517 metres	

Special Area of Conservation (SAC)	Waveney & Little Ouse Valley Fens: 1517 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Data for settlement not provided. Data for settlement not provided	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): No comments Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

063 - Land East of The Street, Sporle		Alternative
Address: Land east of the street, PE32 2EA		
Greenfield	Site area: 3.25ha	Estimated capacity: 50 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">DentistDoctorLeisure CentreLibraryPrimary SchoolSecondary School	<p>Mr J Holmes & Associates: 3445 metres (R >)</p> <p>Oak Farm Surgery: 3122 metres (R >)</p> <p>Swaffham Leisure Centre: 3905 metres (R >)</p> <p>Swaffham Library: 3451 metres (R >)</p> <p>Sporle CofE Primary Academy: 588 metres (G <)</p> <p>The Nicholas Hammond Academy: 3955 metres (R >)</p>	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
<p>800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.</p> <ul style="list-style-type: none">Green 4+ core services within above thresholdAmber 1 to 3 core servicesRed 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - General: 147 metres	
Recycling facilities	Ashill Recycling Centre: 6860 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Wolferton House (Grade II): 481 metres	
Registered Park	Lexham Hall: 5855 metres	
Scheduled Monument	Deserted medieval village, Great Palgrave: 1653 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Sporle Wood: 995 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 4080 metres	
National Nature Reserve	Roydon Common: 18981 metres	
County Wildlife Site	Sporle Wood: 989 metres	
Local Nature Reserve	Litcham Common: 6574 metres	
Ramsar	Roydon Common: 18981 metres	
Special Protection Area (SPA)	<p>Breckland 4693 metres. (Site Beyond 1.5km, HRA unlikely to be required.)</p> <p>Within Stone Curlew buffer: No</p>	
SSSI	River Nar 4438 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 8234 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Necton. Likely to be sufficient capacity for growth of at least 500 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): No comments	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

066 - Ladys Wood, Sporle		Alternative
Address: Ladys wood, PE32 2EA		
Greenfield	Site area: 1.20ha	Estimated capacity: 1 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	<p>Mr J Holmes & Associates: 4290 metres (R >)</p> <p>Plowright Medical Centre: 3755 metres (R >)</p> <p>Swaffham Leisure Centre: 4916 metres (R >)</p> <p>Swaffham Library: 4303 metres (R >)</p> <p>Sporle CofE Primary Academy: 597 metres (G <)</p> <p>The Nicholas Hammond Academy: 4951 metres (R >)</p>	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
<p>800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.</p> <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Playing Field: 624 metres	
Recycling facilities	Ashill Recycling Centre: 8283 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Old Vicarage (Grade II): 579 metres	
Registered Park	Lexham Hall: 4613 metres	
Scheduled Monument	Deserted medieval village, Great Palgrave: 1192 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Sporle Wood: 1026 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 2718 metres	
National Nature Reserve	Roydon Common: 17969 metres	
County Wildlife Site	Sporle Wood: 1028 metres	
Local Nature Reserve	Litcham Common: 5541 metres	
Ramsar	Roydon Common: 17969 metres	
Special Protection Area (SPA)	<p>Breckland 5993 metres. (Site Beyond 1.5km, HRA unlikely to be required.)</p> <p>Within Stone Curlew buffer: No</p>	
SSSI	River Nar 3388 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 9671 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Necton. Likely to be sufficient capacity for growth of at least 500 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): No comments	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

076 - 114 The Street, Sporle		Alternative
Address: Land adjacent 114 the street, PE32 2DR		
Mostly Green	Site area: 0.11ha	Estimated capacity: 2 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">DentistDoctorLeisure CentreLibraryPrimary SchoolSecondary School	<p>Mr J Holmes & Associates: 4317 metres (R >)</p> <p>Plowright Medical Centre: 3761 metres (R >)</p> <p>Swaffham Leisure Centre: 4953 metres (R >)</p> <p>Swaffham Library: 4330 metres (R >)</p> <p>Sporle CofE Primary Academy: 684 metres (G <)</p> <p>The Nicholas Hammond Academy: 4986 metres (R >)</p>	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
<p>800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.</p> <ul style="list-style-type: none">Green 4+ core services within above thresholdAmber 1 to 3 core servicesRed 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Playing Field: 712 metres	
Recycling facilities	Ashill Recycling Centre: 8373 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Old Vicarage (Grade II): 662 metres	
Registered Park	Lexham Hall: 4722 metres	
Scheduled Monument	Deserted medieval village, Great Palgrave: 1179 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Sporle Wood: 1115 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 2761 metres	
National Nature Reserve	Roydon Common: 17991 metres	
County Wildlife Site	Sporle Wood: 1117 metres	
Local Nature Reserve	Litcham Common: 5659 metres	
Ramsar	Roydon Common: 17991 metres	
Special Protection Area (SPA)	<p>Breckland 6051 metres. (Site Beyond 1.5km, HRA unlikely to be required.)</p> <p>Within Stone Curlew buffer: No</p>	
SSSI	River Nar 3408 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 9747 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Necton. Likely to be sufficient capacity for growth of at least 500 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): No comments	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

145 - Land West of The Street (Stud Farm) Site 1, Sporle		Alternative
Address: Land off the street, PE32 2EE		
Mostly Green	Site area: 3.95ha	Estimated capacity: 80 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Mr J Holmes & Associates: 3154 metres (R >) Manor Farm Medical Centre: 2870 metres (R >) Swaffham Leisure Centre: 3618 metres (R >) Swaffham Library: 3161 metres (R >) Sporle CofE Primary Academy: 821 metres (G <) The Nicholas Hammond Academy: 3666 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - General: 305 metres	
Recycling facilities	Ashill Recycling Centre: 6768 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Wolferton House (Grade II): 386 metres	
Registered Park	Lexham Hall: 6139 metres	
Scheduled Monument	Deserted medieval village, Great Palgrave: 1612 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Sporle Wood: 1288 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 4239 metres	
National Nature Reserve	Roydon Common: 18930 metres	
County Wildlife Site	Sporle Wood: 1282 metres	
Local Nature Reserve	Litcham Common: 6873 metres	
Ramsar	Roydon Common: 18930 metres	
Special Protection Area (SPA)	Breckland 4452 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	River Nar 4443 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 8061 metres
Agricultural Land	Grade 2
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Necton. Likely to be sufficient capacity for growth of at least 500 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): No comments Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

147 - Land East of The Street, Sporle		Alternative
Address: Land off the street, PE32 2DR		
Greenfield	Site area: 2.63ha	Estimated capacity: 100 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">DentistDoctorLeisure CentreLibraryPrimary SchoolSecondary School	<p>Mr J Holmes & Associates: 4020 metres (R >)</p> <p>Plowright Medical Centre: 3594 metres (R >)</p> <p>Swaffham Leisure Centre: 4590 metres (R >)</p> <p>Swaffham Library: 4031 metres (R >)</p> <p>Sporle CofE Primary Academy: 81 metres (G <)</p> <p>The Nicholas Hammond Academy: 4630 metres (R >)</p>	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
<p>800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.</p> <ul style="list-style-type: none">Green 4+ core services within above thresholdAmber 1 to 3 core servicesRed 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Playing Field: 96 metres	
Recycling facilities	Ashill Recycling Centre: 7704 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Old Vicarage (Grade II): 117 metres	
Registered Park	Lexham Hall: 5082 metres	
Scheduled Monument	Deserted medieval village, Great Palgrave: 1330 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Sporle Wood: 692 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 3310 metres	
National Nature Reserve	Roydon Common: 18458 metres	
County Wildlife Site	Sporle Wood: 690 metres	
Local Nature Reserve	Litcham Common: 5863 metres	
Ramsar	Roydon Common: 18458 metres	
Special Protection Area (SPA)	<p>Breckland 5558 metres. (Site Beyond 1.5km, HRA unlikely to be required.)</p> <p>Within Stone Curlew buffer: No</p>	
SSSI	River Nar 3871 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 9164 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Necton. Likely to be sufficient capacity for growth of at least 500 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): No comments	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

148 - Land East of Newton Road, Sporle		Alternative
Address: land to the east of newton road, PE32 2DR		
Greenfield	Site area: 0.81ha	Estimated capacity: 40 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Mr J Holmes & Associates: 4476 metres (R >) Plowright Medical Centre: 3837 metres (R >) Swaffham Leisure Centre: 5151 metres (R >) Swaffham Library: 4490 metres (R >) Sporle CofE Primary Academy: 1092 metres (G <) The Nicholas Hammond Academy: 5180 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Playing Field: 1121 metres	
Recycling facilities	Ashill Recycling Centre: 8781 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Old Vicarage (Grade II): 1062 metres	
Registered Park	Lexham Hall: 4398 metres	
Scheduled Monument	Deserted medieval village, Great Palgrave: 1128 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Sporle Wood: 1387 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 2337 metres	
National Nature Reserve	Roydon Common: 17610 metres	
County Wildlife Site	Osier Plantation: 956 metres	
Local Nature Reserve	Litcham Common: 5421 metres	
Ramsar	Roydon Common: 17610 metres	
Special Protection Area (SPA)	Breckland 6303 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	River Nar 3039 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 9788 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Necton. Likely to be sufficient capacity for growth of at least 500 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): No comments Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

189 - West of Newton Road, Sporle		Alternative
Address: Land to the west of newton road, PE32 2EL		
Greenfield	Site area: 0.52ha	Estimated capacity: 6 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Mr J Holmes & Associates: 4375 metres (R >) Plowright Medical Centre: 3745 metres (R >) Swaffham Leisure Centre: 5047 metres (R >) Swaffham Library: 4389 metres (R >) Sporle CofE Primary Academy: 997 metres (G <) The Nicholas Hammond Academy: 5076 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Playing Field: 1026 metres	
Recycling facilities	Ashill Recycling Centre: 8686 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Old Vicarage (Grade II): 968 metres	
Registered Park	Lexham Hall: 4549 metres	
Scheduled Monument	Deserted medieval village, Great Palgrave: 1064 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Sporle Wood: 1385 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 2432 metres	
National Nature Reserve	Roydon Common: 17643 metres	
County Wildlife Site	Osier Plantation: 1064 metres	
Local Nature Reserve	Litcham Common: 5569 metres	
Ramsar	Roydon Common: 17643 metres	
Special Protection Area (SPA)	Breckland 6198 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	River Nar 3064 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 9788 metres	

Agricultural Land	Grade 2
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Necton. Likely to be sufficient capacity for growth of at least 500 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): No comments	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

299 - East Priory Close, Sporle		Alternative
Address: Land East of Priory Close, Sporle, PE32 2DU		
Greenfield	Site area: 11.51ha	Estimated capacity: 150 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">DentistDoctorLeisure CentreLibraryPrimary SchoolSecondary School	<p>Mr J Holmes & Associates: 3824 metres (R >)</p> <p>Plowright Surgery: 3095 metres (R >)</p> <p>Swaffham Leisure Centre: 4325 metres (R >)</p> <p>Swaffham Library: 3832 metres (R >)</p> <p>Sporle CofE Primary Academy: 179 metres (G <)</p> <p>The Nicholas Hammond Academy: 4371 metres (R >)</p>	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
<p>800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.</p> <ul style="list-style-type: none">Green 4+ core services within above thresholdAmber 1 to 3 core servicesRed 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Playing Field: 0 metres	
Recycling facilities	Ashill Recycling Centre: 7166 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Church Of St Mary (Grade I): 95 metres	
Registered Park	Lexham Hall: 5216 metres	
Scheduled Monument	Deserted medieval village, Great Palgrave: 1547 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Sporle Wood: 500 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 3586 metres	
National Nature Reserve	Roydon Common: 18738 metres	
County Wildlife Site	Sporle Wood: 496 metres	
Local Nature Reserve	Litcham Common: 5930 metres	
Ramsar	Roydon Common: 18738 metres	
Special Protection Area (SPA)	<p>Breckland 5156 metres. (Site Beyond 1.5km, HRA unlikely to be required.)</p> <p>Within Stone Curlew buffer: No</p>	
SSSI	River Nar 4152 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 8683 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Necton. Likely to be sufficient capacity for growth of at least 500 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: To the north west of the site lies playing pitches. Whilst the site would not be located on a playing field, development of the site should not prejudice the use of, all or any part of a playing field otherwise Sport England may raise an objection to the allocation of the site.	
Natural England (Nutrient Neutrality): No comments	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

370 - Bunkers Hill (LHS), Sporle		Alternative
Address: Bunkers Hill left side, PE32 2UA		
Greenfield	Site area: 8.86ha	Estimated capacity: 225 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">DentistDoctorLeisure CentreLibraryPrimary SchoolSecondary School	<p>Mr J Holmes & Associates: 3029 metres (R >)</p> <p>Plowright Medical Centre: 2714 metres (R >)</p> <p>Swaffham Leisure Centre: 3577 metres (R >)</p> <p>Swaffham Library: 3038 metres (R >)</p> <p>Sporle CofE Primary Academy: 531 metres (G <)</p> <p>The Nicholas Hammond Academy: 3618 metres (R >)</p>	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
<p>800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.</p> <ul style="list-style-type: none">Green 4+ core services within above thresholdAmber 1 to 3 core servicesRed 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - General: 31 metres	
Recycling facilities	Ashill Recycling Centre: 7121 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Sporle War Memorial (Grade II): 492 metres	
Registered Park	Lexham Hall: 5864 metres	
Scheduled Monument	Deserted medieval village, Great Palgrave: 1125 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Sporle Wood: 1283 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 3834 metres	
National Nature Reserve	Roydon Common: 18443 metres	
County Wildlife Site	Sporle Wood: 1278 metres	
Local Nature Reserve	Litcham Common: 6689 metres	
Ramsar	Roydon Common: 18443 metres	
Special Protection Area (SPA)	<p>Breckland 4586 metres. (Site Beyond 1.5km, HRA unlikely to be required.)</p> <p>Within Stone Curlew buffer: No</p>	
SSSI	River Nar 3958 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 8330 metres	

Agricultural Land	Grade 2
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Necton. Likely to be sufficient capacity for growth of at least 500 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): No comments	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

389 - Sporle Elephant Castle Crossroads, Sporle		Alternative
Address: Elephant Castle Crossroads, Sporle,		
Greenfield	Site area: 0.06ha	Estimated capacity: 30 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	<p>Mr J Holmes & Associates: 4389 metres (R >)</p> <p>Plowright Medical Centre: 3793 metres (R >)</p> <p>Swaffham Leisure Centre: 5044 metres (R >)</p> <p>Swaffham Library: 4403 metres (R >)</p> <p>Sporle CoFE Primary Academy: 875 metres (G <)</p> <p>The Nicholas Hammond Academy: 5075 metres (R >)</p>	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
<p>800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.</p> <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Playing Field: 903 metres	
Recycling facilities	Ashill Recycling Centre: 8564 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Old Vicarage (Grade II): 848 metres	
Registered Park	Lexham Hall: 4621 metres	
Scheduled Monument	Deserted medieval village, Great Palgrave: 1157 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Sporle Wood: 1247 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 2625 metres	
National Nature Reserve	Roydon Common: 17865 metres	
County Wildlife Site	Sporle Wood: 1249 metres	
Local Nature Reserve	Litcham Common: 5584 metres	
Ramsar	Roydon Common: 17865 metres	
Special Protection Area (SPA)	Breckland 6185 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	River Nar 3285 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 9913 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Necton. Likely to be sufficient capacity for growth of at least 500 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): No comments Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

390 - Sporle Elephant Castle Crossroads (100m), Sporle		Alternative
Address: Field 100m before Elephant Castle Crossroads,		
Greenfield	Site area: 3.95ha	Estimated capacity: 30 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Mr J Holmes & Associates: 4004 metres (R >) Plowright Medical Centre: 3398 metres (R >) Swaffham Leisure Centre: 4671 metres (R >) Swaffham Library: 4018 metres (R >) Sporle CofE Primary Academy: 721 metres (G <) The Nicholas Hammond Academy: 4700 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Playing Field: 749 metres	
Recycling facilities	Ashill Recycling Centre: 8411 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Old Vicarage (Grade II): 693 metres	
Registered Park	Lexham Hall: 4701 metres	
Scheduled Monument	Deserted medieval village, Great Palgrave: 789 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Sporle Wood: 1163 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 2665 metres	
National Nature Reserve	Roydon Common: 17725 metres	
County Wildlife Site	Sporle Wood: 1166 metres	
Local Nature Reserve	Litcham Common: 5659 metres	
Ramsar	Roydon Common: 17725 metres	
Special Protection Area (SPA)	Breckland 5821 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	River Nar 3137 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 9653 metres
Agricultural Land	Grade 2
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Necton. Likely to be sufficient capacity for growth of at least 500 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): No comments Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

392 - Sporle 96 The Street (rear), Sporle		Alternative
Address: 96 The Street (Rear) Sporle, PE32 2DR		
Greenfield	Site area: 0.51ha	Estimated capacity: 5 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Mr J Holmes & Associates: 4236 metres (R >) Plowright Medical Centre: 3762 metres (R >) Swaffham Leisure Centre: 4830 metres (R >) Swaffham Library: 4247 metres (R >) Sporle CoFE Primary Academy: 369 metres (G <) The Nicholas Hammond Academy: 4868 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Playing Field: 390 metres	
Recycling facilities	Ashill Recycling Centre: 7998 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Old Vicarage (Grade II): 374 metres	
Registered Park	Lexham Hall: 4900 metres	
Scheduled Monument	Deserted medieval village, Great Palgrave: 1370 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Sporle Wood: 715 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 3161 metres	
National Nature Reserve	Roydon Common: 18386 metres	
County Wildlife Site	Sporle Wood: 715 metres	
Local Nature Reserve	Litcham Common: 5710 metres	
Ramsar	Roydon Common: 18386 metres	
Special Protection Area (SPA)	Breckland 5837 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	River Nar 3799 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 9459 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Necton. Likely to be sufficient capacity for growth of at least 500 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): No comments Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

025 - Land west of South Pickenham Road,, Swaffham		Alternative
Address: Land West of South Pickenham Road, Swaffham, PE37 8DA		
Greenfield	Site area: 2.65ha	Estimated capacity: 90 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Mr J Holmes & Associates: 1465 metres (R >) The Campingland Surgery: 1390 metres (R >) Swaffham Leisure Centre: 728 metres (G <) Swaffham Library: 1443 metres (R >) Swaffham Church of England Junior School: 687 metres (G <) The Nicholas Hammond Academy: 785 metres (G <)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category - General: 82 metres	
Recycling facilities	Ashill Recycling Centre: 5478 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Carol House (Grade II): 377 metres	
Registered Park	Pickenham Hall: 4008 metres	
Scheduled Monument	Bowl barrow 840m south east of Forestry Lodge: 1632 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Sporle Wood: 5166 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 7355 metres	
National Nature Reserve	Weeting Heath: 18143 metres	
County Wildlife Site	North of the Club House: 1658 metres	
Local Nature Reserve	Litcham Common: 10758 metres	
Ramsar	Roydon Common: 19767 metres	
Special Protection Area (SPA)	Breckland 875 metres. (Site Less than 1.5km, HRA required.) Within Stone Curlew buffer: No	

SSSI	Breckland Forest 875 metres
Special Area of Conservation (SAC)	Norfolk Valley Fens: 5161 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Swaffham. Likely to be sufficient capacity for at least 600 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): No comments	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

119 - The Antinghams, Swaffham		Alternative
Address: The Antinghams, Swaffham, PE37 7BF		
Greenfield	Site area: 0.50ha	Estimated capacity: 7 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Mr J Holmes & Associates: 214 metres (G <) The Campingland Surgery: 114 metres (G <) Swaffham Leisure Centre: 774 metres (G <) Swaffham Library: 206 metres (G <) Swaffham VC Infant and Nursery School: 206 metres (G <) The Nicholas Hammond Academy: 787 metres (G <)	
Overall ranking accessibility	Green: At least four facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category - Church: 0 metres	
Recycling facilities	Ashill Recycling Centre: 6730 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Swaffham	
Listed Building	Gradys Hotel (Grade II): 26 metres	
Registered Park	Pickenham Hall: 5447 metres	
Scheduled Monument	Bowl barrow 840m south east of Forestry Lodge: 3129 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Sporle Wood: 4443 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 6060 metres	
National Nature Reserve	Roydon Common: 18536 metres	
County Wildlife Site	North of the Club House: 2002 metres	
Local Nature Reserve	Litcham Common: 9812 metres	
Ramsar	Roydon Common: 18536 metres	
Special Protection Area (SPA)	Breckland 1967 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Breckland Forest 1967 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 6680 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Swaffham. Likely to be sufficient capacity for at least 600 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): No comments	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

137 - West Acre Road, Swaffham		Alternative
Address: Land off Westacre Road, PE37 7QD		
Greenfield	Site area: 12.82ha	Estimated capacity: 200 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Mr J Holmes & Associates: 807 metres (R >) Plowright Medical Centre: 231 metres (G <) Swaffham Leisure Centre: 1567 metres (R >) Swaffham Library: 828 metres (R >) Sacred Heart School: 652 metres (G <) The Nicholas Hammond Academy: 1536 metres (G <)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category - General: 139 metres	
Recycling facilities	Ashill Recycling Centre: 7777 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Baptist Chapel And Hall (Grade II): 384 metres	
Registered Park	Narford Hall: 4314 metres	
Scheduled Monument	Deserted medieval village, Great Palgrave: 2688 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Sporle Wood: 4584 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 5180 metres	
National Nature Reserve	Roydon Common: 17015 metres	
County Wildlife Site	Disused Railway: 1068 metres	
Local Nature Reserve	Litcham Common: 9446 metres	
Ramsar	Roydon Common: 17015 metres	
Special Protection Area (SPA)	Breckland 2424 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Breckland Forest 2424 metres	
Special Area of Conservation (SAC)	Breckland: 7452 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice LLFA Assessment: No major surface water issues / constraints identified Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Swaffham. Likely to be sufficient capacity for at least 600 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): No comments Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

152 - Snails Pit Farm, Swaffham		Alternative
Address: Snails Pit Farm, Cley Road, PE37 8AE		
Greenfield	Site area: 26.00ha	Estimated capacity: 600 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Mr J Holmes & Associates: 1156 metres (R >) The Campingland Surgery: 1166 metres (R >) Swaffham Leisure Centre: 601 metres (G <) Swaffham Library: 1139 metres (R >) Swaffham Church of England Junior School: 550 metres (G <) The Nicholas Hammond Academy: 536 metres (G <)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category - General: 105 metres	
Recycling facilities	Ashill Recycling Centre: 6348 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Boundary Wall South Of Number 62 (Holly House) (Grade II): 944 metres	
Registered Park	Pickenham Hall: 4672 metres	
Scheduled Monument	Bowl barrow 810m SSE of Forestry Lodge: 1788 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Sporle Wood: 5751 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 7281 metres	
National Nature Reserve	Weeting Heath: 17446 metres	
County Wildlife Site	North of the Club House: 11 metres	
Local Nature Reserve	Litcham Common: 11151 metres	
Ramsar	Roydon Common: 18870 metres	
Special Protection Area (SPA)	Breckland 225 metres. (Site Less than 1.5km, HRA required.) Within Stone Curlew buffer: No	
SSSI	Breckland Forest 225 metres	

Special Area of Conservation (SAC)	Breckland: 5063 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Swaffham. Likely to be sufficient capacity for at least 600 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): No comments Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

153 - Manor Farm, Swaffham		Alternative
Address: land off Lynn Road, PE37 7PT		
Greenfield	Site area: 2.60ha	Estimated capacity: 68 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Mr J Holmes & Associates: 966 metres (R >) Plowright Medical Centre: 866 metres (R >) Swaffham Leisure Centre: 1433 metres (R >) Swaffham Library: 977 metres (R >) Sacred Heart School: 991 metres (G <) The Nicholas Hammond Academy: 1376 metres (G <)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category - Allotments Or Community Growing Spaces: 96 metres	
Recycling facilities	Ashill Recycling Centre: 7853 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	4-16, Lynn Street (Grade II): 648 metres	
Registered Park	Narford Hall: 4518 metres	
Scheduled Monument	Deserted medieval village, Great Palgrave: 3505 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Sporle Wood: 5238 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 5997 metres	
National Nature Reserve	Roydon Common: 17342 metres	
County Wildlife Site	Disused Railway: 792 metres	
Local Nature Reserve	Litcham Common: 10244 metres	
Ramsar	Roydon Common: 17342 metres	
Special Protection Area (SPA)	Breckland 1894 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Breckland Forest 1894 metres	

Special Area of Conservation (SAC)	Breckland: 7047 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
<p>Norfolk Local Lead Flood Authority advice LLFA Assessment: Moderate surface water issues / constraints identified which will require further assessment by LPA</p> <p>Water Management Alliance advice No comments</p> <p>Anglian Water Water Recycling Centre - Swaffham. Likely to be sufficient capacity for at least 600 dwellings.</p>	
Other statutory consultees, agencies and organisations	
<p>Sport England: No comments</p> <p>Natural England (Nutrient Neutrality): No comments</p> <p>Natural England (Air Quality Screening): No comments</p> <p>Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.</p> <p>Yaxham PC Elm Close - Yaxham already met allocation and site is not immediately adjacent to settlement boundary. Paper Street - Yaxham already met allocation, site is not immediately adjacent to settlement boundary and is over 5% policy limit. Provided information demonstrating discrepancies between RAG assessment Council provided and RAG assessment Yaxham PC has completed.</p>	
Landowner/Site promoter comment:	
None	
Other objections	
1 as received	

181 - Beachamwell Road, Swaffham		Alternative
Address: Land off Beachamwell Road, PE37 7NT		
Greenfield	Site area: 13.75ha	Estimated capacity: 300 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Mr J Holmes & Associates: 494 metres (G <) The Campingland Surgery: 574 metres (G <) Swaffham Leisure Centre: 703 metres (G <) Swaffham Library: 491 metres (G <) Swaffham VC Infant and Nursery School: 581 metres (G <) The Nicholas Hammond Academy: 645 metres (G <)	
Overall ranking accessibility	Green: At least four facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category - Other Sports Facility: 1 metres	
Recycling facilities	Ashill Recycling Centre: 7132 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	York House (Grade II): 313 metres	
Registered Park	Narford Hall: 4990 metres	
Scheduled Monument	Bowl barrow 840m south east of Forestry Lodge: 3069 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Sporle Wood: 5185 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 6448 metres	
National Nature Reserve	Roydon Common: 17868 metres	
County Wildlife Site	North of the Club House: 1076 metres	
Local Nature Reserve	Litcham Common: 10443 metres	
Ramsar	Roydon Common: 17868 metres	
Special Protection Area (SPA)	Breckland 1533 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Breckland Forest 1533 metres	
Special Area of Conservation (SAC)	Breckland: 6364 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Swaffham. Likely to be sufficient capacity for at least 600 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: To the site's west, there are allotments and a playing pitch. Although the site itself would not be situated on a playing field, any development should not hinder the use of any portion of the playing field. Failure to comply with this may result in objection from Sport England to the allocation of this site. Natural England (Nutrient Neutrality): No comments Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

182 - Cley Road, Swaffham		Alternative
Address: Land to the west of cley road, PE37 7NT		
Greenfield	Site area: 9.56ha	Estimated capacity: 275 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Mr J Holmes & Associates: 628 metres (G <) The Campingland Surgery: 679 metres (G <) Swaffham Leisure Centre: 481 metres (G <) Swaffham Library: 618 metres (G <) Swaffham Church of England Junior School: 450 metres (G <) The Nicholas Hammond Academy: 408 metres (G <)	
Overall ranking accessibility	Green: At least four facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category - Playing Field: 0 metres	
Recycling facilities	Ashill Recycling Centre: 6777 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	York House (Grade II): 478 metres	
Registered Park	Pickenham Hall: 5208 metres	
Scheduled Monument	Bowl barrow 840m south east of Forestry Lodge: 2467 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Sporle Wood: 5330 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 6677 metres	
National Nature Reserve	Weeting Heath: 18272 metres	
County Wildlife Site	North of the Club House: 817 metres	
Local Nature Reserve	Litcham Common: 10634 metres	
Ramsar	Roydon Common: 18289 metres	
Special Protection Area (SPA)	Breckland 947 metres. (Site Less than 1.5km, HRA required.) Within Stone Curlew buffer: No	
SSSI	Breckland Forest 947 metres	
Special Area of Conservation (SAC)	Breckland: 5794 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Swaffham. Likely to be sufficient capacity for at least 600 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): No comments	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

183 - (Submitted Site 139) Land West of Dulgate Lane., Swaffham		Alternative
Address: Dulgate Lane, Land at Dulgate Lane, North Pickenham Road, Swaffham PE37 8DB		
Greenfield	Site area: 16.06ha	Estimated capacity: 250 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Mr J Holmes & Associates: 695 metres (G <) The Campingland Surgery: 592 metres (G <) Swaffham Leisure Centre: 533 metres (G <) Swaffham Library: 677 metres (G <) Swaffham VC Infant and Nursery School: 455 metres (G <) The Nicholas Hammond Academy: 606 metres (G <)	
Overall ranking accessibility	Green: At least four facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category - General: 0 metres	
Recycling facilities	Ashill Recycling Centre: 5594 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Crown Cottage (Grade II): 201 metres	
Registered Park	Pickenham Hall: 4151 metres	
Scheduled Monument	Bowl barrow 840m south east of Forestry Lodge: 1815 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Sporle Wood: 4409 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 6467 metres	
National Nature Reserve	Weeting Heath: 18376 metres	
County Wildlife Site	North of the Club House: 1789 metres	
Local Nature Reserve	Litcham Common: 9952 metres	
Ramsar	Roydon Common: 19057 metres	
Special Protection Area (SPA)	Breckland 1104 metres. (Site Less than 1.5km, HRA required.) Within Stone Curlew buffer: No	
SSSI	Breckland Forest 1104 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 5322 metres
Agricultural Land	Grade 2
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Swaffham. Likely to be sufficient capacity for at least 600 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): No comments Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

244 - Land off New Sporle Road Site 2, Swaffham		Alternative
Address: New Sporle Road, Swaffham, PE37 7RQ		
Greenfield	Site area: 0.90ha	Estimated capacity: 20 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Mr J Holmes & Associates: 373 metres (G <) Manor Farm Medical Centre: 88 metres (G <) Swaffham Leisure Centre: 1081 metres (R >) Swaffham Library: 383 metres (G <) Sacred Heart School: 153 metres (G <) The Nicholas Hammond Academy: 1092 metres (G <)	
Overall ranking accessibility	Green: At least four facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category - Church: 78 metres	
Recycling facilities	Ashill Recycling Centre: 6937 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Swaffham	
Listed Building	Stable Block And Cart Shed North West Of Manor Farmhouse (Grade II): 40 metres	
Registered Park	Narford Hall: 5603 metres	
Scheduled Monument	Deserted medieval village, Great Palgrave: 2899 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Sporle Wood: 4199 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 5694 metres	
National Nature Reserve	Roydon Common: 18252 metres	
County Wildlife Site	Disused Railway: 2066 metres	
Local Nature Reserve	Litcham Common: 9498 metres	
Ramsar	Roydon Common: 18252 metres	
Special Protection Area (SPA)	Breckland 2275 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Breckland Forest 2275 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 6954 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Swaffham. Likely to be sufficient capacity for at least 600 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): No comments Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

281 - Land South of Princes Street, Swaffham		Alternative
Address: Land South of Princes Street,		
Greenfield	Site area: 2.05ha	Estimated capacity: 90 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Mr J Holmes & Associates: 467 metres (G <) The Campingland Surgery: 568 metres (G <) Swaffham Leisure Centre: 981 metres (R >) Swaffham Library: 473 metres (G <) Sacred Heart School: 572 metres (G <) The Nicholas Hammond Academy: 936 metres (G <)	
Overall ranking accessibility	Green: At least four facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category - Other Sports Facility: 0 metres	
Recycling facilities	Ashill Recycling Centre: 7357 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Gate Piers To Whitsands Road And Boundary Wall South-West Of 20 Market Place (Grade II): 210 metres	
Registered Park	Narford Hall: 5045 metres	
Scheduled Monument	Bowl barrow 840m south east of Forestry Lodge: 3392 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Sporle Wood: 5001 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 6104 metres	
National Nature Reserve	Roydon Common: 17848 metres	
County Wildlife Site	Disused Railway: 1293 metres	
Local Nature Reserve	Litcham Common: 10171 metres	
Ramsar	Roydon Common: 17848 metres	
Special Protection Area (SPA)	Breckland 1972 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Breckland Forest 1972 metres	

Special Area of Conservation (SAC)	Breckland: 6822 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Swaffham. Likely to be sufficient capacity for at least 600 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: A playing field and bowling green lies to the south of the site. Whilst the site would not be located on a playing field, development of the site should not prejudice the use of, all or any part of a playing field otherwise Sport England may raise an objection to it. Natural England (Nutrient Neutrality): No comments Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
Woods Hardwick on behalf on Haut Ltd LPR/CS4/DEV/281- discussion around criteria that was rated red and why this should be changed.	
Other objections	
None recorded as received	

315 - Land South of Norwich Road, Swaffham		Alternative
Address: Wood Farm, Norwich Road Swaffham, PE37 8DB		
Greenfield	Site area: 2.52ha	Estimated capacity: 40 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Mr J Holmes & Associates: 803 metres (R >) Manor Farm Medical Centre: 651 metres (G <) Swaffham Leisure Centre: 1129 metres (R >) Swaffham Library: 803 metres (R >) Sacred Heart School: 712 metres (G <) The Nicholas Hammond Academy: 1177 metres (G <)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category - Playing Field: 392 metres	
Recycling facilities	Ashill Recycling Centre: 6280 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Wood Farmhouse (Grade II): 173 metres	
Registered Park	Pickenham Hall: 5137 metres	
Scheduled Monument	Deserted medieval village, Great Palgrave: 2938 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Sporle Wood: 3881 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 5815 metres	
National Nature Reserve	Roydon Common: 18760 metres	
County Wildlife Site	North of the Club House: 2487 metres	
Local Nature Reserve	Litcham Common: 9358 metres	
Ramsar	Roydon Common: 18760 metres	
Special Protection Area (SPA)	Breckland 2223 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Breckland Forest 2223 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 6536 metres
Agricultural Land	Grade 2
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
<p>Norfolk Local Lead Flood Authority advice LLFA Assessment: Moderate surface water issues / constraints identified which will require further assessment by LPA • Given the surface water / flooding constraints, the LLFA consider that the site is unlikely to be capable of accommodating the number (40) of dwellings proposed.</p> <p>Water Management Alliance advice No comments</p> <p>Anglian Water Water Recycling Centre - Swaffham. Likely to be sufficient capacity for at least 600 dwellings.</p>	
Other statutory consultees, agencies and organisations	
<p>Sport England: No comments</p> <p>Natural England (Nutrient Neutrality): No comments</p> <p>Natural England (Air Quality Screening): No comments</p> <p>Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.</p>	
Landowner/Site promoter comment:	
<p>landowners of Land South of Norwich Road and West of Dulgate Lane in Swaffham Our client's sites lie to the south of the Norwich Road, and therefore have excellent access to the Excel bus service stops. The sites individually could deliver 50-200 new homes in a sustainable location within walking and cycling distance of Swaffham town centre. We have also promoted land for employment development in close proximity to the residential site, which could offer employment opportunities to new and existing residents, potentially increasing the sustainability of a residential allocation in this location. Please note that whilst the Land South of Norwich Road was split into two submissions in the call for sites process (ref LPR/CS4/DEV/136 & LPR/CS4/DEV/315) and an proportion promoted for employment we consider that both of these sites could be suitable for residential use.</p>	
Other objections	
None recorded as received	

367 - Manor Farm Site 1, Swaffham		Alternative
Address: Manor Farm site 1, PE37 7QR		
Greenfield	Site area: 0.99ha	Estimated capacity: 18 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
<ul style="list-style-type: none">DentistDoctorLeisure CentreLibraryPrimary SchoolSecondary School	Mr J Holmes & Associates: 496 metres (G <) Manor Farm Medical Centre: 209 metres (G <) Swaffham Leisure Centre: 1206 metres (R >) Swaffham Library: 508 metres (G <) Sacred Heart School: 274 metres (G <) The Nicholas Hammond Academy: 1219 metres (G <)	
Overall ranking accessibility	Green: At least four facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">Green 4+ core services within above thresholdAmber 1 to 3 core servicesRed 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category - Public Park Or Garden: 199 metres	
Recycling facilities	Ashill Recycling Centre: 6859 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Swaffham	
Listed Building	Manor House Including Attached Service Range To East (Grade II*): 117 metres	
Registered Park	Pickenham Hall: 5670 metres	
Scheduled Monument	Deserted medieval village, Great Palgrave: 2808 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Sporle Wood: 4053 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 5629 metres	
National Nature Reserve	Roydon Common: 18328 metres	
County Wildlife Site	Disused Railway: 2187 metres	
Local Nature Reserve	Litcham Common: 9377 metres	
Ramsar	Roydon Common: 18328 metres	
Special Protection Area (SPA)	Breckland 2399 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Breckland Forest 2399 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 6997 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
<p>Norfolk Local Lead Flood Authority advice LLFA Assessment: Moderate surface water issues / constraints identified which will require further assessment by LPA • Given the surface water / flooding constraints, the LLFA consider that the site is unlikely to be capable of accommodating the number (18) of dwellings proposed.</p> <p>Water Management Alliance advice No comments</p> <p>Anglian Water Water Recycling Centre - Swaffham. Likely to be sufficient capacity for at least 600 dwellings.</p>	
Other statutory consultees, agencies and organisations	
<p>Sport England: No comments</p> <p>Natural England (Nutrient Neutrality): No comments</p> <p>Natural England (Air Quality Screening): No comments</p> <p>Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.</p>	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

369 - Manor Farm Site 2, Swaffham		Alternative
Address: Manor Farm site 2, PE37 7QR		
Greenfield	Site area: 1.04ha	Estimated capacity: 20 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
<ul style="list-style-type: none">DentistDoctorLeisure CentreLibraryPrimary SchoolSecondary School	Mr J Holmes & Associates: 495 metres (G <) Manor Farm Medical Centre: 354 metres (G <) Swaffham Leisure Centre: 1017 metres (R >) Swaffham Library: 494 metres (G <) Sacred Heart School: 412 metres (G <) The Nicholas Hammond Academy: 1044 metres (G <)	
Overall ranking accessibility	Green: At least four facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">Green 4+ core services within above thresholdAmber 1 to 3 core servicesRed 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category - Church: 190 metres	
Recycling facilities	Ashill Recycling Centre: 6655 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Swaffham	
Listed Building	Manor House Including Attached Service Range To East (Grade II*): 118 metres	
Registered Park	Pickenham Hall: 5448 metres	
Scheduled Monument	Deserted medieval village, Great Palgrave: 2952 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Sporle Wood: 4109 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 5791 metres	
National Nature Reserve	Roydon Common: 18552 metres	
County Wildlife Site	North of the Club House: 2294 metres	
Local Nature Reserve	Litcham Common: 9483 metres	
Ramsar	Roydon Common: 18552 metres	
Special Protection Area (SPA)	Breckland 2195 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Breckland Forest 2195 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 6769 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
<p>Norfolk Local Lead Flood Authority advice LLFA Assessment: Major surface water issues / constraints identified which will require further assessment by LPA</p> <p>Water Management Alliance advice No comments</p> <p>Anglian Water Water Recycling Centre - Swaffham. Likely to be sufficient capacity for at least 600 dwellings.</p>	
Other statutory consultees, agencies and organisations	
<p>Sport England: No comments</p> <p>Natural England (Nutrient Neutrality): No comments</p> <p>Natural England (Air Quality Screening): No comments</p> <p>Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.</p>	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

051 - Woodgate Road 2, Swanton Morley		Alternative
Address: Land at Woodgate Road, NR20 4NU		
Greenfield	Site area: 0.77ha	Estimated capacity: 12 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Norfolk PCT Dental Services: 3219 metres (R >) Swanton Morley PMS Practice: 463 metres (G <) Dereham Leisure Centre: 4061 metres (R >) Dereham Library: 4175 metres (R >) Swanton Morley VC Primary School: 1287 metres (G <) Dereham Neatherd High School: 3391 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Playing Field: 642 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 4427 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Angel Inn (Grade II): 652 metres	
Registered Park	Elmham House: 5924 metres	
Scheduled Monument	Three Pickett-Hamilton forts at Swanton Morley airfield: 3144 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Hockering Wood: 4940 metres	
Geodiversity site	Hempton Quarry: 16918 metres	
National Nature Reserve	Foxley Wood: 6593 metres	
County Wildlife Site	Woodgate Meadow: 711 metres	
Local Nature Reserve	Litcham Common: 12858 metres	
Ramsar	Broadland: 23890 metres	
Special Protection Area (SPA)	Breckland 20433 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	River Wensum 1479 metres	

Special Area of Conservation (SAC)	River Wensum: 1479 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Swanton Morley. Measures to reduce nutrients to be applied that will present challenges for future growth	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided.	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

052 - Land at Woodgate Road, Swanton Morley		Alternative
Address: Land at Woodgate Road, NR20 4NU		
Greenfield	Site area: 2.23ha	Estimated capacity: 40 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Norfolk PCT Dental Services: 2795 metres (R >) Swanton Morley PMS Practice: 63 metres (G <) Dereham Leisure Centre: 3692 metres (R >) Dereham Library: 3782 metres (R >) Swanton Morley VC Primary School: 1038 metres (G <) Dereham Neatherd High School: 3039 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Playing Field: 252 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 4087 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Angel Inn (Grade II): 257 metres	
Registered Park	Elmham House: 5626 metres	
Scheduled Monument	Three Pickett-Hamilton forts at Swanton Morley airfield: 2851 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Old Carr: 4711 metres	
Geodiversity site	Hempton Quarry: 16599 metres	
National Nature Reserve	Foxley Wood: 6789 metres	
County Wildlife Site	Woodgate Meadow: 1128 metres	
Local Nature Reserve	Litcham Common: 12459 metres	
Ramsar	Broadland: 24296 metres	
Special Protection Area (SPA)	Breckland 20023 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	River Wensum 1574 metres	

Special Area of Conservation (SAC)	River Wensum: 1574 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Swanton Morley. Measures to reduce nutrients to be applied that will present challenges for future growth	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided. Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
Lanpro on behalf of Glavenhill Proposes new RAG assessment for housing site off Woodgate Road, Swanton Morley - proposed development mixed residential and over 55s accommodation. Most phase 1 criteria proposed as green with exception of "built up area", and "settlement boundaries" proposed as amber, and as red for the sites greenfield status.	
Other objections	
None recorded as received	

121 - Lincoln House, Swanton Morley		Alternative
Address: Land adjacent Lincoln House,		
Greenfield	Site area: 2.83ha	Estimated capacity: 36 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Norfolk PCT Dental Services: 2502 metres (R >) Swanton Morley PMS Practice: 91 metres (G <) Dereham Leisure Centre: 3395 metres (R >) Dereham Library: 3498 metres (R >) Swanton Morley VC Primary School: 1369 metres (G <) Dereham Neatherd High School: 2736 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Playing Field: 266 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 3781 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Angel Inn (Grade II): 375 metres	
Registered Park	Elmham House: 5863 metres	
Scheduled Monument	Three Pickett-Hamilton forts at Swanton Morley airfield: 3108 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Old Carr: 4431 metres	
Geodiversity site	Hempton Quarry: 16796 metres	
National Nature Reserve	Foxley Wood: 7202 metres	
County Wildlife Site	Woodgate Meadow: 1327 metres	
Local Nature Reserve	Litcham Common: 12280 metres	
Ramsar	Broadland: 24387 metres	
Special Protection Area (SPA)	Breckland 19730 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	River Wensum 1991 metres	
Special Area of Conservation (SAC)	River Wensum: 1991 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Swanton Morley. Measures to reduce nutrients to be applied that will present challenges for future growth	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided.	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

175 - West of Woodgate Road, Swanton Morley		Alternative
Address: Land to the West of Woodgate Lane,		
Greenfield	Site area: 2.66ha	Estimated capacity: 75 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Norfolk PCT Dental Services: 2959 metres (R >) Swanton Morley PMS Practice: 375 metres (G <) Dereham Leisure Centre: 3938 metres (R >) Dereham Library: 4003 metres (R >) Swanton Morley VC Primary School: 848 metres (G <) Northgate High School: 3294 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Bowling Green: 258 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 4353 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	The Gables (Grade II): 228 metres	
Registered Park	Elmham House: 5469 metres	
Scheduled Monument	Three Pickett-Hamilton forts at Swanton Morley airfield: 2690 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Old Carr: 4786 metres	
Geodiversity site	Hempton Quarry: 16457 metres	
National Nature Reserve	Foxley Wood: 6583 metres	
County Wildlife Site	Swanton Morley Meadow: 913 metres	
Local Nature Reserve	Litcham Common: 12421 metres	
Ramsar	Broadland: 24252 metres	
Special Protection Area (SPA)	Breckland 20163 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	River Wensum 1361 metres	

Special Area of Conservation (SAC)	River Wensum: 1361 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Swanton Morley. Measures to reduce nutrients to be applied that will present challenges for future growth	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided.	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

176 - East Woodgate Lane, Swanton Morley		Alternative
Address: Land to the east of woodgate lane,		
Greenfield	Site area: 5.09ha	Estimated capacity: 140 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Norfolk PCT Dental Services: 3234 metres (R >) Swanton Morley PMS Practice: 679 metres (G <) Dereham Leisure Centre: 4249 metres (R >) Dereham Library: 4305 metres (R >) Swanton Morley VC Primary School: 638 metres (G <) Northgate High School: 3574 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - General: 14 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 4669 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Kesmark House (Grade II): 136 metres	
Registered Park	Elmham House: 5273 metres	
Scheduled Monument	Three Pickett-Hamilton forts at Swanton Morley airfield: 2497 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Sparham Grove: 4750 metres	
Geodiversity site	Hempton Quarry: 16279 metres	
National Nature Reserve	Foxley Wood: 6185 metres	
County Wildlife Site	Swanton Morley Meadow: 527 metres	
Local Nature Reserve	Litcham Common: 12489 metres	
Ramsar	Broadland: 24048 metres	
Special Protection Area (SPA)	Breckland 20413 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	River Wensum 967 metres	

Special Area of Conservation (SAC)	River Wensum: 967 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Swanton Morley. Measures to reduce nutrients to be applied that will present challenges for future growth	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided.	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

250 - Greengate House, Swanton Morley		Alternative
Address: Greengate House, Swanton Morley, NR20 4AD		
Brownfield	Site area: 0.33ha	Estimated capacity: 0 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Norfolk PCT Dental Services: 3205 metres (R >) Swanton Morley PMS Practice: 761 metres (G <) Dereham Leisure Centre: 4272 metres (R >) Dereham Library: 4308 metres (R >) Swanton Morley VC Primary School: 625 metres (G <) Northgate High School: 3548 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - General: 164 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 4709 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Kesmark House (Grade II): 276 metres	
Registered Park	Elmham House: 5261 metres	
Scheduled Monument	Three Pickett-Hamilton forts at Swanton Morley airfield: 2481 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Old Carr: 4911 metres	
Geodiversity site	Hempton Quarry: 16258 metres	
National Nature Reserve	Foxley Wood: 6443 metres	
County Wildlife Site	Swanton Morley Meadow: 760 metres	
Local Nature Reserve	Litcham Common: 12397 metres	
Ramsar	Broadland: 24348 metres	
Special Protection Area (SPA)	Breckland 20350 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	River Wensum 1201 metres	

Special Area of Conservation (SAC)	River Wensum: 1201 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Swanton Morley. Measures to reduce nutrients to be applied that will present challenges for future growth	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided.	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

252 - Rectory Road, Swanton Morley		Alternative
Address: Rectory Road, Swanton Morley, NR20 4QB		
Greenfield	Site area: 1.34ha	Estimated capacity: 15 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">DentistDoctorLeisure CentreLibraryPrimary SchoolSecondary School	<p>Norfolk PCT Dental Services: 3939 metres (R >)</p> <p>Swanton Morley PMS Practice: 1651 metres (R >)</p> <p>Dereham Leisure Centre: 5099 metres (R >)</p> <p>Dereham Library: 5103 metres (R >)</p> <p>Swanton Morley VC Primary School: 523 metres (G <)</p> <p>Northgate High School: 4286 metres (R >)</p>	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
<p>800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.</p> <ul style="list-style-type: none">Green 4+ core services within above thresholdAmber 1 to 3 core servicesRed 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - General: 111 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 5558 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Swanton Morley War Memorial (Grade II): 304 metres	
Registered Park	Elmham House: 4501 metres	
Scheduled Monument	Three Pickett-Hamilton forts at Swanton Morley airfield: 1688 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Great Wood: 4455 metres	
Geodiversity site	Hempton Quarry: 15516 metres	
National Nature Reserve	Foxley Wood: 5645 metres	
County Wildlife Site	Swanton Morley Meadow: 406 metres	
Local Nature Reserve	Litcham Common: 12386 metres	
Ramsar	Broadland: 24289 metres	
Special Protection Area (SPA)	<p>Breckland 20887 metres. (Site Beyond 1.5km, HRA unlikely to be required.)</p> <p>Within Stone Curlew buffer: No</p>	
SSSI	River Wensum 474 metres	
Special Area of Conservation (SAC)	River Wensum: 474 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Swanton Morley. Measures to reduce nutrients to be applied that will present challenges for future growth	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided.	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

254 - Coneyhills Farm. East of Robertson Barracks, Worthing Road, Swanton Morley		Alternative
Address: Coney Hills Farm, East of Robertsons Barracks, Swanton Morley, NR20 4QB		
Greenfield	Site area: 8.59ha	Estimated capacity: 250 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Norfolk PCT Dental Services: 4413 metres (R >) Swanton Morley PMS Practice: 2484 metres (R >) Dereham Leisure Centre: 5703 metres (R >) Dereham Library: 5645 metres (R >) Swanton Morley VC Primary School: 1120 metres (G <) Northgate High School: 4756 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - General: 611 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 6206 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Bridge (Grade II): 540 metres	
Registered Park	Elmham House: 3618 metres	
Scheduled Monument	Three Pickett-Hamilton forts at Swanton Morley airfield: 772 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Great Wood: 3817 metres	
Geodiversity site	Hempton Quarry: 14602 metres	
National Nature Reserve	Foxley Wood: 5019 metres	
County Wildlife Site	Swanton Morley Gravel Pits: 426 metres	
Local Nature Reserve	Litcham Common: 12093 metres	
Ramsar	Broadland: 24506 metres	
Special Protection Area (SPA)	Breckland 21059 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	

SSSI	River Wensum 482 metres
Special Area of Conservation (SAC)	River Wensum: 482 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Swanton Morley. Measures to reduce nutrients to be applied that will present challenges for future growth	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided.	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

373 - South of Elsing Road, Swanton Morley		Alternative
Address: South of Elsing Road, Swanton Morley, NR20 4NY		
Greenfield	Site area: 2.83ha	Estimated capacity: 60 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Norfolk PCT Dental Services: 3712 metres (R >) Swanton Morley PMS Practice: 1178 metres (G <) Dereham Leisure Centre: 4759 metres (R >) Dereham Library: 4807 metres (R >) Swanton Morley VC Primary School: 705 metres (G <) Northgate High School: 4055 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Public Park Or Garden: 128 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 5182 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	1 And 2, Elsing Road (Grade II): 48 metres	
Registered Park	Elmham House: 5164 metres	
Scheduled Monument	Three Pickett-Hamilton forts at Swanton Morley airfield: 2363 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Sparham Grove: 4355 metres	
Geodiversity site	Hempton Quarry: 16181 metres	
National Nature Reserve	Foxley Wood: 5761 metres	
County Wildlife Site	Swanton Morley Meadow: 142 metres	
Local Nature Reserve	Litcham Common: 12753 metres	
Ramsar	Broadland: 23821 metres	
Special Protection Area (SPA)	Breckland 20847 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	River Wensum 546 metres	

Special Area of Conservation (SAC)	River Wensum: 546 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Swanton Morley. Measures to reduce nutrients to be applied that will present challenges for future growth	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided.	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

374 - Strudwick Dereham Road, Swanton Morley		Alternative
Address: Strudwick. Dereham Road, Swanton Morley, NR20 4LT		
Mostly Green	Site area: 0.27ha	Estimated capacity: 9 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Norfolk PCT Dental Services: 2542 metres (R >) Swanton Morley PMS Practice: 184 metres (G <) Dereham Leisure Centre: 3479 metres (R >) Dereham Library: 3556 metres (R >) Swanton Morley VC Primary School: 1321 metres (G <) Dereham Neatherd High School: 2837 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Playing Field: 185 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 3889 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Angel Inn (Grade II): 317 metres	
Registered Park	Elmham House: 5781 metres	
Scheduled Monument	Three Pickett-Hamilton forts at Swanton Morley airfield: 3032 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Old Carr: 4438 metres	
Geodiversity site	Hempton Quarry: 16707 metres	
National Nature Reserve	Foxley Wood: 7224 metres	
County Wildlife Site	Woodgate Meadow: 1465 metres	
Local Nature Reserve	Litcham Common: 12246 metres	
Ramsar	Broadland: 24585 metres	
Special Protection Area (SPA)	Breckland 19764 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	River Wensum 2002 metres	

Special Area of Conservation (SAC)	River Wensum: 2002 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Swanton Morley. Measures to reduce nutrients to be applied that will present challenges for future growth	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided.	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

282 - Abbey Estate, Thetford		Alternative
Address: Abbey Estate,		
Brownfield	Site area: 38.32ha	Estimated capacity: 460 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	mydentist: 816 metres (R >) Thetford Health Living Centre: 527 metres (G <) Breckland Leisure Centre: 600 metres (G <) Thetford Library: 699 metres (G <) The Bishops CE Primary Academy: 48 metres (G <) Thetford Grammer School: 433 metres (G <)	
Overall ranking accessibility	Green: At least four facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category - General: 0 metres	
Recycling facilities	Thetford Main Recycling Centre Plus: 306 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Thetford	
Listed Building	Abbey Farm Cottage (Grade I): 73 metres	
Registered Park	Shadwell Park: 3899 metres	
Scheduled Monument	Thetford Cluniac priory: 0 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Fakenham Wood: 7906 metres	
Geodiversity site	Hockham: 12478 metres	
National Nature Reserve	Thetford Heath: 2679 metres	
County Wildlife Site	Alder Carr: 1352 metres	
Local Nature Reserve	Barnham Cross Common: 1298 metres	
Ramsar	Redgrave & South Lopham Fens: 17878 metres	
Special Protection Area (SPA)	Breckland 217 metres. (Site Less than 1.5km, HRA required.) Within Stone Curlew buffer: No	
SSSI	Thetford Golf Course & Marsh 217 metres	
Special Area of Conservation (SAC)	Breckland: 347 metres	
Agricultural Land	Non Agricultural	

Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)

Flood Zone 3	Proportion of site area 0.59%
Flood Zone 2	Proportion of site area 1.71%

Norfolk Local Lead Flood Authority advice LLFA Assessment: Moderate surface water issues / constraints identified which will require further assessment by LPA

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - Thetford. Available headroom for commitments and potential growth.

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

Historic England The Abbey Estate (Thetford): The Abbey Estate in Thetford lies to the north of the scheduled area of Saxon Town and to the east of the scheduled Cluniac Priory as well as a number of grade I listed buildings (Priory remains, Abbey Farm Cottage, Farm Building and Priory Gatehouse). Thetford Conservation Area extends into the eastern part of the estate. Any redevelopment of the Abbey Estate will need to give careful consideration to any impacts upon the conservation area, scheduled monuments and listed buildings and their settings. An HIA is required.

Landowner/Site promoter comment:

Bidwells on behalf of Flagship Group In respect of The Abbey (Ref: LPR/CS4/DEV/282) the Site is rated Green against all criteria, with the exception of three: trees and hedgerows (red), Brecks SPA buffer zone (amber) and (available).

In terms of the Site's impact on trees and hedgerows, whilst it is appreciated that some tree loss will be

unavoidable as part of any development, this will be relatively minor, and no protected trees will be lost.

Any scheme would also ensure that loss to hedges and trees are minimal, with any loss being offset

through a detailed landscaping strategy. Accordingly, it is considered that the Site should be rated as

Amber, which recognises that whilst there will potentially be an impact, it can be mitigated.

In terms of the rating against the Brecks SPA buffer zone, whilst it is acknowledged that the Site is within

the Buffer Zone any application can demonstrate that it will not have an adverse impact on the SPA.

The Site also rates Amber in relation to availability. Whilst a planning application has not yet been formally

submitted, proposals for regeneration are at an advanced stage, and have been subject to extensive consultation. Based on their current programme, Flagship Group are seeking to submit an outline planning application in Spring 2024. A Reserved Matters application for the first phase of development will be worked up in parallel with the determination of the outline application, which will potentially enable new homes to be delivered / occupied by 2028. Based on the initial phasing plan, the development will be delivered during the plan period. Accordingly, the Site should be rated Green in relation to both to both Available and Achievable.

Other objections

1 as received

108 - Land to the east of Watton Road, Thompson, Thompson		Alternative
Address: Land to the east of Watton Road, IP24 1PJ		
Greenfield	Site area: 1.78ha	Estimated capacity: 30 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Together Dental: 3910 metres (R >) Watton Medical Practice: 3832 metres (R >) Watton Sports and Social Club: 4329 metres (R >) Watton Library: 3854 metres (R >) Thompson Primary School: 439 metres (G <) Wayland Academy Norfolk: 3284 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Some accessible facilities create opportunity to enhance walking and cycling access.	
Open Space	Category - Public Park Or Garden: 267 metres	
Recycling facilities	Ashill Recycling Centre: 8551 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	1 And 2, High Houses (Grade II): 37 metres	
Registered Park	Breccles Hall: 4671 metres	
Scheduled Monument	Group of tumuli on Sparrow Hill: 982 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Birch Wood: 510 metres	
Geodiversity site	Hockham: 5450 metres	
National Nature Reserve	Brettenham Heath: 10045 metres	
County Wildlife Site	Sparrow Hill Meadow: 360 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 2089 metres	
Ramsar	Redgrave & South Lopham Fens: 21079 metres	
Special Protection Area (SPA)	Breckland 1108 metres. (Site Less than 1.5km, HRA required.) Within Stone Curlew buffer: Yes	
SSSI	Stanford Training Area 1108 metres	
Special Area of Conservation (SAC)	Breckland: 1108 metres	

Agricultural Land	Grade 4
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Thompson. Unlikely that there is sufficient capacity for growth.	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): No comments Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance. Thompson Parish Council One site (reference LPR/CS4/DEV/140) which it is stated could accommodate 60 dwellings is assessed as "the site would be in keeping with scale of settlement" and would be "an extension to a lower tier settlement or part of a new lower tier settlement". As the houses within the settlement boundary at present number around 120 this represents a 50% increase – one wonders what percentage increase would be considered unacceptable. Together, the 4 sites being taken forward for further review (LPR/CS4/DEV/140, LPR/CS4/DEV/108, LPR/CS4/DEV/170 and LPR/CS4/DEV/171) would potentially contribute 100 houses, an increase of 83%. Two of the sites brought forward are away from the built area of the parish and do not involve the building of dwellings, the proposed activity on the sites being equestrian in nature. The four sites brought forward which do relate to development which is residential in nature (LPR/CS4/DEV/140, LPR/CS4/DEV/108, LPR/CS4/DEV/170 and LPR/CS4/DEV/171) would, if all are accepted at the next stage of the review process, potentially result in 100 new dwellings the majority of which would be in a high density arrangement. The initial evaluation of these sites appears to have been carried out as a desk exercise with no reference to the characteristics and sustainability of the low-density settlement which they would adjoin.	
Landowner/Site promoter comment:	
None	
Other objections	
1 as received	

140 - Woodside Farm, Thompson		Alternative
Address: Thompson, IP24 1PJ		
Greenfield	Site area: 3.29ha	Estimated capacity: 60 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
<ul style="list-style-type: none">DentistDoctorLeisure CentreLibraryPrimary SchoolSecondary School	Together Dental: 3853 metres (R >) Watton Medical Practice: 3766 metres (R >) Watton Sports and Social Club: 4262 metres (R >) Watton Library: 3800 metres (R >) Thompson Primary School: 289 metres (G <) Wayland Academy Norfolk: 3224 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">Green 4+ core services within above thresholdAmber 1 to 3 core servicesRed 0 core services		
Walking and cycling	Some accessible facilities create opportunity to enhance walking and cycling access.	
Open Space	Category - Public Park Or Garden: 153 metres	
Recycling facilities	Ashill Recycling Centre: 8539 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	1 And 2, High Houses (Grade II): 15 metres	
Registered Park	Breccles Hall: 4503 metres	
Scheduled Monument	Group of tumuli on Sparrow Hill: 974 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Birch Wood: 493 metres	
Geodiversity site	Hockham: 5332 metres	
National Nature Reserve	Brettenham Heath: 10023 metres	
County Wildlife Site	Pond by Hallfield Farm: 291 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 1915 metres	
Ramsar	Redgrave & South Lopham Fens: 20969 metres	
Special Protection Area (SPA)	Breckland 1125 metres. (Site Less than 1.5km, HRA required.) Within Stone Curlew buffer: Yes	
SSSI	Thompson Water, Carr and Common 1085 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 1085 metres	
Agricultural Land	Grade 3	

Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)

Flood Zone 3	Proportion of site area 0.00%
--------------	-------------------------------

Flood Zone 2	Proportion of site area 0.00%
--------------	-------------------------------

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - Thompson. Unlikely that there is sufficient capacity for growth.

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.

Thompson Parish Council One site (reference LPR/CS4/DEV/140) which it is stated could accommodate 60 dwellings is assessed as "the site would be in keeping with scale of settlement" and would be "an extension to a lower tier settlement or part of a new lower tier settlement". As the houses within the settlement boundary at present number around 120 this represents a 50% increase – one wonders what percentage increase would be considered unacceptable. Together, the 4 sites being taken forward for further review (LPR/CS4/DEV/140, LPR/CS4/DEV/108, LPR/CS4/DEV/170 and LPR/CS4/DEV/171) would potentially contribute 100 houses, an increase of 83%. Two of the sites brought forward are away from the built area of the parish and do not involve the building of dwellings, the proposed activity on the sites being equestrian in nature. The four sites brought forward which do relate to development which is residential in nature (LPR/CS4/DEV/140, LPR/CS4/DEV/108, LPR/CS4/DEV/170 and LPR/CS4/DEV/171) would, if all are accepted at the next stage of the review process, potentially result in 100 new dwellings the majority of which would be in a high density arrangement. The initial evaluation of these sites appears to have been carried out as a desk exercise with no reference to the characteristics and sustainability of the low-density settlement which they would adjoin.

Landowner/Site promoter comment:

None

Other objections

1 as received

170 - Land Off Tottington Road, Thompson, Thompson		Alternative
Address: LAND OFF TOTTINGTON ROAD, THOMPSON,		
Greenfield	Site area: 0.66ha	Estimated capacity: 5 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Together Dental: 4370 metres (R >) Watton Medical Practice: 4296 metres (R >) Watton Sports and Social Club: 4793 metres (R >) Watton Library: 4313 metres (R >) Thompson Primary School: 323 metres (G <) Wayland Academy Norfolk: 3746 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Some accessible facilities create opportunity to enhance walking and cycling access.	
Open Space	Category - Public Park Or Garden: 35 metres	
Recycling facilities	Ashill Recycling Centre: 8979 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Three Cottages 90 Yards Due East Redbrick Farmhouse (Grade II): 16 metres	
Registered Park	Breccles Hall: 4432 metres	
Scheduled Monument	Group of tumuli on Sparrow Hill: 1295 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Birch Wood: 953 metres	
Geodiversity site	Hockham: 5108 metres	
National Nature Reserve	Brettenham Heath: 9634 metres	
County Wildlife Site	Pond by Hallfield Farm: 104 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 1931 metres	
Ramsar	Redgrave & South Lopham Fens: 20721 metres	
Special Protection Area (SPA)	Breckland 763 metres. (Site Less than 1.5km, HRA required.) Within Stone Curlew buffer: Yes	
SSSI	Stanford Training Area 763 metres	

Special Area of Conservation (SAC)	Breckland: 763 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Thompson. Unlikely that there is sufficient capacity for growth.	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): No comments Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance. Thompson Parish Council One site (reference LPR/CS4/DEV/140) which it is stated could accommodate 60 dwellings is assessed as "the site would be in keeping with scale of settlement" and would be "an extension to a lower tier settlement or part of a new lower tier settlement". As the houses within the settlement boundary at present number around 120 this represents a 50% increase – one wonders what percentage increase would be considered unacceptable. Together, the 4 sites being taken forward for further review (LPR/CS4/DEV/140, LPR/CS4/DEV/108, LPR/CS4/DEV/170 and LPR/CS4/DEV/171) would potentially contribute 100 houses, an increase of 83%. Two of the sites brought forward are away from the built area of the parish and do not involve the building of dwellings, the proposed activity on the sites being equestrian in nature. The four sites brought forward which do relate to development which is residential in nature (LPR/CS4/DEV/140, LPR/CS4/DEV/108, LPR/CS4/DEV/170 and LPR/CS4/DEV/171) would, if all are accepted at the next stage of the review process, potentially result in 100 new dwellings the majority of which would be in a high density arrangement. The initial evaluation of these sites appears to have been carried out as a desk exercise with no reference to the characteristics and sustainability of the low-density settlement which they would adjoin.	
Landowner/Site promoter comment:	
None	
Other objections	
1 as received	

171 - Marlpit Road, Thompson		Alternative
Address: Thompson, LAND OFF MARLPIT ROAD, THOMPSON		
Greenfield	Site area: 0.37ha	Estimated capacity: 5 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Together Dental: 4193 metres (R >) Watton Medical Practice: 4122 metres (R >) Watton Sports and Social Club: 4619 metres (R >) Watton Library: 4136 metres (R >) Thompson Primary School: 359 metres (G <) Wayland Academy Norfolk: 3570 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Some accessible facilities create opportunity to enhance walking and cycling access.	
Open Space	Category - Public Park Or Garden: 126 metres	
Recycling facilities	Ashill Recycling Centre: 8806 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	The Thatched House (Grade II): 90 metres	
Registered Park	Breccles Hall: 4550 metres	
Scheduled Monument	Group of tumuli on Sparrow Hill: 1161 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Birch Wood: 774 metres	
Geodiversity site	Hockham: 5268 metres	
National Nature Reserve	Brettenham Heath: 9851 metres	
County Wildlife Site	Pond by Hallfield Farm: 197 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 2031 metres	
Ramsar	Redgrave & South Lopham Fens: 20892 metres	
Special Protection Area (SPA)	Breckland 947 metres. (Site Less than 1.5km, HRA required.) Within Stone Curlew buffer: Yes	
SSSI	Stanford Training Area 947 metres	
Special Area of Conservation (SAC)	Breckland: 947 metres	
Agricultural Land	Grade 3	

Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)

Flood Zone 3	Proportion of site area 0.00%
--------------	-------------------------------

Flood Zone 2	Proportion of site area 0.00%
--------------	-------------------------------

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - Thompson. Unlikely that there is sufficient capacity for growth.

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.

Thompson Parish Council One site (reference LPR/CS4/DEV/140) which it is stated could accommodate 60 dwellings is assessed as "the site would be in keeping with scale of settlement" and would be "an extension to a lower tier settlement or part of a new lower tier settlement". As the houses within the settlement boundary at present number around 120 this represents a 50% increase – one wonders what percentage increase would be considered unacceptable. Together, the 4 sites being taken forward for further review (LPR/CS4/DEV/140, LPR/CS4/DEV/108, LPR/CS4/DEV/170 and LPR/CS4/DEV/171) would potentially contribute 100 houses, an increase of 83%. Two of the sites brought forward are away from the built area of the parish and do not involve the building of dwellings, the proposed activity on the sites being equestrian in nature. The four sites brought forward which do relate to development which is residential in nature (LPR/CS4/DEV/140, LPR/CS4/DEV/108, LPR/CS4/DEV/170 and LPR/CS4/DEV/171) would, if all are accepted at the next stage of the review process, potentially result in 100 new dwellings the majority of which would be in a high density arrangement. The initial evaluation of these sites appears to have been carried out as a desk exercise with no reference to the characteristics and sustainability of the low-density settlement which they would adjoin.

Landowner/Site promoter comment:

None

Other objections

1 as received

004 - Willow Farm, Dereham Road, Watton		Alternative
Address: Willow Farm, Dereham Road, Watton, IP25 6HA		
Mostly Green	Site area: 26.25ha	Estimated capacity: 100 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Together Dental: 1070 metres (R >) Watton Medical Practice: 929 metres (R >) Watton Sports and Social Club: 546 metres (G <) Watton Library: 1159 metres (R >) Watton Westfield Infant and Nursery School: 1385 metres (G <) Wayland Academy Norfolk: 1487 metres (G <)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category - General: 280 metres	
Recycling facilities	Ashill Recycling Centre: 5131 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Stonecote (Grade II): 235 metres	
Registered Park	Pickenham Hall: 5909 metres	
Scheduled Monument	High Banks: 1717 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Wayland Wood: 1559 metres	
Geodiversity site	Hockham: 9432 metres	
National Nature Reserve	Brettenham Heath: 14776 metres	
County Wildlife Site	Land east of Saham Toney: 572 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 5204 metres	
Ramsar	Redgrave & South Lopham Fens: 24788 metres	
Special Protection Area (SPA)	Breckland 3106 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Wayland Wood, Watton 1559 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 4509 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 31.88%
Flood Zone 2	Proportion of site area 39.30%
Norfolk Local Lead Flood Authority advice Major surface water issues / constraints identified which will require further assessment by LPA Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Watton. Currently no available headroom, but permit awaited to increase capacity for growth to come forward.	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): No comments Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

042 - Church Road, Watton		Alternative
Address: Watton, IP25 6RD		
Greenfield	Site area: 3.87ha	Estimated capacity: 9 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
<ul style="list-style-type: none">DentistDoctorLeisure CentreLibraryPrimary SchoolSecondary School	<p>Together Dental: 928 metres (R >)</p> <p>Watton Medical Practice: 647 metres (G <)</p> <p>Watton Sports and Social Club: 587 metres (G <)</p> <p>Watton Library: 1001 metres (R >)</p> <p>Wayland Junior Academy Watton: 1101 metres (G <)</p> <p>Wayland Academy Norfolk: 1073 metres (G <)</p>	
Overall ranking accessibility	Green: At least four facilities within threshold distance	
<p>800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.</p> <ul style="list-style-type: none">Green 4+ core services within above thresholdAmber 1 to 3 core servicesRed 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category - Allotments Or Community Growing Spaces: 7 metres	
Recycling facilities	Ashill Recycling Centre: 5761 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Church Of St. Mary (Grade II*): 119 metres	
Registered Park	Pickenham Hall: 6458 metres	
Scheduled Monument	High Banks: 2549 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Wayland Wood: 1085 metres	
Geodiversity site	Hockham: 8990 metres	
National Nature Reserve	Brettenham Heath: 14240 metres	
County Wildlife Site	Land east of Saham Toney: 1348 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 4767 metres	
Ramsar	Redgrave & South Lopham Fens: 24387 metres	
Special Protection Area (SPA)	<p>Breckland 2797 metres. (Site Beyond 1.5km, HRA unlikely to be required.)</p> <p>Within Stone Curlew buffer: No</p>	
SSSI	Wayland Wood, Watton 1085 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 4027 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice LLFA Assessment: No major surface water issues / constraints identified Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Watton. Currently no available headroom, but permit awaited to increase capacity for growth to come forward.	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): No comments Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

122 - St. Giles Road Car Park, Watton		Alternative
Address: Watton, IP25 6XG		
Brownfield	Site area: 0.14ha	Estimated capacity: 8 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Together Dental: 122 metres (G <) Watton Medical Practice: 157 metres (G <) Watton Sports and Social Club: 539 metres (G <) Watton Library: 151 metres (G <) Watton Westfield Infant and Nursery School: 302 metres (G <) Wayland Academy Norfolk: 512 metres (G <)	
Overall ranking accessibility	Green: At least four facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category - General: 106 metres	
Recycling facilities	Ashill Recycling Centre: 5379 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Watton	
Listed Building	33, High Street (Grade II): 62 metres	
Registered Park	Pickenham Hall: 5960 metres	
Scheduled Monument	Roman settlement at Woodcock Hall: 1868 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Wayland Wood: 1131 metres	
Geodiversity site	Hockham: 9012 metres	
National Nature Reserve	Brettenham Heath: 14002 metres	
County Wildlife Site	New Plantation: 882 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 4852 metres	
Ramsar	Redgrave & South Lopham Fens: 24560 metres	
Special Protection Area (SPA)	Breckland 2025 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Wayland Wood, Watton 1130 metres	
Special Area of Conservation (SAC)	Breckland: 3667 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice LLFA Assessment: No major surface water issues / constraints identified Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Watton. Currently no available headroom, but permit awaited to increase capacity for growth to come forward.	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): No comments Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

289 - Land at Thetford Road, Watton, Watton		Alternative
Address: Land at Thetford Road, Watton, IP25 6BS		
Greenfield	Site area: 14.92ha	Estimated capacity: 0 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Together Dental: 803 metres (R >) Watton Medical Practice: 780 metres (G <) Watton Sports and Social Club: 1264 metres (R >) Watton Library: 748 metres (G <) Wayland Junior Academy Watton: 180 metres (G <) Wayland Academy Norfolk: 209 metres (G <)	
Overall ranking accessibility	Green: At least four facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category - General: 239 metres	
Recycling facilities	Ashill Recycling Centre: 5872 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Watton War Memorial (Grade II): 720 metres	
Registered Park	Pickenham Hall: 6364 metres	
Scheduled Monument	Roman settlement at Woodcock Hall: 1975 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Wayland Wood: 383 metres	
Geodiversity site	Hockham: 7867 metres	
National Nature Reserve	Brettenham Heath: 12814 metres	
County Wildlife Site	New Plantation: 5 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 3771 metres	
Ramsar	Redgrave & South Lopham Fens: 23455 metres	
Special Protection Area (SPA)	Breckland 1209 metres. (Site Less than 1.5km, HRA required.) Within Stone Curlew buffer: Yes	
SSSI	Wayland Wood, Watton 382 metres	
Special Area of Conservation (SAC)	Breckland: 2817 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Watton. Currently no available headroom, but permit awaited to increase capacity for growth to come forward.	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): No comments	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

316 - Town Green Road, Watton		Alternative
Address: Town Green Road Watton, IP25 6RD		
Greenfield	Site area: 2.67ha	Estimated capacity: 35 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
<ul style="list-style-type: none">DentistDoctorLeisure CentreLibraryPrimary SchoolSecondary School	<p>Together Dental: 963 metres (R >)</p> <p>Watton Medical Practice: 665 metres (G <)</p> <p>Watton Sports and Social Club: 704 metres (G <)</p> <p>Watton Library: 1029 metres (R >)</p> <p>Wayland Junior Academy Watton: 1060 metres (G <)</p> <p>Wayland Academy Norfolk: 1033 metres (G <)</p>	
Overall ranking accessibility	Green: At least four facilities within threshold distance	
<p>800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.</p> <ul style="list-style-type: none">Green 4+ core services within above thresholdAmber 1 to 3 core servicesRed 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category - Allotments Or Community Growing Spaces: 0 metres	
Recycling facilities	Ashill Recycling Centre: 5905 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Church Of St. Mary (Grade II*): 153 metres	
Registered Park	Pickenham Hall: 6590 metres	
Scheduled Monument	Site of Commandry of St John of Jerusalem: 2679 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Wayland Wood: 916 metres	
Geodiversity site	Hockham: 8815 metres	
National Nature Reserve	Brettenham Heath: 14121 metres	
County Wildlife Site	New Plantation: 1437 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 4589 metres	
Ramsar	Redgrave & South Lopham Fens: 24225 metres	
Special Protection Area (SPA)	<p>Breckland 2767 metres. (Site Beyond 1.5km, HRA unlikely to be required.)</p> <p>Within Stone Curlew buffer: No</p>	
SSSI	Wayland Wood, Watton 916 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 3869 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice LLFA Assessment: No major surface water issues / constraints identified Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Watton. Currently no available headroom, but permit awaited to increase capacity for growth to come forward.	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): No comments Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

375 - Little Hudson Hall Farm, Watton		Alternative
Address: Little Hudson Hall Farm, Watton, IP25 6FE		
Greenfield	Site area: 1.54ha	Estimated capacity: 8 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Together Dental: 1345 metres (R >) Watton Medical Practice: 1047 metres (R >) Watton Sports and Social Club: 1356 metres (R >) Watton Library: 1376 metres (R >) Wayland Junior Academy Watton: 1039 metres (G <) Wayland Academy Norfolk: 1030 metres (G <)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category - Play Space: 180 metres	
Recycling facilities	Ashill Recycling Centre: 6553 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Vicarage (Grade II): 605 metres	
Registered Park	Breccles Hall: 6516 metres	
Scheduled Monument	Site of Commandry of St John of Jerusalem: 2979 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Wayland Wood: 88 metres	
Geodiversity site	Hockham: 7993 metres	
National Nature Reserve	Brettenham Heath: 13295 metres	
County Wildlife Site	Milestone Grove: 1208 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 3772 metres	
Ramsar	Redgrave & South Lopham Fens: 23435 metres	
Special Protection Area (SPA)	Breckland 2591 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Wayland Wood, Watton 88 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 3035 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice LLFA Assessment: No major surface water issues / constraints identified Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Watton. Currently no available headroom, but permit awaited to increase capacity for growth to come forward.	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): No comments Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

378 - Bells Field, Watton		Alternative
Address: Bells Field, Watton,		
Greenfield	Site area: 5.13ha	Estimated capacity: 30 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
<ul style="list-style-type: none">DentistDoctorLeisure CentreLibraryPrimary SchoolSecondary School	<p>Together Dental: 1403 metres (R >)</p> <p>Watton Medical Practice: 1102 metres (R >)</p> <p>Watton Sports and Social Club: 1393 metres (R >)</p> <p>Watton Library: 1436 metres (R >)</p> <p>Wayland Junior Academy Watton: 1121 metres (G <)</p> <p>Wayland Academy Norfolk: 1109 metres (G <)</p>	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
<p>800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.</p> <ul style="list-style-type: none">Green 4+ core services within above thresholdAmber 1 to 3 core servicesRed 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category - Play Space: 21 metres	
Recycling facilities	Ashill Recycling Centre: 6599 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Vicarage (Grade II): 652 metres	
Registered Park	Breccles Hall: 6232 metres	
Scheduled Monument	Site of Commandry of St John of Jerusalem: 2789 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Wayland Wood: 124 metres	
Geodiversity site	Hockham: 7747 metres	
National Nature Reserve	Brettenham Heath: 13140 metres	
County Wildlife Site	South-west of Griston Hall: 1081 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 3519 metres	
Ramsar	Redgrave & South Lopham Fens: 23155 metres	
Special Protection Area (SPA)	Breckland 2715 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Wayland Wood, Watton 124 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 2829 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice LLFA Assessment: No major surface water issues / constraints identified Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Watton. Currently no available headroom, but permit awaited to increase capacity for growth to come forward.	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): No comments Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

379 - South of Mallard Road, Watton		Alternative
Address: South of Mallard Road, Watton, IP25 6TT		
Greenfield	Site area: 8.39ha	Estimated capacity: 176 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
<ul style="list-style-type: none">DentistDoctorLeisure CentreLibraryPrimary SchoolSecondary School	Together Dental: 371 metres (G <) Watton Medical Practice: 605 metres (G <) Watton Sports and Social Club: 905 metres (R >) Watton Library: 283 metres (G <) Watton Westfield Infant and Nursery School: 135 metres (G <) Wayland Academy Norfolk: 436 metres (G <)	
Overall ranking accessibility	Green: At least four facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">Green 4+ core services within above thresholdAmber 1 to 3 core servicesRed 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category - Public Park Or Garden: 0 metres	
Recycling facilities	Ashill Recycling Centre: 4942 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	77-83, High Street (Grade II): 227 metres	
Registered Park	Pickenham Hall: 5411 metres	
Scheduled Monument	Roman settlement at Woodcock Hall: 1100 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Wayland Wood: 1221 metres	
Geodiversity site	Hockham: 8886 metres	
National Nature Reserve	Brettenham Heath: 13709 metres	
County Wildlife Site	Land east of Watton Fen: 157 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 4791 metres	
Ramsar	Redgrave & South Lopham Fens: 24479 metres	
Special Protection Area (SPA)	Breckland 1338 metres. (Site Less than 1.5km, HRA required.) Within Stone Curlew buffer: Yes	
SSSI	Wayland Wood, Watton 1220 metres	
Special Area of Conservation (SAC)	Breckland: 2933 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Watton. Currently no available headroom, but permit awaited to increase capacity for growth to come forward.	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): No comments	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
Armstrong Rigg on behalf of Orbit Homes LPR/CS4/DEV/379- consider criteria for assessing sites suitable and various comments made. Including noting the site should be considered as adjacent to and connected with existing settlement boundary, not separate from the boundary as assessed in Phase 1.	
Other objections	
None recorded as received	

380 - Pigeon Loft Swaffham Road, Watton		Alternative
Address: Pigeon Loft, Swaffham Road, Watton, IP25 6LA		
Greenfield	Site area: 0.92ha	Estimated capacity: 30 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Together Dental: 574 metres (G <) Watton Medical Practice: 883 metres (R >) Watton Sports and Social Club: 901 metres (R >) Watton Library: 540 metres (G <) Watton Westfield Infant and Nursery School: 667 metres (G <) Wayland Academy Norfolk: 1050 metres (G <)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category - Golf Course: 52 metres	
Recycling facilities	Ashill Recycling Centre: 4654 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	77-83, High Street (Grade II): 406 metres	
Registered Park	Pickenham Hall: 5190 metres	
Scheduled Monument	Roman settlement at Woodcock Hall: 1113 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Wayland Wood: 1820 metres	
Geodiversity site	Hockham: 9513 metres	
National Nature Reserve	Brettenham Heath: 14272 metres	
County Wildlife Site	Land east of Watton Fen: 520 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 5429 metres	
Ramsar	Redgrave & South Lopham Fens: 25113 metres	
Special Protection Area (SPA)	Breckland 1698 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Breckland Farmland 1698 metres	

Special Area of Conservation (SAC)	Breckland: 3366 metres
Agricultural Land	Grade 4
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
<p>Norfolk Local Lead Flood Authority advice LLFA Assessment: Moderate surface water issues / constraints identified which will require further assessment by LPA. Given the surface water / flooding constraints, the LLFA consider that the site is unlikely to be capable of accommodating the number (30) of dwellings proposed.</p> <p>Water Management Alliance advice No comments</p> <p>Anglian Water Water Recycling Centre - Watton. Currently no available headroom, but permit awaited to increase capacity for growth to come forward.</p>	
Other statutory consultees, agencies and organisations	
<p>Sport England: No comments</p> <p>Natural England (Nutrient Neutrality): No comments</p> <p>Natural England (Air Quality Screening): No comments</p> <p>Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.</p>	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

381 - Marley Road, Watton		Alternative
Address: Morley Farm, Watton,		
Greenfield	Site area: 2.20ha	Estimated capacity: 50 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Together Dental: 248 metres (G <) Watton Medical Practice: 469 metres (G <) Watton Sports and Social Club: 413 metres (G <) Watton Library: 288 metres (G <) Watton Westfield Infant and Nursery School: 534 metres (G <) Wayland Academy Norfolk: 884 metres (G <)	
Overall ranking accessibility	Green: At least four facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category - General: 0 metres	
Recycling facilities	Ashill Recycling Centre: 4857 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	77-83, High Street (Grade II): 217 metres	
Registered Park	Pickenham Hall: 5440 metres	
Scheduled Monument	Roman settlement at Woodcock Hall: 1482 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Wayland Wood: 1530 metres	
Geodiversity site	Hockham: 9409 metres	
National Nature Reserve	Brettenham Heath: 14300 metres	
County Wildlife Site	Land east of Watton Fen: 789 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 5254 metres	
Ramsar	Redgrave & South Lopham Fens: 24961 metres	
Special Protection Area (SPA)	Breckland 2023 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Wayland Wood, Watton 1529 metres	
Special Area of Conservation (SAC)	Breckland: 3623 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
<p>Norfolk Local Lead Flood Authority advice LLFA Assessment: Moderate surface water issues / constraints identified which will require further assessment by LPA</p> <p>Water Management Alliance advice No comments</p> <p>Anglian Water Water Recycling Centre - Watton. Currently no available headroom, but permit awaited to increase capacity for growth to come forward.</p>	
Other statutory consultees, agencies and organisations	
<p>Sport England: No comments</p> <p>Natural England (Nutrient Neutrality): No comments</p> <p>Natural England (Air Quality Screening): No comments</p> <p>Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.</p>	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

376a - Bunker 25 Elworthy Close (Former RAF Watton Bunker - may not be mapped), Watton		Alternative
Address: A bunker Site 25 Elworthy Close, off Portal Avenue, Watton, Thetford, IP25 6UQ		
Brownfield	Site area: 0.63ha	Estimated capacity: 26 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Together Dental: 2105 metres (R >) Watton Medical Practice: 1796 metres (R >) Watton Sports and Social Club: 1983 metres (R >) Watton Library: 2150 metres (R >) Wayland Junior Academy Watton: 1869 metres (G <) Wayland Academy Norfolk: 1858 metres (G <)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category - General: 217 metres	
Recycling facilities	Ashill Recycling Centre: 7192 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Rokeles Hall (Grade II): 774 metres	
Registered Park	Breccles Hall: 6267 metres	
Scheduled Monument	Site of Commandry of St John of Jerusalem: 2285 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Wayland Wood: 752 metres	
Geodiversity site	Hockham: 7925 metres	
National Nature Reserve	Brettenham Heath: 13494 metres	
County Wildlife Site	Watton Airfield (Army Training Area: 1177 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 3717 metres	
Ramsar	Redgrave & South Lopham Fens: 23188 metres	
Special Protection Area (SPA)	Breckland 3418 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	

SSSI	Wayland Wood, Watton 752 metres
Special Area of Conservation (SAC)	Norfolk Valley Fens: 3149 metres
Agricultural Land	Non Agricultural
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice LLFA unable to identify site in data provided.	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Watton. Currently no available headroom, but permit awaited to increase capacity for growth to come forward.	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): No comments	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

098 - Church Lane, Weasenham		Alternative
Address: Weasenham, PE32 2SS		
Greenfield	Site area: 0.91ha	Estimated capacity: 21 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Other settlement/village		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Bridge Street Dental Surgery: 10615 metres (R >) Litcham Health Centre: 5349 metres (R >) Swaffham Leisure Centre: 13814 metres (R >) Fakenham Library: 10685 metres (R >) Weasenham Primary Academy: 307 metres (G <) Litcham School: 5416 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunity to provide some accessibility to facilities through walking and cycling provision. May require significant infrastructure.	
Open Space	Category - Church: 22 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 17240 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Jackson Family Tomb Approximately 50 Metres To West Of Church (Grade II): 37 metres	
Registered Park	Lexham Hall: 4052 metres	
Scheduled Monument	Group of barrows in Weasenham Plantation: 1265 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Massingham Wood: 3188 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 6561 metres	
National Nature Reserve	Roydon Common: 14827 metres	
County Wildlife Site	Weasenham Plantation: 267 metres	
Local Nature Reserve	Litcham Common: 5473 metres	
Ramsar	Roydon Common: 14827 metres	
Special Protection Area (SPA)	Breckland 13711 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	River Wensum 4277 metres	

Special Area of Conservation (SAC)	River Wensum: 4277 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Weasenham St Peters, Weasenham All Saints. Area has 3 small WRCs - possible small scale growth may be feasible- but dependent upon location.	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided. Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

227 - School Road (See also 245), Weasenham		Alternative
Address: Weasenham,		
Greenfield	Site area: 2.54ha	Estimated capacity: 10 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Other settlement/village		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Bridge Street Dental Surgery: 9901 metres (R >) Litcham Health Centre: 5464 metres (R >) Swaffham Leisure Centre: 14276 metres (R >) Fakenham Library: 9968 metres (R >) Weasenham Primary Academy: 309 metres (G <) Litcham School: 5514 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Opportunity to provide some accessibility to facilities through walking and cycling provision. May require significant infrastructure.	
Open Space	Category - Public Park Or Garden: 25 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 17210 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Weasenham War Memorial (Grade II): 55 metres	
Registered Park	Raynham Park: 3512 metres	
Scheduled Monument	Group of barrows in Weasenham Plantation: 1733 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Rabys Wood: 3276 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 7023 metres	
National Nature Reserve	Roydon Common: 15096 metres	
County Wildlife Site	Weasenham Plantation: 798 metres	
Local Nature Reserve	Litcham Common: 5644 metres	
Ramsar	Roydon Common: 15096 metres	
Special Protection Area (SPA)	Breckland 14237 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	River Wensum 3612 metres	

Special Area of Conservation (SAC)	River Wensum: 3612 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed Water Management Alliance advice No comments Anglian Water Water Recycling Centre - Weasenham St Peters, Weasenham All Saints. Area has 3 small WRCs - possible small scale growth may be feasible- but dependent upon location.	
Other statutory consultees, agencies and organisations	
Sport England: No comments Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided. Natural England (Air Quality Screening): No comments Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

080 - Elm Close, Yaxham		Alternative
Address: Yaxham, NR19 1RW		
Greenfield	Site area: 0.38ha	Estimated capacity: 25 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
<ul style="list-style-type: none">DentistDoctorLeisure CentreLibraryPrimary SchoolSecondary School	<p>Beech House Dental Surgery: 3249 metres (R >)</p> <p>Toftwood Medical Centre: 2176 metres (R >)</p> <p>Dereham Leisure Centre: 2831 metres (R >)</p> <p>Dereham Library: 3235 metres (R >)</p> <p>Yaxham V A Primary School: 1535 metres (G <)</p> <p>Dereham Neatherd High School: 2976 metres (R >)</p>	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
<p>800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.</p> <ul style="list-style-type: none">Green 4+ core services within above thresholdAmber 1 to 3 core servicesRed 0 core services		
Walking and cycling	Some accessible facilities create opportunity to enhance walking and cycling access.	
Open Space	Category - General: 185 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 2230 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Boronia Cottage (Grade II): 169 metres	
Registered Park	Kimberley Hall: 8590 metres	
Scheduled Monument	Moated site W of Reymerston: 4617 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes The Broads SAC	
Ancient Woodland	Yaxham Wood: 1339 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 17518 metres	
National Nature Reserve	Foxley Wood: 12301 metres	
County Wildlife Site	Look East Orchard: 336 metres	
Local Nature Reserve	Litcham Common: 13437 metres	
Ramsar	Broadland: 25877 metres	
Special Protection Area (SPA)	<p>Breckland 15363 metres. (Site Beyond 1.5km, HRA unlikely to be required.)</p> <p>Within Stone Curlew buffer: No</p>	
SSSI	Badley Moor 1105 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 1105 metres	
Agricultural Land	Grade 3	

Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)

Flood Zone 3	Proportion of site area 0.00%
--------------	-------------------------------

Flood Zone 2	Proportion of site area 0.00%
--------------	-------------------------------

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - Mattishall. Capacity for growth up to approximately 250 dwellings.

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided.

Natural England (Air Quality Screening): No comments

Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.

Landowner/Site promoter comment:

None

Other objections

None recorded as received

093 - Land at Beech Farm Norwich Road Clint Road, Yaxham		Alternative
Address: Yaxham,		
Mostly Green	Site area: 0.72ha	Estimated capacity: 9 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
<ul style="list-style-type: none">• Dentist• Doctor• Leisure Centre• Library• Primary School• Secondary School	Beech House Dental Surgery: 3731 metres (R >) Toftwood Medical Centre: 3049 metres (R >) Dereham Leisure Centre: 3241 metres (R >) Dereham Library: 3705 metres (R >) Yaxham V A Primary School: 249 metres (G <) Dereham Neatherd High School: 3084 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">• Green 4+ core services within above threshold• Amber 1 to 3 core services• Red 0 core services		
Walking and cycling	Some accessible facilities create opportunity to enhance walking and cycling access.	
Open Space	Category - General: 951 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 2758 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Yaxham House (Grade II): 1060 metres	
Registered Park	Kimberley Hall: 7931 metres	
Scheduled Monument	Moated site W of Reymerston: 5213 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes The Broads SAC	
Ancient Woodland	Yaxham Wood: 1352 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 18552 metres	
National Nature Reserve	Foxley Wood: 11404 metres	
County Wildlife Site	Manor Farm Marsh: 597 metres	
Local Nature Reserve	Toll's Meadow, Wymondham: 13217 metres	
Ramsar	Broadland: 24606 metres	
Special Protection Area (SPA)	Breckland 16527 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Badley Moor 876 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 876 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Mattishall. Capacity for growth up to approximately 250 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided.	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Yaxham PC Beech Farm - RAG rated against policy, Yaxham already met allocation, site is not immediately adjacent, replacing with multiple buildings. Provided information demonstrating discrepancies between RAG assessment Council provided and RAG assessment Yaxham PC has completed.	
Landowner/Site promoter comment:	
None	
Other objections	
1 as received	

094 - Norwich Road, Yaxham		Alternative
Address: Yaxham, NR19 1RP		
Greenfield	Site area: 3.92ha	Estimated capacity: 90 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
<ul style="list-style-type: none">DentistDoctorLeisure CentreLibraryPrimary SchoolSecondary School	<ul style="list-style-type: none">Beech House Dental Surgery: 3174 metres (R >)Toftwood Medical Centre: 2268 metres (R >)Dereham Leisure Centre: 2721 metres (R >)Dereham Library: 3155 metres (R >)Yaxham V A Primary School: 894 metres (G <)Dereham Neatherd High School: 2762 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none">Green 4+ core services within above thresholdAmber 1 to 3 core servicesRed 0 core services		
Walking and cycling	Some accessible facilities create opportunity to enhance walking and cycling access.	
Open Space	Category - General: 59 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 2153 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Yaxham House (Grade II): 200 metres	
Registered Park	Kimberley Hall: 8281 metres	
Scheduled Monument	Moated site W of Reymerston: 4863 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes The Broads SAC	
Ancient Woodland	Yaxham Wood: 1206 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 17727 metres	
National Nature Reserve	Foxley Wood: 11799 metres	
County Wildlife Site	Manor Farm Marsh: 411 metres	
Local Nature Reserve	Toll's Meadow, Wymondham: 13508 metres	
Ramsar	Broadland: 25263 metres	
Special Protection Area (SPA)	Breckland 15742 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Badley Moor 750 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 750 metres	
Agricultural Land	Grade 3	

Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)

Flood Zone 3	Proportion of site area 0.00%
--------------	-------------------------------

Flood Zone 2	Proportion of site area 0.00%
--------------	-------------------------------

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - Mattishall. Capacity for growth up to approximately 250 dwellings.

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided.

Natural England (Air Quality Screening): No comments

Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.

Yaxham PC Norwich Road - land separating Yaxham and Clint Green, outside boundary, excessive density, greenfield site and lack of sewerage provision. Difference between Breckland Parish RAG rating and Yaxham PC rating - can this differences be considered. Provided information demonstrating discrepancies between RAG assessment Council provided and RAG assessment Yaxham PC has completed.

Landowner/Site promoter comment:

Lanpro on behalf of Glavenhill Glavenhill supports the allocation of site reference LPR/CS4/DEV/094 off Norwich Road, Yaxham for

90 new dwellings (in line with the Illustrative Concept Masterplan drawing reference 4555_0001(A)

previously submitted by Badger Homes in response to the earlier Local Plan call-for-sites process) in the

emerging Local Plan.

Glavenhill understands that Badger Homes will soon complete delivery of the permitted housing scheme

off Roundhouse Way and as such exhaust housing supply/delivery within the village. It is therefore clear

that additional housing land should be allocated in line with the Illustrative Concept Masterplan to meet

market demand and local affordable housing needs.

Glavenhill is also very concerned that site reference LPR/CS4/DEV/094 promoted by Badger Homes has not

been properly assessed in Site Assessment Phase 1 Site Profile assessment (prepared in December 2023)

for the following reasons:

- There would be no adverse visual and/or landscape impacts on the surrounding landscape as a

result of this site's allocation in the new Local Plan as the site is screened on all sides by existing

mature hedgerows and existing/committed built development along both Norwich Road and

Roundhouse Way. The lack of overall existing landscape quality and sensitivity in the area

surrounding the promoted site that is confirmed in the Appeal decision relating to the current

Roundhouse Way scheme is also not properly considered in the RAG scoring undertaken to-date.

As such it is not clear why this site was scored 'amber' as opposed to 'green' in the Site Assessment

Phase 1 Site Profile undertaken in December 2023;

- Furthermore as the promoted site is surrounded on three sides by existing built development within

the village of Yaxham it is further not clear why the site was this site was RAG scored "amber" as

opposed to 'green' in the "Built up area" scoring in the same Site Assessment Phase 1 Site Profile

prepared in December 2023;

- It is a planning fact that the promoted site is bounded on three sides by the existing defined

settlement boundary for the village of Yaxham. As such again it is not clear why the site was scored "amber" as opposed to 'green' in the "Settlement boundaries" scoring in the Site Assessment Phase

1 Site Profile prepared in December 2023; and

- Badger Homes is clearly well advanced in the construction of their consented dwellings off

Roundhouse Way and as they are already on-site it is further clear that the site is certainly

deliverable in the next 5-years. As an arable field with existing service connections from the

previous scheme the site is also free from any development constraints. As such it is not clear why

the site was scored "amber" as opposed to 'green' in the "Available (timeframe)" scoring in the Site

Assessment Phase 1 Site Profile prepared in December 2023.

This RAG assessment has also not had regard to the planned delivery of some 5.52 ha of new publicly

accessible open space under the scheme being promoted by Badger Homes. The Council will be aware that

such an approach would (1) offset nutrient neutrality to deliver a first phase of immediate housing delivery

to maintain employment levels within the site; and (2) further accords with the Government's community

health, well-being and biodiversity improvement objectives outlined in paragraphs 102 and 180 of the

National Planning Policy Framework.

As such, and for all the above reasons Glavenhill supports the Badger Homes proposal for the Norwich

Road site and contends it should be included as a housing site in the future preferred options version of the

emerging Local Plan.

Other objections

2 as received

135 - Paper Street 2, Yaxham		Alternative
Address: Yaxham, NR19 1AB		
Greenfield	Site area: 2.35ha	Estimated capacity: 71 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
<ul style="list-style-type: none">DentistDoctorLeisure CentreLibraryPrimary SchoolSecondary School	<p>Beech House Dental Surgery: 3815 metres (R >)</p> <p>Mattishall Surgery: 2753 metres (R >)</p> <p>Dereham Leisure Centre: 3316 metres (R >)</p> <p>Dereham Library: 3784 metres (R >)</p> <p>Yaxham V A Primary School: 267 metres (G <)</p> <p>Dereham Neatherd High School: 3023 metres (R >)</p>	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
<p>800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.</p> <ul style="list-style-type: none">Green 4+ core services within above thresholdAmber 1 to 3 core servicesRed 0 core services		
Walking and cycling	Some accessible facilities create opportunity to enhance walking and cycling access.	
Open Space	Category - General: 1497 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 2924 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Quaker House (Grade II): 932 metres	
Registered Park	Kimberley Hall: 7914 metres	
Scheduled Monument	Moated site W of Reymerston: 5764 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes The Broads SAC	
Ancient Woodland	Yaxham Wood: 1851 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 18860 metres	
National Nature Reserve	Foxley Wood: 10709 metres	
County Wildlife Site	Manor Farm Marsh: 909 metres	
Local Nature Reserve	Toll's Meadow, Wymondham: 13242 metres	
Ramsar	Broadland: 23965 metres	
Special Protection Area (SPA)	<p>Breckland 17163 metres. (Site Beyond 1.5km, HRA unlikely to be required.)</p> <p>Within Stone Curlew buffer: No</p>	
SSSI	Mattishall Moor 207 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 686 metres	
Agricultural Land	Grade 3	

Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)

Flood Zone 3	Proportion of site area 0.00%
--------------	-------------------------------

Flood Zone 2	Proportion of site area 0.00%
--------------	-------------------------------

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - Mattishall. Capacity for growth up to approximately 250 dwellings.

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided.

Natural England (Air Quality Screening): No comments

Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.

Yaxham PC Paper Street - Yaxham already met allocation, site is not immediately adjacent to settlement boundary and is over 5% policy limit. Provided information demonstrating discrepancies between RAG assessment Council provided and RAG assessment Yaxham PC has completed.

Landowner/Site promoter comment:

None

Other objections

3 as received