



Draft Local Plan - Full Update

Preferred Options

(Regulation 18)

October 2025



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1. Introduction

- 1.1 The Council has prepared this Draft Local Plan to set out a strategy, vision, and planning framework for the future development of Breckland. It is based on a robust evidence base that takes account of the projected population change for the area and assesses the level of development that will be required to support the needs of this population.
- 1.2 The Draft Local Plan also takes account of the Council's other plans and strategies to ensure they can be supported by the planning framework. It is important that economic growth is not wholly constrained through the planning system, and that there is a choice of land available to meet the District's needs and aspirations whilst protecting the intrinsic attractiveness and quality of Breckland's rural areas, market towns and villages.
- 1.3 The emerging Breckland Local Plan aims to establish requirements for growth and development in the District for the period 2024 to 2042. This 18-year time frame enables the Council to shape and guide development in the District and
 - Set a spatial vision and strategy for the District, with clear economic, social, and environmental objectives.
 - Meet the needs and aspirations of Breckland's residents.
- 1.4 The draft Local Plan contains the following elements:
 - A Spatial Portrait setting out the conditions that exist in Breckland and highlighting issues to be addressed within the document.
 - A Strategic Vision highlighting how Breckland will be at the end of the plan period in 2042, and how this will be achieved.
 - Spatial Objectives which all new development will be required to meet to implement the Local Plan.



- Strategic Policies and Development Management Policies which will guide development to ensure the delivery of the strategic vision and objectives for the area.
- Site allocations, establishing new locations where the principle of new development to meet the needs for growth in Breckland is confirmed.
- The Local Plan Policies Map which can be found [here](#).

The Adopted Local Plan

- 1.5 The current Local Plan comprises: Breckland Local Plan 2019 (as updated 2023);
- Saved policies within the Thetford Area Action Plan 2012 and Site-Specific Policies and Proposals Plan 2012. Those policies and proposals that will continue to be saved are in Appendix 3.
 - Made Neighbourhood Plans

Communities and Neighbourhood Planning

- 1.6 Town and Parish Councils are an integral part of maintaining vibrant and successful communities. The Localism Act 2011 created a power of general competence for Parish and Town Councils, created the concept of neighbourhood planning and also rights for communities to bid to take on responsibility for assets and services.
- 1.7 Town and Parish Councils are statutory consultees within the planning process and can respond to planning matters. This is done by providing local knowledge, raising areas of priority, informing, and adding value to process.
- 1.8 If requested by a Town or Parish Council, Article 13 of the Town & Country Planning (General Development Procedure) Order 2015 requires the Local Planning Authority to inform the relevant town and Parish Council of planning applications.
- 1.9 The Local Planning Authority must take into account the representations received by the town or Parish Council. However, that does not mean that the Local Planning



Authority will necessarily decide an application as the Parish Council have indicated they feel it should be decided. This is for several reasons:

- The Local Planning Authority is only entitled to take into account planning related matters. The comments of Town and Parish Councils are not always related to planning issues.
- The Local Planning Authority will receive advice from their professional officers on how the application should be dealt with. A Town or Parish Council may not usually receive such professional advice.
- The Local Planning Authority must take into account the representations of others, apart from the Town and Parish Councils, especially the observations of other consultees, both the statutory/non-statutory consultees, as well as the neighbours of the developments, and the applicant etc.

1.10 Whilst the representations of the Town and Parish Councils are important, they are not necessarily entitled to any more weight than any other representations, e.g. neighbours and statutory consultees. For example, a consultation response from the highways officer on an application may not have any adverse comment on the proposed access for a particular development affecting a highway.

1.11 A Town and Parish Council may take the view that the access is dangerous. Members of the planning authority may question their officers about such a difference in opinion, but the highway authority's view should normally stand, because, if there is an appeal to the Planning Inspectorate, the Council must be able to support the reasons for refusal in its decision.

The role of neighbourhood plans

1.12 Under the provisions of the Localism Act 2011, local communities now can prepare their own Neighbourhood Plans. Neighbourhood Plans enable communities to play a much stronger role in shaping their areas and in supporting new development proposals. A Neighbourhood Plan forms part of the development plan and sits

alongside the Local Plan prepared by the Local Planning Authority. Decisions on planning applications will be made using both the Local Plan, the Neighbourhood Plan and any other material considerations. Planning applications are decided in accordance with the development plan, unless material considerations indicate otherwise. It is for the decision maker in each case to determine what is a material consideration and what weight to give to it. Plans can also be supported by powers for communities to grant planning permission for new development directly through Neighbourhood Development Orders and Community Right to Build Orders.

- 1.13 In Breckland, neighbourhood plans are prepared by Town or Parish Councils. Several Neighbourhood Plans have been, or are being, prepared by communities within the District and, once approved by the Council, each Neighbourhood Plan will form part of the Development Plan. As the new Local Plan progresses and gains weight, any made Neighbourhood Plans, or those currently being prepared, should be reviewed by the qualifying bodies that prepared the Neighbourhood Plans, to ensure they remain consistent with the most recent national and local planning policy.
- 1.14 It is important to note that Neighbourhood Plans cannot propose less development than that set out in an up-to-date Local Plan. Neighbourhood Plans are required to meet the basic conditions as set out in legislation. One element of this is that a Neighbourhood Plan must be in general conformity with the strategic policies contained within the Local Plan. This means that they should not conflict with the agreed spatial planning objectives for Breckland as set out in this Plan.
- 1.15 Paragraph 20 of the NPPF sets out that strategic policies are those that set out an overall strategy for the pattern, scale and design quality of places and make sufficient provision for:
 - a) Homes (including affordable housing), employment, retail, leisure and other commercial development.

- b) Infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management and the provision of minerals and energy (including heat).
- c) Community facilities (such as health, education and cultural infrastructure).
- d) Conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.

Appendix 4 sets out these policies

NP1: Neighbourhood Planning

The Council will support the production of Neighbourhood Plans that are in general conformity with the strategic policies contained in national planning policy and this Local Plan. The strategic policies are those set out in Appendix 4 of this Plan.

Neighbourhood Plans which are being prepared or reviewed after the Local Plan is adopted can allocate additional sites for development within their town or village. However, they cannot propose less development than that set out in this Local Plan. When the new Local Plan is adopted all neighbourhood plans should be reviewed by the relevant Parish and Town Councils to ensure that they will be (or remain) consistent with the Local Plan as well as the prevalent national planning policy.

At April 2025 designated Neighbourhood areas are:

Attleborough, Croxton, Brettenham, Kilverstone, Dereham, Griston, Kenninghall, Mattishall, Necton, New Buckenham, Rocklands, Saham Toney, Sporle and Palgrave, Swaffham, Swanton Morley, Watton and Yaxham

The Local Plan: What you have told us so far



- 1.16 Preparation of this draft Local Plan has been informed by a number of phases of consultation and engagement on issues and options in Breckland. This has included:
- Issues and Options Consultation Paper, March 2023
 - Alternative Development Options, Settlements and Initial Site Findings, January 2024.
 - Regulation 18 Draft Plan July 2024
- 1.17 The Council launched its first stage of consultation on the emerging Local Plan Full Update with publication of an Issues and Options consultation document in March 2023. This consultation document set out for discussion the key opportunities and challenges for growth and development in Breckland and posed questions about the direction the District may take in relation to issues including:
- Changes to the vision and objectives
 - Housing development amount and location
 - Providing the right type of homes
 - The economy
 - The built environment
 - The natural environment
 - Climate change
 - Transport
 - Infrastructure
- 1.18 Throughout each stage of engagement, opportunities to respond both online and in writing to the Council have generated significant responses. The engagement undertaken through 2023 to 2025 has also enabled a conversation to progress with Breckland's residents, stakeholders and Parish and Town Council representatives about the future direction for Breckland.
- 1.19 Feedback has highlighted the importance of avoiding major loss of greenfield land in the countryside to support large new settlements and a preference for what



growth may be required being directed to the locations and settlements best served by existing infrastructure and services or opportunities for enhancement to address expanded requirements of growth. The existing character and attractiveness of Breckland's towns and villages is highly valued, although existing issues such as traffic congestion are noted. Whilst, locally, many respondents consider their settlement faces shortfalls in infrastructure such as GPs or bus services to enable growth, there is also a widely recognised understanding of the need for new and affordable quality housing in Breckland to meet residents' needs.

- 1.20 A summary of the comments and officer responses to feedback received is outlined within the Breckland Local Plan Issues and Options Consultation Report May 2024.

Integrated Assessment

- 1.21 Integrated Assessment (incorporating Sustainability Appraisal and Strategic Environmental Assessment, Equality Impact and Health Impact) is a key component of the Local Plan process. The preparation of this document has been informed by an Integrated Assessment (IA) report that assesses the social, economic, and environmental impacts of policies and proposals. A draft IA Report has been prepared to accompany this Plan which draws together an assessment of these conditions and their effects and identifies key spatial issues that the Local Plan needs to address.

Next steps

- 1.22 The programme for preparation of this Local Plan is included in the latest Local Development Scheme, approved in March 2025.
- 1.23 This Draft Local Plan is part of Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 as amended, an informal stage of engagement and consultation on preparation of the Local Plan. Comments received at this stage will be reviewed and responded to and will inform a final publication or

Pre-submission Draft Local Plan that will be published in Autumn 2026. Before the Local Plan is adopted by the Council, the Draft Local Plan will be submitted to the Government. The Secretary of State will appoint an independent Inspector who will undertake an Examination of the soundness of the proposed Local Plan. This is expected in late 2026 early 2027 before final adoption of the Local Plan by the Council in 2027.

- 1.24 Responses are sought on the draft policy and proposals included in this draft Local Plan with six weeks of its publication by 23:59 on 15th December 2025.

- 1.25 Comments must be made in writing and can be submitted:

Online at:

<https://www.breckland.gov.uk/Regulation-18>

By email to:

LocalPlan@breckland.gov.uk

By post to:

Planning Policy Team

Breckland District Council

Elizabeth House



Walpole Loke

Dereham

Norfolk

NR19 1EE



2. Spatial Portrait for Breckland

- 2.1 Over the Local Plan period the population of the District is projected to increase by 23,700 people, with this increase being particularly strong in older age groups (65% of the growth is projected to be in age groups 65 and over). National data shows that, with birth rates falling nationally, there is also projected to be a decline in the number of children. In Breckland the quality of life is good, with official crime rates being low and generally decreasing. However, there are pockets of health and disability related deprivation, notably in some of the Thetford wards. The average age of Breckland residents is increasing, and this raises issues for health, the level and distribution of appropriate service provision, the economy and the housing market.
- 2.2 The Market Towns of Thetford and Attleborough are key areas for growth, with significant Sustainable Urban Extensions (SUEs) already committed through the current Local Plan (2023) and other planning permissions. The Market Town of Dereham has an important administrative, employment and retail function and is well positioned to accommodate additional growth if current challenges regarding transport and congestion are addressed. The Market Towns of Swaffham and Watton serve as administrative and service centres but are also a focus for retail, where they provide a good range of services for day-to-day needs of local residents and the rural hinterlands, as well as providing employment opportunities. There are a number of larger villages in the District which have a good range of services. However, there are a number of rural parishes with very few or no services, including some which are amongst the most deprived in Norfolk in terms of accessibility.
- 2.3 The regional centre of Norwich exerts a sphere of influence over much of the District. The sub-regional centres of King's Lynn, Bury St. Edmunds, Brandon, Diss and Fakenham, whilst not having as great an influence as Norwich, have a relationship with parts of the District closest to them. Communities in Breckland

look primarily towards the Norwich area for employment, higher order retail, transport and service provision, such as hospitals. Increasingly, the south of the District, along with settlements along the A11 corridor, is attracting housing and employment development that links Norwich with other regional centres, such as Cambridge and the M11 Corridor. This corridor remains a key area for future housing and business growth.

- 2.4 Agriculture, advanced engineering and manufacturing logistics, along with forestry, are the dominant business sectors with professional, scientific technical and food processing not far behind. In 2021 manufacturing employment provided around 17.4% of all employment in the District and whilst, not growing as quickly as other sectors, the Housing and Economic Development Needs Assessment (HEDNA) 2025 indicates it will continue to support 14% of employment in 2026. Other important sectors of employment in Breckland include wholesale and retail, providing 9.7% of total employment in the District, administration and support at 8.7% and healthcare at 9.7%.
- 2.5 Given the rural nature and dispersed pattern of settlements, movement in the District is primarily by private car. With a high level of interdependency on higher order centres, Breckland, like many other rural authorities, has a high rate of commuting to work. Two trunk road routes run across the District and Breckland's strategic position is emphasised by good road connections offered by the A47 and A11. The A47 links Dereham and Swaffham with Norwich to the east and King's Lynn to the west and further afield to Peterborough and the A1(M), while the A11 links Attleborough and Thetford with Norwich to the north-east and Newmarket, Cambridge and the M11 to the south-west. Major infrastructure improvements and improved transport links such as the completion of the A11 dualling are attracting new businesses, as well as enabling existing ones to flourish through increased connectivity. Further improvements are planned for the A47 trunk road with the A47 dualling Nationally Significant Infrastructure Project (NSIP). This work is expected to



be completed by 2027 and will complete the dualling of the route between Dereham and Norwich.

- 2.6 The remaining parts of Breckland are served by a network of non-trunk "A" category, secondary and minor roads, including Watton, which is linked by the A1075 to Dereham to the north and Thetford to the south, as well as by the B1108 to Norwich to the east.
- 2.7 Rail investment is a regional commitment. Thetford and Attleborough are connected to the national rail network with regular services to Norwich and Cambridge, and beyond to London, the Midlands and north of England. Public transport services in the District are principally provided by bus and focus on linking the District's market towns with shopping and employment destinations at Norwich, King's Lynn, and Bury St. Edmunds. There are more infrequent services in the rural areas, linking villages with their local town, principally on market days.
- 2.8 Wages are relatively low in comparison with the national and regional averages. This is reflected through the lower level of qualifications of people in the District and the lower level of skills required by many of the available jobs. Although there is a high proportion of people living and working in the District, many higher qualified workers are travelling out of the District to access higher paid and higher skilled work. 75.7% of the working age population are in employment, compared to 77.8% across the East of England and a national average of 75.8% across Great Britain. Unemployment in the District is very low and has been consistently below both the national and county figures. Breckland recorded 51,650 workforce jobs in 2025 (Breckland HEDNA, 2025). Baseline economic forecasts (Oxford Economic, Housing and Economic Development Needs Assessment (HEDNA) 2025) suggest employment growth may slow over the Plan period relative to the past. However, further alternative forecasts developed in the Housing and Economic Development Needs Assessment (HEDNA) indicate that growth of at least 14% over the Plan period to 2042 is feasible.

- 2.9 The functional linkages between where people live and work help to define the housing market for Breckland, which cuts across various Local Planning Authority administrative boundaries. The Housing and Economic Development Needs Assessment (HEDNA) has reviewed and confirmed that Breckland remains part of the Central Norfolk Housing Market Area (HMA), focused upon Norwich as the key regional hub. However, greatest migration flows for Breckland are shown to be with South Norfolk, with the second highest flows with Norwich. Kings Lynn, West Norfolk, and West Suffolk all establish important migration relationships with Breckland.
- 2.10 Breckland is a diverse District for biodiversity, landscape, and heritage. It takes its name from The Brecks, which is a nationally unique landscape and habitat of sandy heath, forest and arable farmland, found in the west and south of the District. This habitat contains a number of nationally important bird species such as Stone Curlew, Woodlark and Nightjar. Large swathes of The Brecks are protected by National and European designations. Elsewhere, the character of Breckland is clay farmland, punctuated with woodland, occasional river valleys and dispersed settlement. The historic character of Breckland's settlements is recognised by 50 separate Conservation Areas and over 1,500 Listed Buildings.
- 2.11 Breckland also has an interesting geodiversity; it is an area of lowland glacial landscape overlying chalk bedrock. Its special landforms include pingos, patterned ground and fluctuating meres. Many of these features are recognised as being of regional and national importance.
- 2.12 The District is one of the driest areas of the country and availability of water resources is an issue with the increasing pressure for development. Climate change remains a significant challenge over the longer term, with the expectation of warmer, wetter winters and drier, hotter summers, reduced water resources and more frequent and extreme weather events. The release of greenhouse gases, particularly carbon dioxide, is the main contributing factor towards climate change.

Human activity is a direct cause, with road traffic a significant emitter of carbon dioxide.

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



3. Breckland's Spatial Vision and Objectives

- 3.1 National guidance promotes a Local Plan which reflects a collective vision, incorporating priorities from neighbourhoods, businesses and local organisations which should reflect the strategic priorities for the area. It is important that the vision for Breckland sets out the Council's aspirations for the future of the District and is one that will guide how it will look in the future.
- 3.2 It is the Council's aim that the vision for Breckland should:
- Reflect local circumstances and that the Local Plan is prepared with the objective of achieving sustainable development in the context of Breckland's rural nature, reflecting the aspirations of local communities.
 - Align with other key strategies and plans produced by the Council, key partners, and the wider community.
 - Set out the strategic objectives for the District. The strategic objectives facilitate delivery of the District Council's strategic priorities which reflect the requirements of the NPPF as well as local aspirations.
- 3.3 The Local Plan presents an opportunity to develop a high-level vision that encompasses all the elements that should now act as key drivers for the growth and continued success of the District. It also offers the opportunity to detail a plan that is unique to Breckland, seeks to address the specific rural nature but, at the same time, aligns with the requirements of national policy. It is the long-term spatial vision that will create the framework for the development of policies and proposals to be included in the Local Plan. This vision emphasises local distinctiveness, with a focus upon delivery, in line with the context of positive growth that is put forward in the Government's National Planning Policy Framework (NPPF). The NPPF highlights that sustainable development is about making economic, environmental and social progress for this and future generations. It gives expression to other strategies and



programmes including economic development, education, housing, health, environmental protection, and culture.

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

3.5 The Corporate Plan 2024 to 2028 sets out three overarching themes:

- **Inspiring Communities** – Enabling everyone to lead happy, healthy, and fulfilling lives.
- **Thriving Places** – Creating opportunities for skilled jobs and economic growth.
- **Working Smarter 2035** – Protecting our environment – now and for future generations; and putting customers first by delivering quality, value-for-money services that meet their needs.

3.6 Within this a number of key outcomes and strategic priorities are relevant to and inform the Local Plan's approach including ambitions to:

- Reduce the District's carbon footprint and enable residents to take action themselves.
- Protect and enhance our outstanding local environment.
- Improve the health and wellbeing of Breckland's residents with provision to leisure facilities and wellbeing activities.
- Ensure our residents have suitable, safe, and secure homes and improve housing supply in Breckland.
- Ensure our towns and villages are truly sustainable, meeting changing needs of local populations and catering to a new model for leisure and retail.
- Secure and attract investment and make the District an attractive place for new and growing businesses.



Breckland's Strategic Vision

Breckland's towns and rural areas will have developed in a sustainable manner appropriate for the rural nature of the District, in alignment with any future partnership working with nature, biodiversity and green infrastructure strategies. Building on its achievements and strengths to improve quality of life for the next generation of residents, as well as an improved experience for visitors, it will be better placed to attract investment and jobs into the District.

Breckland's communities will be more sustainable, inclusive, prosperous, safe, healthy, and vibrant. The economy will be diversified and well connected, with a growing number of skilled workforce and population. New growth will be holistically balanced between improved high-quality development and protection of the built and natural environment, ensuring that the dDistrict adapts to, and mitigates against the impacts of climate change and facilitates carbon neutrality (net zero emissions).

New development will be directed to locations that are co-ordinated with transport provision, have good access to support existing services, community facilities and open space. Outside the strategic development areas, a balanced approach to housing development and delivery of affordable housing in the market towns and rural areas, will improve the housing land supply and address the affordability challenge, providing for all types of housing need. This will be achieved whilst delivering planned growth and the infrastructure required to support development so that communities can grow in a sustainable and cohesive manner.

New employment will not only be located to take advantage of the improved transport links offered by the A11 and A47 corridors and partnership work with adjacent local authorities, but also be directed to the most sustainable locations where they assist in providing the right balance between the local rural economy and that of the wider District and of Greater Norwich. Local distinctiveness will be reflected through positive

approaches towards the rural economy, where appropriate development will be helping to sustain and enhance local services and identities, allowing them to grow and assist in helping rural communities adapt and thrive.

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

Breckland will continue to cherish the natural, built and historic environment, which make the District unique, and will safeguard them, not just for their intrinsic value, but also to help attract investment and visitors to the area. Breckland's towns and villages will have retained the features that provide their character. Breckland's most sensitive landscapes and habitats will be protected from harm and enhanced with measures to ensure important watercourses are protected from nutrient pollution and enhanced with biodiversity net gain, driving forwards nature recovery.

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

Strategic Objectives

3.7 Development in the Right Place

- Contribute to sustainable development through the reflection of the vision and aspirations of the local communities for Breckland.
- Assist in the creation and maintenance of inclusive, environmentally sustainable communities, making the best and most efficient use of previously developed land, buildings, and resources.



- Make sure the majority of development is focused into areas where services are available and where facilities can be supported.
- To adapt to and mitigate against the impacts of climate change.

3.8 Meeting Housing Need

- Deliver housing that meets the needs of the community and local economy through the concentration of development in the Strategic Development Areas (SDAs), Market towns, where services and facilities can be supported, and Key Service Parishes, Primary Parishes, Secondary Parishes and Tertiary Parishes, whilst giving recognition to the need for small scale and appropriate development in rural areas to support rural communities and services.
- Support the development and maintenance of a balanced housing market and a variety of housing types, improving the supply of affordable housing and housing that meets the needs of all local people, including for older people and those with specialist needs, and that and which supports economic and community development.
- To encourage high quality, sustainable and safe design for places and spaces, in both the private and public realm, which respects the character and local distinctiveness of Breckland's communities and aligns with the objectives of the Breckland Design Guide 2024.

3.9 Promoting a Strong Economy

- Promote and support economic growth in sustainable and accessible locations in a flexible manner, diversifying the urban and rural economic base of the District to enable a prosperous mix where investment is encouraged, skills are developed and retained and new and existing businesses are supported.
- New employment will be located to take advantage of the improved transport links offered by the A11 and A47 corridors and partnership work with adjacent local authorities, whilst also directing growth to sustainable locations elsewhere,



where they assist in providing the right balance between the local rural economy and that of the wider District and of Greater Norwich.

- Develop the local economy and meet local employment needs by providing a sufficient number and variety of employment locations and opportunities, at the same time ensuring the specific qualities of the local environment are not damaged.
- Promote the vitality and viability of town centres, including the nighttime economy, and support the retention of existing rural services;
- Provide for improved broadband connections, especially in rural areas.

3.10 Creating a Rich Environment

- Contribute to the positive management of change in the historic environment, protecting, enhancing, and maintaining the unique qualities and character of Breckland, the wider landscape and setting, and its designated and non-designated heritage assets for the future.
- Promote a safe and healthy environment and high-quality design, minimising the impacts of development, including making effective use of land, improving biodiversity, using natural resources sustainably, minimising waste and pollution and mitigating and adapting to climate change, including moving to a low carbon economy, ensuring a good quality of life and sense of place.
- Protect, conserve, and enhance the natural environment, valuing green infrastructure for the many functions it performs.
- Ensure the ongoing protection of key habitats for protected species, achieve biodiversity net gain and secure nutrient neutrality.

3.11 Thriving Communities

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



- To protect and enhance community facilities and services and maximise their accessibility.
- To encourage and facilitate a sense of community and belonging and make sure decisions are made at community level, where possible, through implementation of the Breckland Local Plan and through Neighbourhood Planning.



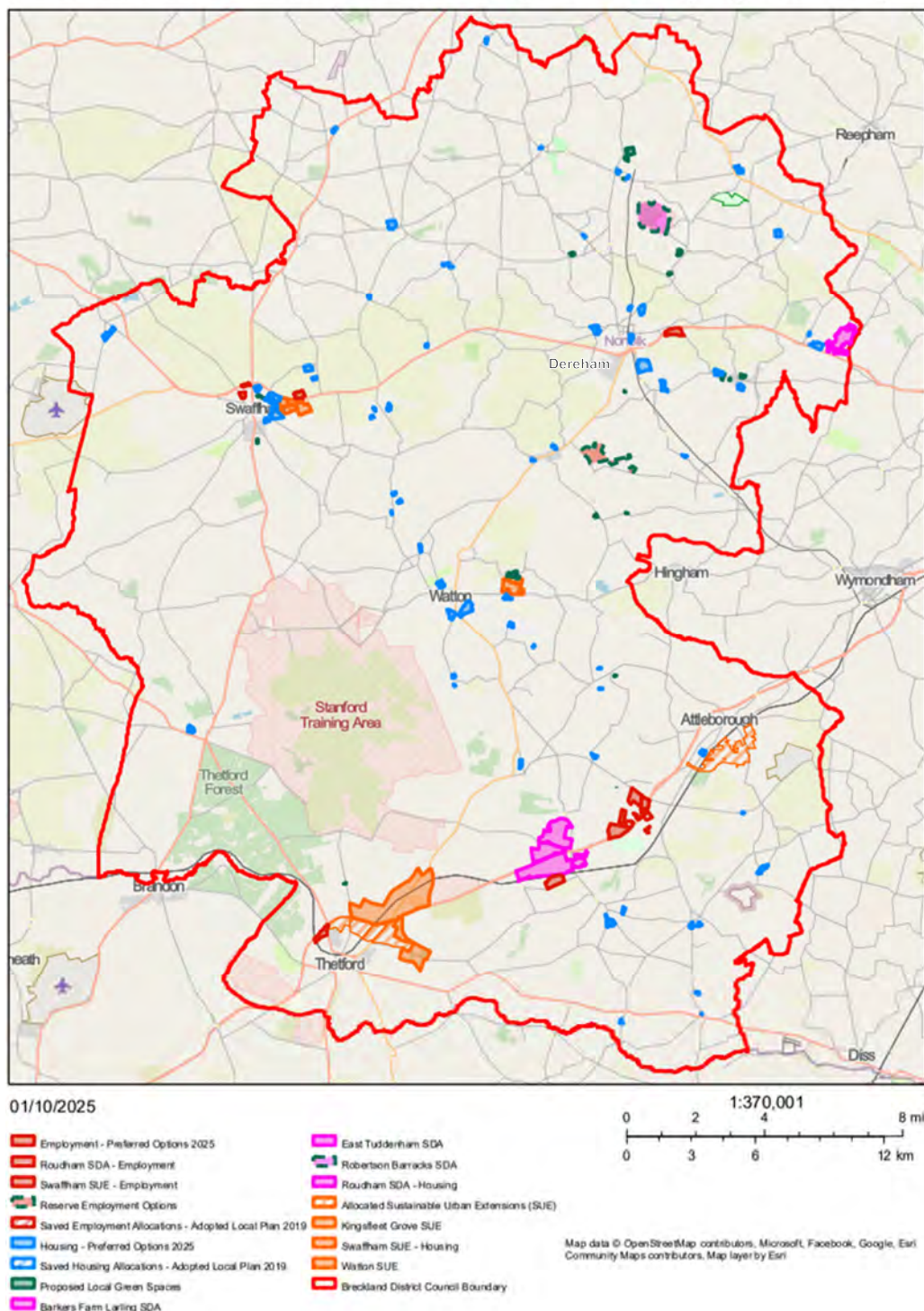
Breckland Draft Local Plan – Key Diagram

3.12 The interactive map for the Breckland Draft Local Plan can be viewed online via the following link:

<https://www.breckland.gov.uk/article/19942/Local-Plan-Full-Update-2024-2042>

3.13 An outline map of the key aspects of the map can be found below.

Breckland Local Plan - Preferred Options 2025 (Regulation 18)



4. Design and Sustainable Development

- 4.1 At the heart of the NPPF, for both plan-making and decision-taking, there is a *"presumption in favour of sustainable development"*. This means that Local Authorities should positively seek opportunities to meet the development needs of their Districts. National Policy (NPPF paragraph 7) advises that the purpose of the planning system is to contribute to sustainable development and that, through the planning system, gains should be sought jointly through the three dimensions: economic, social, and environmental. Sustainable development is about facilitating the creation of jobs and homes, improving the conditions in which people live, work, travel and take leisure, creating the conditions for better design and achieving gains in nature.
- 4.2 This involves seeking positive improvements in the quality of the built, natural, and historic environment as well as in people's quality of life. In developing the Local Plan it is important not only to have regard to national policy, but also to reflect and interpret policy with regard to the rural nature of the District and the aspirations of the local community. Local Plans should meet objective needs based on robust evidence, and they should be able to be applied in a flexible manner to adapt to rapid change, unless any adverse impacts of doing so would significantly outweigh the benefits, or specific policies indicate development should be restricted. They should also reflect local distinctiveness.
- 4.3 Plans must be prepared with the objective of achieving sustainable development that reflects the vision and aspirations of local communities, reflecting local circumstances. As a predominantly rural, sparsely populated District, the dispersed nature of its population presents many challenges both for residents and for the delivery and provision of services. Difficulty in accessing services, limited communications network (including broadband), reliance on the private car, the

potential of social isolation and increased household costs are issues that, whilst not exclusively rural, can be exacerbated by Breckland's rural characteristics.

- 4.4 Whilst planning cannot directly overcome market forces and change personal behaviour, it can help to encourage positive behaviours and trends to ensure that rural communities and settlements do not stagnate and decline but, instead, meet the needs of all generations of their communities; particularly the needs of younger households and those on lower wages. It can also assist in improving the appropriate provision of services and facilities, as well as helping to strengthen community cohesion, parish and family ties.
- 4.5 The NPPF advises that, to boost the supply of housing, Local Planning Authorities should use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area. With regard, specifically, to rural areas, the NPPF advises that authorities should be responsive to local circumstances and plan housing development to reflect local needs in a sustainable manner.
- 4.6 Paragraphs 83 and 84 clearly set out that, to promote positive development, 'housing should be located where it will enhance or maintain the vitality of rural communities' and 'should avoid new isolated homes in the countryside unless there are special circumstances.' However, it should be recognised that travel by car will still be an essential option for many people living in remote rural areas.
- 4.7 In order to deliver the vision of the Local Plan there are a number of principles that development will be tested against. Policy GEN 01 Development Principles sets the context for key considerations that will form the basis within this plan and future decision making.
- 4.8 These general Site Development Principles are designed to be read in conjunction with other policies of the plan and must be considered when assessing all development proposals.



Setting and coalescence

- 4.9 The spaces between buildings, groupings and settlements are an integral part of the character of Breckland and are often of great importance to local communities. Determining where coalescence of settlements or places may give rise to problems will vary between different locations, based on the character of the area and its landscape. For example, the village of Saham Toney is distinct from the nearby town of Watton, despite their proximity, and any development that encroached on that distinctiveness could prove harmful to the settlements' local character and identity.

Materials and design

- 4.10 The adopted Breckland Design Guide and design policies within this Local Plan must be considered and referred to when proposing development in Breckland. Proposals are expected to demonstrate a strong design ethos and an understanding of their context. For larger sites and developments, the Council will require the submission of detailed masterplans and evidence of the design influences that have been integrated into the proposals.

Accessibility

- 4.11 Accessibility is a key principle of good design and sustainable development. At the highest level, development proposals should be located within easy reach of a range of services (via walking, cycling and public transport), along with existing or newly provided footpaths linking a development to local services and facilities.

Environment

- 4.12 The built and natural environment is valued by many that choose to live, work, and invest within Breckland. Policies within this Plan detail how these valued assets will be protected and utilised in the delivery of sustainable development.

Brownfield land



- 4.13 To minimise the loss of greenfield land and, in accordance with the NPPF, the most effective use should be made of previously developed land, vacant sites, derelict sites and buildings. The Council maintains a brownfield register of sites that could be suitable for redevelopment and has sought to include these within this Plan.

Pollution

- 4.14 Developments should aim to minimise their impact on the environment and neighbouring properties and will be expected to avoid potentially conflicting uses. This includes those that are likely to give rise to noise, dust, light, vibration, or other pollutants.
- 4.15 Air quality is a particular issue in some areas of the District. Whilst, on the whole, the District has low levels of air pollution there are some areas, such as Swaffham, where levels of pollution have historically exceeded recommended limits and have previously been designated as “Air Quality Management Areas” (AQMA).

Flood Risk

- 4.16 The NPPF requires a flood risk assessment for sites of 1 hectare or more. As of April 2015 all major planning applications have to demonstrate the use of sustainable drainage as part of their development and the Lead Local Flood Authority (LLFA) is a statutory consultee on such applications.

Crime prevention

- 4.17 Well-designed places should promote a sense of security. It is important that crime, or the fear of crime, does not undermine our quality of life or community cohesion. Design can contribute to increased surveillance, access and control and has important roles in potentially crowded areas in incorporating counter terrorism measures.



Health and wellbeing

4.18 The design of new developments can have a major influence on community health and wellbeing. Good design can:

- Encourage physical activity.
- Support social interaction.
- Utilise and incorporate green infrastructure such as parks, play areas, public open space (POS) and places for wildlife.
- Create safe, accessible streets and public spaces.
- Provide quality, affordable, and adaptable homes.
- Support movement and access through walking and cycling.
- Provide access to healthy food choices.
- Provide access to employment opportunities and economic development.
- Support social infrastructure including health care facilities.
- Ensure hazards to health or wellbeing are removed or minimised.

4.19 A Health Impact Assessment (HIA) enables the identification and assessment of what the likely effects of a proposed development are on the health and wellbeing of the community. Where the HIA identifies a potential health impact, actions to address and improve health outcomes are identified.

High pressure fuel pipelines

4.20 High pressure fuel pipelines cross areas of Breckland. High pressure onshore pipelines are classified by the Health and Safety Executive (HSE) as a major hazard and, as a result, the Local Planning Authority has a statutory duty to notify the HSE as a consultee for any planning proposals. Through pre-application discussions, developers should give consideration to whether development would impinge on any long-distance pipeline safeguarding areas or easements.



GEN 01: Design and Sustainable Development

All new development in the District must be of high-quality design. Proposals for development will be approved where it can be demonstrated that they would accord with the policies of this Plan and the Breckland Design Guide. Key elements to be considered include:

- a) The importance of retaining the separate identity of individual settlements or other important distinct areas;
- b) The reduction in crime and the fear of crime;
- c) Improvements to the built and natural environment;
- d) Consideration of health and well-being.

All development proposals should minimise and, where possible, reduce all emissions and other forms of pollution, including light and noise pollution, and ensure no deterioration in air and water quality. Proposals will be refused where, individually, or cumulatively, there are unacceptable impacts arising from the development on:

- e) The natural environment, general amenity, and the tranquillity of the wider rural area, including noise and light pollution;
- f) Health and safety of the public;
- g) Air quality
- h) Surface and groundwater quality.

Spatial development Strategy

- 4.21 National Planning Policies set out principles which define an overall framework that Local Planning Authorities should use to define where best to focus growth. It is the role of the Local Plan to use these principles to outline the most appropriate means



to plan for the area and to set this out in a spatial strategy. This strategy broadly defines where most development will be focused and the scale of development is appropriate in identified parts of the area.

- 4.22 Paragraph 22 of the NPPF considers that strategic policies should look ahead over a minimum 15 year period from adoption, to anticipate and respond to long-term requirements and opportunities, such as those arising from major improvements in infrastructure and that where larger scale developments such as new settlements or significant extensions to existing villages and towns form part of the strategy for the area, policies should be set within a vision that looks further ahead (at least 30 years), to take into account the likely timescale for delivery.
- 4.23 In Breckland new development will be directed to locations that are co-ordinated with transport provision, have good access to support existing services, community facilities and open space. A balanced approach to housing is proposed with a range of delivery on Strategic Development Areas (SDA), the five market towns and the most sustainable villages which, collectively, will assist the delivery of housing to meet both the wider needs of the District as well as local needs in both rural and urban areas. By planning for growth across all the District the plan aims to improve housing land supply that addresses the affordability challenge, provides for all types of housing need, whilst delivering planned growth and the infrastructure required to support development so that communities can grow in a sustainable and cohesive manner. This spatial development hierarchy is set out in Policy GEN 02, Parish Hierarchy and the Spatial Development Strategy (SDS).

Strategic Development Areas (SDA)

- 4.24 The Plan identifies three Strategic Development Areas (SDA). An SDA is an area of land that meets the following criteria:
- It sits outside the settlement boundaries of a town and is unrelated to an existing settlement.



- It is typically larger in size and scale than other development sites and involves comprehensive planning for multiple uses such as schools, employment, and health and leisure facilities.
- It is planned to include necessary infrastructure (roads, utilities, etc.) and potentially contribute to improvements in existing infrastructure.
- It is designated for residential-led development, but they can also include commercial, employment, or other mixed-use components.
- It is part of long-term strategic planning for growth and development in the District.

Sustainable Urban Extensions (SUE)

4.25 The Plan identifies three Sustainable Urban Extensions (SUE). In comparison with an SDA, a Sustainable Urban Extension (SUE) involves the planned expansion of an existing Market Town which utilises and adds to existing services and facilities. The Planning Portal glossary defines a Sustainable Urban Extension as a development that:

4.26 *'Involves the planned expansion of a city or town and can contribute to creating more sustainable patterns of development when located in the right place, with well-planned infrastructure including access to a range of facilities, and when developed at appropriate densities.'*

GEN 02: Parish Hierarchy and Spatial Development Strategy

The following Parish Hierarchy sets out the Spatial distribution of new development within the Plan Period. All other Parishes in Breckland not listed in this policy are to be considered as Other Parishes. Most new development and approximately 75% of new housing development is directed to three Strategic Development Areas (SDA), the three Sustainable Urban Extensions (SUE) and to the following Market Towns:

Strategic Development Areas (SDA)

- a) East Tuddenham SDA
- b) Barkers Farm SDA
- c) Roudham & Larling SDA

Sustainable Urban Extensions (SUE)

- d) Swaffham SUE
- e) Watton SUE
- f) Thetford SUE

Market Towns:

Attleborough, Dereham, Swaffham, Thetford, Watton.

Key Service Parishes:

Approximately 6% of new housing development is directed to the following Key Service Parishes:

Harling, Mattishall, Necton, Shipdham and Weeting.

Primary Parishes

Approximately 7% of new housing development is directed to the following Primary Parishes:

Banham, Bawdeswell, Great Ellingham, Kenninghall, Litcham, Mundford, Narborough, North Elmham, Old Buckenham and Swanton Morley.

Secondary Parishes

Approximately 5% of new housing development is directed to the following Secondary Parishes:



Ashill, Beetley, Besthorpe, Carbrooke, Caston, Fransham, Garboldisham, Gressenhall, Griston, Hockering, Hockham, Lyng, New Buckenham, North Lopham, Rocklands, Saham Toney, Scarning, Sporle, Yaxham.

Tertiary Parishes

Approximately 1.5% of new housing development is directed to the following Tertiary Parishes

Beeston, Brisley, Colkirk, Garvestone Reymerston & Thuxton, Gooderstone, Great Dunham, Mileham, Quidenham, Shropham, South Lopham, Thompson, Weasenham St Peter

Other Parishes,

All the remaining Parishes not listed above are categorised as 'Other Parishes'.

Other Parishes are included within the definition of open countryside where proposals for development will not be considered appropriate. However, minor proposals for new housing that address local need may be considered acceptable. In total, capacity in Other Parishes could provide 2% of new housing development.

Employment and commercial development:

Maximising the potential of the District for economic growth, strategic employment opportunities are identified in relation to the A11 and A47 corridors.

Local employment opportunities will be included as part of the mixed-use proposals on the three SUEs and on the three SDAs.

The Robertson Barracks: A Potential Future Development Site

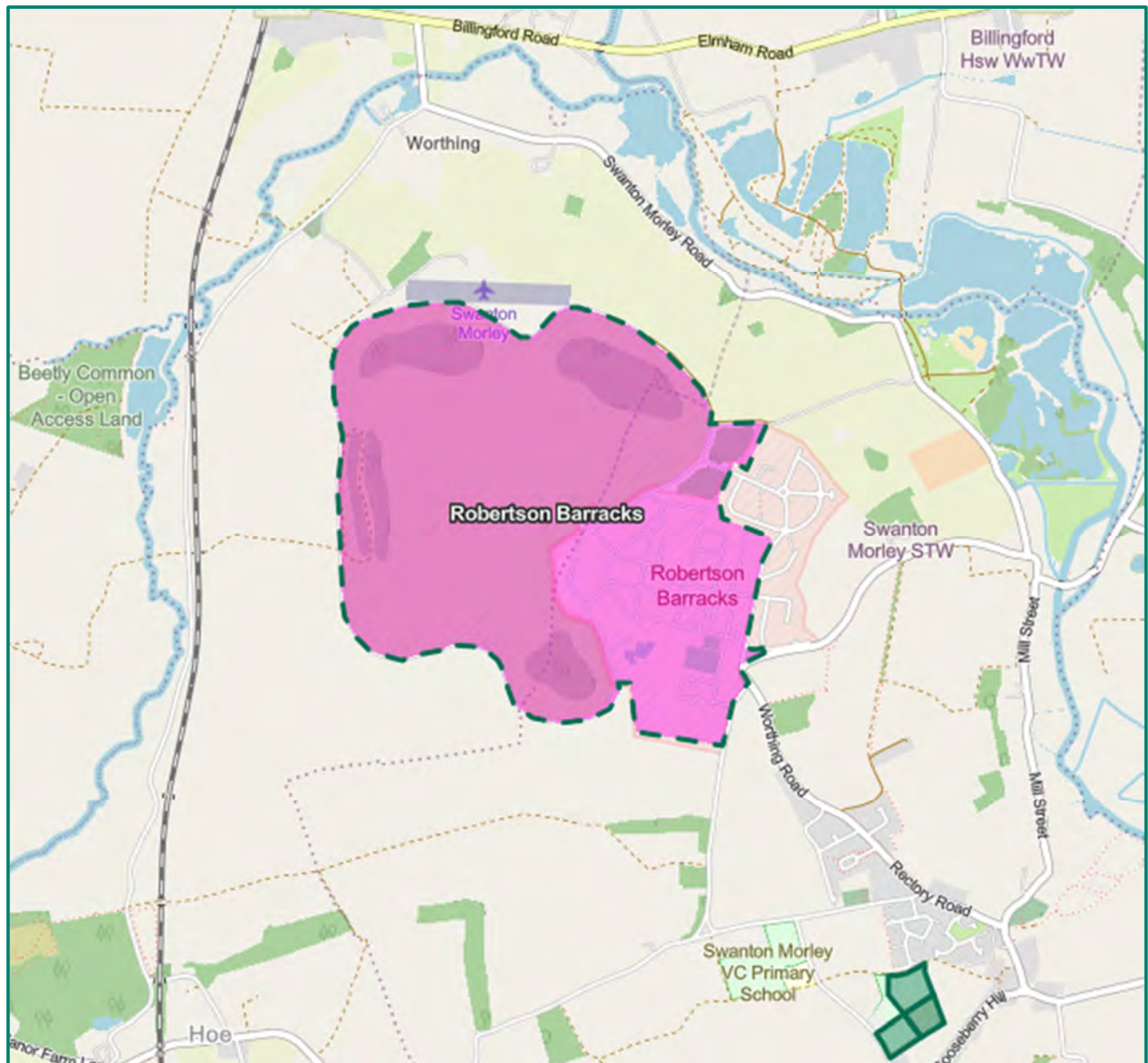
- 4.27 The Robertson Barracks is located within the Parishes of Swanton Morley and Hoe & Worthing in the northeastern part of Breckland. The Barracks has been identified as surplus to military requirements and is expected to close in 2031. The Defence

Infrastructure Organisation (DIO) is, therefore, considering the feasibility of potential development opportunities and has been working with Breckland Council as part of the Local Plan Review Process.

- 4.28 Breckland Council recognises the potential of the Robertson Barracks, as identified on the Policies Map, being suitable, in principle, for the delivery of new residential-led development which could include new homes, employment, recreational and community uses.
- 4.29 The DIO are currently exploring the scale of development and possible future uses in collaboration with the Council, key stakeholders, including the relevant highway authorities and the local communities. At this stage, it is considered that the site could create a new sustainable community of potentially up to 2,000 high-quality homes, subject to further technical assessment and approval.
- 4.30 The Council considers that whilst these discussions remain ongoing there can be no certainty as to the type and scale of development that can be delivered from the site within the timeframe of this Local Plan. As well as the development within the site itself, there are some key access, highway capacity and safety issues that are yet to be resolved in respect of the site. In essence, these relate to the local road network around the site and wider highway linkages to the main urban areas including Dereham and Norwich and the Strategic Highway Network (A47). The Council will continue to work with promoters and key stakeholders, including National Highways and Norfolk County Council, on these issues. The Council will address the potential of the site as part of the next review of the Local Plan or if satisfactory solutions can be found before that time, will consider a planning application that could boost the supply of housing delivery within this plan period. The Council identifies this site as a longer-term development opportunity within this Plan, as development would provide flexibility in planning and allow for a more strategic approach to development over time.



RB 1: Robertson Barracks



RB 1: Robertson Barracks

The Council considers that the Robertson Barracks Site is a longer-term development opportunity and safeguards it as a potential residential-led mixed use development site.

The Council will continue to work with the promoters of the site and key statutory undertakers to determine appropriate future opportunities and uses for the site, having regard to the site's opportunities and constraints and wider impacts of any proposals.

Development will be subject to compliance with other policies in this Local Plan, including on-site provision of the required proportion of affordable housing and appropriate contributions towards education, provision and monitoring of public open space and play areas, as well as other infrastructure, services and other community needs as agreed with the Local Planning Authority.

A masterplan should be prepared, submitted to and approved by the Local Planning Authority prior to the determination of a planning application, in accordance with an agreed statement of community involvement to include the following development principles and a high quality design approach that:

- a) Establishes a deliverable integrated access and transportation strategy which emphasises sustainable accessibility and traffic restraint and allows for the effective management and mitigation of any impact of vehicular traffic from the site on the local highway network as well as connectivity and permeability within and between the site and beyond, including links with Swanton Morley, Dereham and the A47 and east to Norwich.
- b) Creates an inclusive, resilient, and safe community in which people of all ages have good access to high quality homes that meet housing needs.
- c) Demonstrates a high-quality design reflecting the Breckland Design Guide.



- d) Includes the provision of area wide economic and social infrastructure and services, including (but not limited to) the provision of / access to local employment opportunities, local shops and community uses, education, primary health care, water supply, Broadband and power supply.
- e) Where feasible and appropriate, repurposes existing buildings on site to deliver housing, community or employment uses.
- f) Incorporates the natural setting with rewilding, enhanced green infrastructure and access to more green space and playing fields.
- g) Retains areas of historic significance and commemorates the military heritage of the Barracks.
- h) Achieves high quality, locally distinctive, energy efficient and flood resilient design which accords with the most recent LLFA guidance addresses identified risks from all sources of flooding and mitigates against potential sources of noise and air pollution.
- i) Demonstrates measures to address Nutrient Neutrality and Biodiversity Net Gain in accordance with national policies and guidance.
- j) Delivers a minimum of 25% affordable housing with an 90/10 split between rented affordable housing and low-cost affordable home ownership products.
- k) Provides for a nursing care facility
- l) Ensures 25% of the total dwellings are built to the M4(2) accessible and adaptable standards and 5% to M4(3).
- m) Provides an area of public open space of a quantum appropriate to the size of the development in accordance with Policy ENV 12 of this Plan.

This evidence would then inform the next iteration of this Local Plan and/or Local Plan Review, and/or:



A masterplan, for the site to be prepared and a proposal submitted and considered in accordance with the policies in this Local Plan.

Built Form

- 4.31 National policy and planning guidance provide advice and set the principles for development in a rural area that can inform the Council's approach to Plan making. However, it is largely silent on the principle and use of settlement boundaries.
- 4.32 The National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) encourages opportunities for housing and jobs that meet rural needs and are directed to locations that will maintain and enhance rural communities. The PPG advises that development appropriate to helping to meet the needs of sustainable rural communities should be enabled and cautions against blanket restrictions on development in specific types of settlement.
- 4.33 The Council is proposing the adoption of a criteria-based approach that it considers has the potential to protect the character of settlements and the countryside whilst enabling sustainable development. A criteria-based approach is an effective and flexible decision-making tool that can achieve enhanced outcomes for protecting both the character of settlements and the countryside. Neighbourhood Plan updates could, if desired, implement local Settlement Boundaries informed by the strategy and criteria for growth established in the Local Plan.
- 4.34 Whilst a criteria-based approach is less familiar, a well developed and implemented policy would provide the potential to protect the character of settlements and the countryside whilst enabling development necessary to meet the area's locally identified needs. For example, the delivery of elderly or special needs



accommodation, self and custom build, extra care or sheltered housing, housing for rent, or for veterans.

GEN 03: Built Form

The built-up area includes residential, community, retail and employment buildings which are predominantly surrounded by other buildings and fall within the built-up area boundary. However, the defined built-up area will also include:

- a) Any buildings located on the edge of settlements which relate closely to the functioning of the existing settlement, economically and/or socially, but excludes recreational facilities.
- b) Areas of open space, sports and recreational facilities, allotments, caravan sites, churchyard and cemeteries which are predominantly surrounded by and integral to the existing built-up area and are defined by strong boundary treatments.
- c) Areas of land that are immediately adjacent to existing built development including that immediately adjacent to existing roads and footpaths that directly serve existing development.

The built-up area will exclude:

- d) Undeveloped land that is allocated for new development or that has extant planning permission for new development that is yet to commence. Where a new development is completed, this becomes the new built-up area where it accords with the criteria in this Policy.
- e) Any land which extends into the open countryside and does not benefit from a degree of enclosure through strong boundary treatments.
- f) Any areas of undeveloped land where the character of the land primarily relates to the open countryside e.g. sections of large residential curtilages.
- g) Open space, outdoor sports, and recreational spaces on the edge of the settlement.



- h) Land where development would have an unacceptable adverse impact on the landscape or character of the view or vista concerned
- i) Any undeveloped land which forms an important visual break in the landscape which contributes positively to the character of the surrounding area.
- j) Any undeveloped land which affords critical views from a public vantage point to and from listed buildings or designated conservation areas.
- k) Any ribbon development attached to the main part of the settlement where the buildings relate more to the surrounding countryside than to the main part of the settlement.
- l) Agricultural land, woodland, meadow, areas of water and natural habitats that penetrate the built form or sections of large residential curtilages where the character of the land primarily relates to the countryside.
- m) Farmsteads, associated agricultural buildings on the edge of a settlement.
- n) Sporadic small-scale groups of dwellings in the open countryside, which are not classed as small villages and hamlets.

GEN 04: Development and the Built Form

The principle of development on allocations set out in this Plan, together with sites with extant planning permission, is considered to be acceptable.

1. In the Market Towns, Key Service Parishes, Primary Parishes, Secondary Parishes and Tertiary Parishes, as defined in this Plan, development will be permitted where it is within or immediately adjacent to the built form of a settlement. The exceptions to this are proposals for:



- HOU 07 - Affordable Housing Exception Sites
 - HOU 09 - Single Plot Exception Sites
 - HOU 10 - Housing for the Elderly and Specialist Care (2 or more dwellings)
 - HOU 11 - Self and Custom Build Homes
- Where proposals must be well related to the Built Form.
2. Land within Other Parishes and all land outside of the built form is designated as open countryside.
 3. All proposals must accord with other applicable policies in the development plan.



5. Housing

Development Requirements

- 5.1 A key purpose of the Local Plan is to set out the required number of new homes that will be provided to meet the identified need. Local Authorities are required by the NPPF to objectively assess the development needs for their area and plan to meet these needs in full.
- 5.2 Paragraph 62 of the NPPF sets out the expectations upon Local Authorities in developing strategic policies for housing growth, stating that these should be informed by a local housing needs assessment, conducted using the standard method in national Planning Practice Guidance (PPG). In 2023, the Council commissioned a Housing and Economic Development Needs Assessment (HEDNA) for Breckland District to help inform the Local Plan. In context of preparation of a new Local Plan, the HEDNA provides updated evidence on:
- The overall need for homes taking into account demographics, national policy and economic growth.
 - The need for affordable and other types of housing, including specialist housing needs.
 - The quantity and quality of employment land available and suitability of existing sites.
 - Future employment land needs and if there is a need for any new land allocations.
- 5.3 In 2025 the HEDNA was updated to reflect the new mandatory housing requirement for Breckland that was introduced by Government in December 2024. In accordance with the NPPF, the HEDNA uses the standard method as the starting point for establishing a housing requirement for the District. For Breckland, this figure is 920 dwellings per annum. Across the Plan Period of 2024 to 2042, this is the equivalent of 16,560 homes.

- 5.4 Paragraph 72 of the NPPF states that strategic policies should include a trajectory illustrating the expected rate of housing delivery over the plan period and all plans should consider whether it is appropriate to set out the anticipated rate of development for specific sites. Local Planning Authorities should monitor their deliverable land supply against their housing requirement, as set out in adopted strategic policies. Appendix 2 sets out the trajectory. This is a step change housing trajectory that is non-linear. The Plan proposes a number of large sites that will take some time to deliver new housing. It is anticipated that there will be a significant acceleration in the rate of new homes being built in the middle and latter years of the plan period. For monitoring purposes, the annual requirement figure of 920 dwellings per year will be adopted.

Call for Sites

- 5.5 Preparation of this draft Local Plan commenced in 2022 with a call for sites, seeking input from residents, landowners, developers and other stakeholders regarding areas of land that they may consider suitable for housing or economic development or that may be suitable to designate as areas of Local Green Space. In December 2024 the Government published the revised NPPF alongside mandatory housing targets. For Breckland this increased the target from 625 dwellings per annum to 903.
- 5.6 Given the significant increase in housing that is required by Government to be delivered, a further call for sites was undertaken in 2025 in relation to sourcing additional housing land. The call for sites also asked for potential sites for gypsy and traveller provision. Furthermore, the Government has committed to doubling onshore wind energy by 2030 and has removed the de facto ban on onshore wind in England, in place since 2015. Further, the NPPF states that the 'planning system should support the transition to net zero by 2050. The Call For Sites, therefore, included a call for land for all renewable energy in order for the Council to consider identifying suitable areas for renewable and low carbon energy.

- 5.7 An initial Phase 1 Assessment of the Call for Sites in relation to potential housing development was published in January 2024. This draft Local Plan is supported by a Phase 2 Assessment, further outlining the assessment and site selection process that has resulted in identification, for consultation, the Preferred Housing Allocations within this draft Plan.

Housing supply

- 5.8 It is important to note that the Plan Period is 2024 to 2042. Therefore, dwellings completed between 2024 and 2025, sites with an existing planning permission for housing or existing housing allocations in the current Local Plan where the Council remains confident that development will come forward within the new plan period, will be taken into account as part of the overall housing need.

Completions and commitments

- 5.9 Between 2024 and 2025 a total of 505 dwellings were completed. As of September 2025, there were 5,5204 dwellings on sites with planning permission that are deliverable by 2042. A further 606 dwellings are on allocations in the current Local Plan or Made Neighbourhood Plans that are saved and carried forward into this Plan. The total number of dwellings that are commitments / saved allocations or completions is 6,631 dwellings.

Windfall development

- 5.10 The windfall allowance, which is considered a part of the anticipated supply, has been calculated on a basis consistent with NPPF & PPG. There is compelling evidence that this will provide a reliable source of supply. The allowance is realistic and has regard to historic windfall delivery rates and expected future trends.
- 5.11 Paragraph 75 of the NPPF also allows the Plan to include an allowance for windfall sites as part of anticipated supply, where there is compelling evidence that they will provide a reliable source of supply. Breckland is a largely rural District with many



small villages which have grown slowly and incrementally over hundreds of years. This pattern of slow change has continued and a number of new homes are created each year by the development and redevelopment of small sites as “*windfall development*”.

- 5.12 Many of the villages in Breckland are not considered suitable for medium to large scale planned development which would be allocated in the Local Plan. Development in those areas identified as countryside is restricted, but national policy generally allows for small sites and infill plots to come forward within most settlements.
- 5.13 Windfall itself is made up of a number of sources and it is important to note that such sites can come forward within settlements and from policies contained within the Plan and national policy, such as the policies that support community led planning, rural workers’ accommodation needs, affordable housing exception schemes, the reuse of buildings, allocations contained in future Neighbourhood Plans and from permitted development rights, including those around the conversion of rural buildings. There is strong evidence to show that small site windfall development will continue to form an important part of the overall housing supply in the District over the coming years. The 5-year Housing Land Supply Report shows that Breckland has a strong track record of windfall delivery. Historical evidence as set out in the annual 5-year Housing Land Supply Report shows that over the last 14 years, the average annual windfall development on minor sites is 192 units. The Council is adopting a precautionary approach to expected delivery from windfall sites of 150 dwellings per year. This equates to 2,250 additional homes from 2027. This represents a 22% reduction on past windfall delivery rates over the Plan Period.

Attleborough Sustainable Urban Extension

- 5.14 Outline planning permission for the Attleborough Sustainable Urban Extension (SUE) was granted in March 2020 for 4,000 homes, a link road and other

infrastructure such as a wastewater treatment works, two primary schools, local and neighbourhood centres, community facilities and public open space. Since then, Homes England, the UK Government’s housing and regeneration agency, has purchased the first parcel of land. Homes England is working with Breckland District Council and local stakeholders to turn these plans into reality.

Thetford Sustainable Urban Extension

5.15 The Thetford Urban Extension is a major mixed-use development site on the northern side of Thetford, adjacent to the A11. The town’s railway station, with connections to Norwich, Cambridge and London, is also close by. The housing site element totals a planned 5,000 home development. The scheme is planned to be delivered in five phases over a 20-to-25-year period. Set within a sustainable mixed development, including housing, local retail, allotments, playing fields and publicly accessible parkland, this development will be attractive to companies looking for a new build, in an affordable, well-serviced location with good transport links. The development is under construction with 3 outlets (Sub-Phase 1a (Hopkins Homes and Tilia Homes) and Sub-Phase 1b (Taylor Wimpey).

Sites previously allocated in the 2019 Breckland Local Plan

5.16 As of April 2023 there were 606 dwellings on sites allocated for housing in the existing Local Plan. These sites are still considered to represent a sustainable form of deliverable development they are carried forward into this Plan. These are set out in Table 5.1.

Table 5.1 - Sites with allocations in Breckland Local Plan (2019) or Neighbourhood Plans (April 2025)

Reference	Town / Parish	Site name	Dwellings
(LP[025]029)	Dereham Allocation 4	Land to the rear of Dereham Hospital	60



(LP[097]008)	Swaffham Allocation 2	Land off New Sporle Road (North)	75
(LP[104]008 & LP[104]019)	Watton Allocation 1	Land off Saham Road	160
(LP[001]009)	Ashill	Land between Church Street and Hale Road	20
(LP[044]005)	Hockering	Land to the east of Heath Road	25
(LP[051]003)	Kenninghall	Land off Powell Close	15
(LP[067]011)	Necton	Land between North Pickenham Road and Masons Drive	15
(LP[085]006)	Shipdham Allocation 2	Land west of Brick Kiln Lane	55
Allocations in the Saham Toney Neighbourhood Plan			61
Allocations in the Swanton Morley Neighbourhood Plan			61

Totals	606

Table 5.2 Summary of Breckland's housing land supply at September 2025

Parish	Completions	Commitments	Remaining Allocations	Total	Delivery by 2042
Attleborough	13	544	0	557	547
Attleborough SUE	0	4,000	0	4,000	975
Dereham	39	757	60	856	863

Swaffham	64	275	75	414	414
Thetford	4	56	0	60	60
Thetford SUE	60	4,644	0	4,704	1,590
Watton	8	145	160	313	313
Market Towns	188	10,421	295	10,904	4,765
Totals					
Key Service	86	383	70	539	539
Parishes					
Primary	136	427	135	698	698
Parishes					
Secondary	61	236	106	403	403
Parishes					
Tertiary	7	83	0	90	90
Parishes					
OtherParishes	27	106	0	133	133
Rural Areas	317	1,235	311	1,863	1,863
Totals					
TOTALS	505	11,656	606	12,767	6,628

HOU 01: Breckland's Housing Requirement

To enable the District to meet future housing needs the Local Plan sets a minimum requirement for delivery of at least 17,388 (including a 5% buffer) new homes between

1 April 2024 and 31 March 2042, to ensure an average minimum provision of 920 dwellings per annum.

Housing development strategy

- 5.17 A key purpose of the Local Plan is to set out the strategic distribution of development. The distribution of housing is one of the most significant issues that the Local Plan must address through the allocation of land and the setting of policies to guide development. The future direction of growth is required to follow the Parish Hierarchy outlined within the policies in this Local Plan. Determining how much and where development is allocated is essential in delivering sustainable development and essential community infrastructure. The Locational Strategy sets out the broad approach to development within the District.
- 5.18 Paragraph 72 of the NPPF requires strategic policy-making authorities to have a clear understanding of the land available in their area through the preparation of a Strategic Housing Land Availability Assessment (SHLAA). From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability.
- 5.19 A suitable supply of housing sites is required based on ensuring specific, deliverable sites for five years following the intended date of adoption; and specific, developable sites or broad locations for growth, for the subsequent years 6 to 10 and, where possible, for years 11 to 15 of the remaining Plan Period.
- 5.20 NPPF additionally directs that at least 10% of housing requirements should be met on sites no larger than one hectare unless there are strong reasons why this 10% target cannot be achieved. Measures to support small site, community-led development, self-build and custom-build housing are required.
- 5.21 Paragraphs 82 and 83 of NPPF further establish that, in rural areas, planning policies and decisions should be responsive to local circumstances and support housing

developments that reflect local needs. This includes supporting opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs.

5.22 Overall, the NPPF has established that the Local Plan must provide sufficient homes across the District to enable sustainable development, meet the needs of residents and support the viability and sustainability of communities.

5.23 Within Breckland, identifying a strategy for housing development to achieve these aims is heavily shaped by a number of key considerations:

- The extensive rural nature of the District.
- The main A road highway network, A47 and A11.
- The Parish Hierarchy and relative capacity of each Parish to accommodate growth.
- The Brecks Special Protection Area (SPA).
- The Stanford Training Area

Parish Hierarchy

5.24 Based on the feedback from the public consultation from earlier stages of the preparation of the Local Plan the Council has adopted an updated Parish Hierarchy methodology. The update details a revised scoring system for services, with score weighting based on using an average of the service provision across parishes; this created criteria bands between high, medium and low provision.

5.25 Further review using local-based knowledge developed a new rural Parish Hierarchy containing 5 categories: Key Service Parishes, Primary Parishes, Secondary Parishes, Tertiary Parishes with remaining parishes identified as Other Parishes. This is set out in the Parish Hierarchy Topic Paper that supports this Plan.

The Brecks Special Protection Area (SPA)



- 5.26 The Brecks Special Protection area (SPA) covers over 39,434 ha of heathland, forest and arable farmland across the Districts of Breckland, West Suffolk and a small part of Kings Lynn and West Norfolk. The Brecks is of European significance to birdlife and was designated in 2006 as a Special Protection Area (SPA) under the European Council's Directive on the Conservation of Wild Birds. The Brecks habitat is important for a range of ground-nesting birds including the Stone Curlew, Woodlark and Nightjar.
- 5.27 The National Planning Policy Framework gives further guidance. Paragraph 188 states that the *'presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site'*.
- 5.28 This is a key consideration in the determination of the Development Strategy and, therefore, the Local Plan does not allocate land for development within the affected area. The large overall geographical area of Breckland means that development can be accommodated in unaffected parts of the District in a sustainable way. The affected areas are identified on the Policies Map. In accordance with the Guidance from Natural England in 2025 (Policy ENV 09 of this Plan) no new-build housing is likely to be permitted within the parish on land outside settlement boundaries (as defined by the 2019 Breckland Local Plan). Conversions and changes of use to form a new dwelling may be acceptable if they accord with the relevant policies in this Plan.
- 5.29 Some parishes are only partially covered by the buffer. Within these Parishes, if the main settlement lies within the buffer, then it is excluded from allocations of development and, if the main settlement is outside the buffer, then new-build



development may be possible. Further information on this issue can be seen at the link in the Footnote¹.

The Development Strategy

5.30 The Plan clearly sets out the need to deliver a minimum of 17,388 new homes (including a 5% buffer) during the plan period 1 April 2024 and 31 March 2042, to ensure an average minimum provision of 920 dwellings per annum. To achieve this housing delivery, the Council has agreed a preferred Development Strategy as follows:

- Three freestanding Strategic Development Areas
- A focus on urban areas in the five Market Towns
- Three Sustainable Urban Extensions
- The Rural areas (depending on their position in the Parish Hierarchy)

5.31 In determining which sites to allocate the Council has undertaken assessments of the key strategic sites proposed under the earlier Call for Sites exercises, involving discussions with both the landowners / agents and key stakeholders such as National Highways and Norfolk County Council. Round table consultations and discussions have also taken place with Parish and Town Councils. The individual Policies for all of the allocated sites as set out in Chapter 12 of the draft Plan. All the sites that are proposed are shown on the draft Policies Map.

Strategic Employment Allocations

5.32 The HEDNA concludes that the Plan should allocate approximately 84 hectares of new employment land in the Local Plan.

¹ <https://www.breckland.gov.uk/article/20784/Brecks-Special-Protection-Area>

- 5.33 The Council considers this should be identified close to the A11 and A47 trunk roads, as well as at Snetterton and Shipdham Airfield. Additional provision will be made associated with the three SDAs and three Market Town Sustainable Urban Extensions to facilitate a sustainable form of mixed-use development.

The Housing Development Strategy

- 5.34 The Council considers the existing strategy of identifying growth at the five Market Towns within Breckland represents the most sustainable form of development and the emerging Development Strategy is based on the same principle. However, given the significant increase in the overall housing requirement for the District (from 661 to 920 dwellings per annum) it is considered that three Strategic Development Areas are also required to help meet future development needs both within this and future plan periods in a sustainable way that still allows for some limited growth across the whole District to help meet the housing and economic needs of the population and that support the sustainability of the Districts smaller settlements whilst protecting the rural Parishes from over development.

Strategic Development Areas

East Tuddenham SDA

- 5.35 The Strategic Development Area at Frans Green, East Tuddenham, will provide for 700 dwellings during the Plan Period, out of the total estimated capacity of 2,000 dwellings.
- 5.36 This 67 ha greenfield site lies on the current A47 to be detrunked and returned to the Local Highways Authority on completion of the A47 dualling. This site presents an opportunity for a new mixed-use development close to the current A47 and ongoing dualling works with access to the Market Town of Dereham and Norwich.

Barkers Farm SDA



- 5.37 The Strategic Development Area at Barkers Farm, Larling, will provide for 700 dwellings during the Plan Period, out of the total estimated capacity of 3,000 dwellings.
- 5.38 This 66ha greenfield site lies on the B1111 to the north of the A11 trunk road near the hamlet of Larling. The site presents an opportunity for a new mixed-use development close to the A11 Trunk Road network.

Roudham SDA

- 5.39 The Strategic Development Area at Roudham & Larling will provide for 700 dwellings during the Plan Period, out of the total estimated capacity of 3,000 dwellings.
- 5.40 This greenfield site is a total of 230ha and is located south of the A11 trunk road near the hamlet of Larling. The site presents an opportunity for a new mixed-use development close to the A11 Trunk Road network.

Market Towns

Thetford

- 5.41 A significant proportion of Thetford lies within the Brecks Special Protection Area (SPA) Buffer. The Policy framework in place to protect the SPA allows for development within the existing built-up area or built form with an additional 50 dwellings permissible. The designation does not allow for new allocations on land outside the 2019 Settlement Boundary (as designated in the 2019 Local Plan). The Council considers that there is opportunity for a new Sustainable Urban Extension to the east and northeast of the town that builds on recent development. The new and existing SUE are unaffected by the designation and will be a key source of housing delivery through the Plan period and beyond.

Attleborough



- 5.42 Attleborough has a large sustainable urban extension for 4,000 dwellings that is expected to commence in the next 24 months and deliver over 975 new homes within the Plan period and will be the key source of housing delivery through the Plan period and beyond. For this reason, the town is not considered appropriate for new allocations in this Plan.

Dereham

- 5.43 Dereham has significant highway constraints, particularly at grade junctions with the A47 and on to Shipdham Road, that are yet to have an agreed and deliverable solution. This has resulted in the Council not bringing forward a significant development promoted under the Call for Sites close to the Draytonhall Road junction, as well as a site previously allocated in the 2019 Local Plan to the west of Shipdham Road (LP[025]011). The Council, therefore, considers that new allocations will be limited within the town on sites where the principle of permission has previously been agreed with no highway objections (Dumpling Green), extensions to sites where development is underway or committed (Swanton Road), a remaining allocation in the 2019 Local Plan with a small extension (Dereham Hospital) and a site in the centre of the town that is on the Brownfield Land Register (The Old Maltings).

Swaffham

- 5.44 Much of the traffic flows in Swaffham are on the A1065 through the town centre, including HGVs and tractors. This affects the character of the town. Whilst the Neighbourhood Plan (2019) promotes a new north / south relief road this has not been taken forward by the Government or Norfolk County Council. The Plan considers that new development should be distributed to the east and west of the town, rather than the north or south. The Council considers that there is opportunity for a Sustainable Urban Extension to the west of town that builds on recent development along Norwich Road to an existing roundabout with the A47. This is



combined with some development to the north of the town, building on recent developments, close to the existing A47 grade separated junction

Watton

5.45 Watton is located in the geographical heart of Breckland at the junction of 2 important routes, one going from south to north and one from west to east. The east-west road is the B1108, with Norwich to the east, and the north-south road is the A1075 between Derham and Thetford. The Plan considers that new development should be distributed to the east of the town, building on recent developments of housing and commercial space. The main urban extension is located between the Town and Carbrooke and lies in Carbrooke Parish. It will be important to ensure that Carbrooke remains as a distinct separate village.

Rural areas

- 5.46 As a dominantly rural District, it is also important to enable development in the rural Parishes villages away from the Market Towns. It is considered that the Plan should enable some development in the rural areas away from the Market Towns, namely at the Key Service Parishes (KSP), Primary Parishes (PP), Secondary Parishes (SP) and Tertiary Parishes (TP).
- 5.47 The Council also considers that some limited development should be enabled in settlements not identified above. Together the number of town and villages that are designated as towns, KSP, PP, SP or TP is 50. This leaves a further 61 Parishes containing smaller villages or hamlets with no housing allocations and very restrictive policies.
- 5.48 This Plan aims to identify potential site allocations to enable new housing, but this is an inappropriate approach for the more rural locations due to lack of services and facilities, poorer transport connections and the potential negative impact on the countryside. However, the Council considers that there is a potential need for a modest amount of development in these smaller settlements to allow the



settlements to adapt to changing needs and to help deliver the National Planning Policy Framework's aim of significantly boosting the supply of housing. The Council considers that a modest level of development in these Parishes could help meet local needs and help maintain the vitality of these smaller communities, where this can be achieved in a sustainable manner.

- 5.49 However, this does need to take place within the overall thrust of the Plan which, in the interests of sustainability, focuses most growth in and around the market towns and more sustainable villages where it can benefit from and support rural services and facilities. Therefore, very modest housing growth for the Other Parishes will be permitted in the form of limited infill development and rural exception sites which provide affordable housing for local people.

Table 5.3 – Summary of the distribution of housing development as per the Local Plan Housing Trajectory

Location	Number	% of total
Strategic Development Areas	2,100	12.7%
Market Towns (including existing sustainable development areas at Attleborough and Thetford)	10,692	63%
Key Service Parishes	1,024	5.9%
Primary Parishes	1,310	7.5%
Secondary Parishes	963	5.5%
Tertiary Parishes	248	1.4
Other Parishes	439	2.65
Windfall	2,250	12.9%
Totals	18,969	100%

Buffer	19,296 16,560	16.5%

HOU 02: Distribution of Housing Development

The Council will aim to deliver a minimum of 19,296 new homes over the plan period 2024 to 2042. The mandatory housing requirement is for a minimum of 17,388 new homes (including a 5% buffer) over the plan period 2024-2042. As part of this total a minimum of 4,742 (25%) affordable dwellings will be provided as well as 25% homes built to the M4(2) accessible and adaptable standards and 5% in accordance with the Building Regulations M4(3) standard.

To achieve this specific development sites and new growth will be permitted in accordance with the Parish Hierarchy and the table below.

If, during the Plan Period, the Council is unable to demonstrate a Five-Year Housing Land Supply (5YHLS) it will apply a presumption in favour of sustainable development. The Council will update and publish its Five-Year Housing Land Supply position by the 1st of October each year. If, at any time during the Plan Period, the Council is unable to demonstrate a five-year supply, the presumption in favour of sustainable development will apply and favourable consideration will be given to the release of additional sites that are consistent with the spatial strategy of this plan.

Strategic Development Areas			
Location	Built / Committed	New Allocations	Total (2024 to 2042)
East Tuddenham	0	1,800	700
Barkers Farm (North of A11)	0	3,000	700



Roudham (South of A11)	0	3,000	700
TOTALS	0	7,800	2,100

Market Towns

Town	Built / Committed	New Allocations	Total (2024 to 2042)
Attleborough	557	120	677
Attleborough SUE	4,000	0	975
Dereham	856	640	1,496
Swaffham	414	2,412	2,826
Thetford	60	1,250	1,310
Thetford SUE	4,704	0	1,590
Watton	313	1,725	1,738
TOTALS		5,847	10612

Key Service Parishes

Parish	Built / Committed	New Allocations	Total (2024 to 2042)
Harling	90	235	325
Mattishall	42	150	192

Necton	114	100	214
Shipdham	285	0	285
Weeting	8	0	8
TOTALS	539	485	1,024

Primary Parishes

Parish	Built / Committed	New Allocations	Total (2024 to 2042)
Banham	84	70	154
Bawdeswell	1	140	141
Great Ellingham	323	0	323
Kenninghall	18	70	88
Litcham	8	100	108
Mundford	10	40	50
Narborough	54	100	154
North Elmham	21	80	101
Old Buckenham	15	88	27
Swanton Morley	164	0	164
TOTALS	698	612	1,310

Secondary Parishes

Parish	Built / Committed	New Allocations	Total (2024 to 2042)
Ashill	24	65	89
Beetley	14	10	24
Besthorpe	16	0	16
Carbrooke	9	0	9
Caston	11	5	16
Fransham	14	10	24
Garboldisham	31	8	39
Gressenhall	2	0	2
Griston	0	57	57
Hockering	33	100	133
Hockham	1	80	81
Lyng	4	50	54
New Buckenham	1	0	1
North Lopham	10	20	30
Rocklands	13	25	38
Saham Toney	75	20	95
Scarning	4	0	4
Sporle	77	60	137

Yaxham	64	50	114
TOTALS	403	560	963

Tertiary Parishes

Parish	Built / Committed	New Allocations	Total (2024 to 2042)
Beeston	6	33	39
Brisley	1	10	11
Colkirk	24	10	34
Garvestone, Reymerston and Thuxton	7	25	32
Gooderstone	1	0	1
Great Dunham	0	10	10
Mileham	4	0	4
Quidenham	29	0	29
Shropham	6	20	26
South Lopham	3	10	13
Thompson	9	30	39
Weasenham St Peter	0	10	10
TOTALS	90	158	248

Other Parishes

Parish	Built / Committed	Dwellings in Parish	New housing allowance	Total (2024 to 2042)
Beachamwell	3	167	8	11
Billingford	1	112	6	7
Bintree	0	148	7	7
Blo Norton	3	129	6	9
Bradenham	4	335	17	21
Brettenham (SPA)	0	189	0	0
Bridgham	0	164	8	8
Bylaugh	3	40	2	5
Cockley Cley (SPA)	0	64	0	0
Cranwich	0	24	1	1
Cranworth	4	209	10	14
Croxton	1	142	7	8
Diddington	0	30	2	2
East Tuddenham	5	221	11	16
Elsing	0	121	6	6
Foulton	22	197	10	33
Foxley	1	155	8	9

Gateley	0	33	2	2
Great Cressingham (SPA)	0	126	0	0
Guist	1	125	6	7
Hardingham	2	129	6	8
Hillborough (SPA)	0	103	0	0
Hoe	0	106	5	5
Holme Hale	7	250	13	20
Horningtoft	0	66	3	3
Ickburgh (SPA)	0	131	0	0
Kempstone	0	9	0	0
Kilverstone	0	36	2	2
Lexham	1	59	3	4
Little Cressingham (SPA)	1	78	0	1
Little Dunham	7	141	7	14
Little Ellingham	4	108	5	9
Longham	1	109	5	6
Lynford (SPA)	0	70	0	0
Merton (SPA)	0	63	3	3

Narford	3	18	1	4
Newton by Castle Acre	0	26	1	1
North Pickenham	12	249	12	24
North Tuddenham	0	166	8	8
Ovington	2	116	6	8
Oxborough	1	114	6	7
Riddlesworth	2	68	3	5
Roudham & Larling	0	142	7	7
Rougham	0	59	3	3
Scoulton	2	110	6	8
Snetterton	6	90	5	11
South Acre	0	16	1	1
South Pickenham	0	52	3	3
Sparham	0	142	7	7
Stanfield	0	75	4	4
Stanford	0	4	0	0
Stow Bedon	5	153	8	13
Tittleshall	7	178	9	16
Twyford	1	17	1	2

Weasenham All Saints	1	91	5	6
Wellingham	0	23	1	1
Wendling	3	139	7	10
Whinburgh	4	176	9	13
Whissonsett	5	251	13	18
Wretham	5	193	10	15
TOTALS	134	N/A	305	439

Windfall Allowance

150 dwellings per annum for final 15 years of the plan period	2,250

The Lead Local Flood Authority has (LLFA) has identified the following settlements as having particular concerns around flooding. All new development in these areas will be required to demonstrate that pre application discussions have taken place with the LLFA and that appropriate mitigation measures are agreed and in place:

Banham, Besthorpe, Caston, Griston, Little Ellingham, Kenninghall, Mattishall, Rocklands All Saints, Saham Toney, Swanton Morley and Thompson.

The following parishes are either wholly or partially affected by the Brecks Special Protection Area where housing development would not be acceptable. Where parishes are wholly covered by this designation no indicative allowance is put forward for these settlements. An indicative figure has been provided for Parishes with partial coverage, but any potential impact on the SPA must be carefully considered. Some Parishes do

have the level of service and facility provision to meet the relevant classification and appropriate growth could be delivered should suitable development proposals come forward. The affected parishes are:

Brettenham & Kilverstone, Bridgham and Thetford (part), Cockley Cley, Croxton, Foulden, Great Cressingham, Great Hockham, Didlington, Gooderstone, Hilborough, Ickburgh, Little Cressingham, Lynford, Merton, Mundford, North Pickenham, Oxborough, Roudham & Larling, Stanford, Stow Bedon, South Pickenham, Tottington, Thompson, Weeting, Wretham.

The following parishes are either wholly or partially affected by the designated Nutrient Neutrality Area. Whilst this does not preclude development, to ensure no further reduction in water quality applicants should demonstrate, through robust scientific evidence, that their development proposals are nutrient neutral.

The affected Parishes are:

Bawdeswell, Beeston, Beetley, Billingford, Bintree, Bradenham, Brisley, Colkirk, Cranworth, Dereham, East Tuddenham, Elsing, Foxley, Fransham, Garvestone, Gateley, Gressenhall, Guist, Hardingham, Hockering, Hoe and Worthing, Horningtoft, Longham, Lyng, Mattishall, Mileham, Necton, North Elmham, North Tuddenham, Rougham, Saham Toney, Scarning, Shipdham, Sparham, Stanfield, Swanton Morley, Tittleshall, Twyford, Weasenham All Saints, Weasenham St Peter, Wellingham, Wendling, Whinburgh, Whissonsett, Yaxham.

Allocations are proposed as follows:

New Allocations	
Strategic Development Areas	Total
LPRC4S25DEV034 East Tuddenham SDA (700 of 1,800)	1000
LPRC4S25DEV035 Barkers Farm (700 of 3,000)	700

LPRC4S25DEV036 Roudham & Larling (700 of 3,000)	700
Market Towns	
Attleborough	
LPRC4S25DEV110 Land West of Hargham Road	120
Dereham	
LPRC4SDEV079 Dereham Hospital Extension	30
LPRC4SDEV144 Dumpling Green	300
LPRC4SDEV164 Land North of Dereham Road (in Scarning Parish)	70
LPRC4SDEV344 Swanton Road	120
LPRC4SDEV032 The Old Maltings, Norwich Road, Dereham	120
Swaffham	
LPRC4S25DEV069 Land at Norwich Road	300
LPRC4S25DEV070 Land off North Pickenham Road	100
LPR/C4S/DEV/179: East of Sporle Road	180
LPR/C4S/DEV/195: South of Sporle Road	120
LPRC4S25DEV074 Norwich Road	500
LPRC4S25DEV077 Stoneycroft House, Sporle Road,	12
LPRC4S25DEV072 Norwich Road	400
LPRC4S25DEV073 Norwich Road	300
LPRC4S25DEV075 Norwich Road	500
Thetford	
LPRC4S25DEV079 (Part N A11 47ha)	500
LPRC4S25DEV079 (Part Kilverstone Road 89ha)	750
Watton	

LPR/CS4/DEV/225: Land North and East of Shrublands	700
LPRC4SDEV223 Land East of Summer Lane	100
LPRC4SDEV289 Land West of Thetford Road	140
LPR/CS4/DEV/086: Land to rear of Shrublands	10
LPRC4SDEV339 Shrublands (1) Carbrooke	10
LPRC4SDEV340 Shrublands (2) Carbrooke	20
Ex MOD Comms Building, Elworthy Road (BLR)	20
LPRC4S25DEV085 Land East of Shackleton Road, Former RAF Airbase	75
LPRC4S25DEV088 Land North of Thetford Road	350
Key Service Centre Parishes	
Harling	
LPRC4SDEV398 Roudham Road	30
LPRC4SDEV133 Land at Garboldisham Road	4
LPRC4SDEV212 Off Lopham Road, East Harling	190
Mattishall	
LPRC4SDEV307 North of Thynne's Lane	100
LPRC4SDEV156: 149 Dereham Road	50
Necton	
LPRC4SDEV005 Off Brackenwood	50
LPRC4SDEV302 North Pickenham Road Phase 3	50
Shipdham	0
Weeting	0
Primary Parishes	
Banham	

LPRC4S25DEV013 Land West of Mill Road, Banham	70
Bawdeswell	
LPRC4SDEV161 Land North of Foxley Road	140
Great Ellingham	0
Kenninghall	
LPRC4SDEV031 Land opposite Kenninghall Primary School	50
LPRC4SDEV167 Powell Close	20
Litcham	
LPRC4SDEV257: Lexham Road up to 100+ due to PC wishes	100
Mundford	
LPRC4SDEV361 West Hall Drive	30
LPRC4SDEV361 Bracken Rise	10
Narborough	
LPRC4SDEV103 Chalk Lane 1	30
LPRC4SDEV105 Chalk Lane 2	70
North Elmham	
LPRC4SDEV330 Back Lane	50
LPRC4SDEV205 Land South of Eastgate Street	30
Old Buckenham	
LPRC4SDEV111 Hargham Road	8
Swanton Morley	0
Secondary Parishes	
Ashill	



LPR/C4SDEV/320: The Willows	20
LPR/C4S/DEV/319: Greenacre Close	45
Beetley	
LPR/CS4/DEV/134: Fakenham Road	10
Besthorpe	0
Carbrooke	0
Caston	
LPRC4SDEV024 Home Farm, North Acre,	5
Fransham	
LPRC4SDEV001 West Station Road	10
Garboldisham	
LPRC4SDEV057 North of Smallworth Lane	8
Gressenhall	0
Griston	
LPR/CS4/DEV/347: Caston Road	20
Former Quantrill's Industrial Estate	37
Hockering	
LPRC4SDEV400 The Street	100
Hockham	
LPRC4SDEV109: West of Watton Road	80
Lyng	
LPRC4S25DEV091 Land North of Heath Road part	50
New Buckenham	0

North Lopham	
LPRC4S25DEV054 Land to the Rear of Bell Farm, South of Primrose Lane	20
Rocklands	
LPR/C4S/DEV/065 – North of The Street	10
LPR/C4S/DEV/064 – South of Bell Road	15
Saham Toney	
LPRC4SDEV072 West of Hills Road	20
Scarning	0
Sporle	
LPRC4SDEV370 Bunkers Hill (small part)	30
LPR/C4S/DEV/146 Land off the street	30
Yaxham	
LPR/C4S/DEV/094 St Peter's Close / Norwich Road	50
Tertiary Parishes	
Beeston	
LPRC4DEV028: Back Lane	10
LPRC4SDEV058 Beeston Playing Field And Dereham Road	5
LPRC4SDEV: School Farm Paddock	5
LPRC4SDEV059: Rose Cottage Syers Lane	5
LPRC4SDEV203 Back Lane	8
Brisley	
LPRC4SDEV006 Land North of Gately Road, Potthorpe	10
Colkirk	
LPRC4SDEV155 Land East of Hall Lane	10

Garvestone, R&T	
LPRC4SDEV088 Land North of Dereham Road,	10
LPRC4SDEV087 Site B, North of Dereham Road	5
Gooderstone	0
Great Dunham	0
LPRC4SDEV256 East of Litcham Road	10
Mileham	0
Quidenham	0
Shropham	
LPR/C4S/DEV/142: East of Rocklands Road	20
South Lopham	
LPR/C4S/DEV/276 Option 1 - Land to West of Church Road	10
Thompson	
LPR/C4S/DEV/170 LAND OFF TOTTINGTON ROAD, THOMPSON	5
LPR/C4S/DEV/108 Land to the east of Watton Road	25
Weasenham St Peter	
LPRC4SDEV227 School Road	10

HOU 03: Windfall Housing Policy

Windfall housing development at the Market Towns, Key Service Parishes, Primary Parishes, Secondary Parishes and Tertiary Parishes, as defined in Policy HOU 02 of this

Plan, will be permitted where they are on sites that comply with Policy GEN 03 Built Form.

The scale of any single windfall development must reflect the relative sustainability of a Parish as defined in Policy GEN 03 as follows:

- Market Towns – Less than 100 dwellings.
- Key Service Parishes – Less than 50 dwellings.
- Primary Parishes – Less than 40 dwellings.
- Secondary Parishes – Less than 30 dwellings.
- Tertiary Parishes – Less than 20 dwellings.

In Other Parishes (as defined by Policy HOU 02), the number of new dwellings granted planning permission (less any lapsed) since the date of adoption should not increase the numbers of dwellings in the Parish by significantly more than 5% indicative growth figures for each Parish, as set out in Policy HOU 02.

A number of the sites identified as potential housing allocations, and other potential proposed development sites over the Plan period to 2042, are of a large scale (i.e. greater than 99 dwellings). Such sites are considered to potentially generate and require additional consideration in terms of their environmental and visual impact and the requirement for new or enhanced infrastructure.

HOU 04: Large Housing Sites Development Principles

The following site development principles apply to all applications for development that would either in whole, or in part, lead to the delivery of over 100 dwellings on a single site.



Development must be planned and implemented in a coordinated way, through an agreed Masterplan.

Development must also be drawn together and guided by a design code, consistent with the Breckland Design Guide and associated guidance. The Masterplan and Design Code should clearly evidence the support of all key stakeholders, including infrastructure providers, and be submitted alongside an outline application for the proposed development.

Whilst phasing may be agreed, the Local Planning Authority will need to be satisfied that the key aspects of the concept plan will be delivered. Therefore, to prevent the provision of appropriate infrastructure being either delayed or never materialising, appropriate safeguards will be put in place through a Section 106 agreement, which ensure that specific aspects of the scheme are delivered when an appropriate trigger point is reached.

All major housing developments (that would either in whole, or in part, lead to the delivery of over 99 dwellings on a single site) should have regard to and provide a range and type of homes in accordance with Policy HOU 17

All major housing developments (that would either in whole, or in part, lead to the delivery of over 99 dwellings on a single site) are required to demonstrate that:

- a) Engagement and partnership discussions have taken place with a Registered Provider to deliver the required 25% affordable housing.
- b) A nursing care facility (on sites of over 500 dwellings) is included.
- c) 5% of the plots will be provided as serviced self-build plots.

Development Viability

5.50 Paragraph 59 of the NPPF considers that, where up-to-date policies have set out the contributions expected from development, planning applications that comply with



them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national Planning Practice Guidance (PPG), including standardised inputs, and should be made publicly available.

- 5.51 The Council considers that the policies in this Plan are up-to-date and that developments are, therefore, considered to be viable. Developers should include these contributions in the price paid for land. However, it is also recognised that there may be occasion when a proposed development may not be financially viable due to several factors, including high development costs, insufficient revenue generation, and increased financial risks. These factors can lead to a negative residual land value. In this case a developer can use measures such as Financial Viability Assessments (FVAs) to challenge these requirements. FVAs evaluate the financial health of a development, ensuring that it will not lose the company money – i.e., it will be ‘viable’ – when it fulfils its S106 contributions, by calculating the cost of a development against its income.
- 5.52 Planning applications that fully comply with established policies are generally assumed to be viable. Applicants will need to justify the need for a viability assessment at the application stage. When developers argue that their developments will be ‘unviable’, they primarily address this by trying to reduce the amount of affordable housing. This is because, unlike removing parking or green space, reducing affordable housing does not impact the value of the surrounding residential units.



- 5.53 The Council considers that financial viability assessments submitted with planning applications are generally considered public information, with some exceptions for genuinely commercially sensitive information. While full reports may not always be published, an executive summary will be required to ensure transparency.
- 5.54 Average annual affordable housing delivery across England over the last decade has been 52,200. To place this in context, research by the National Housebuilding Federation (HBF), has identified that, in order to clear the current backlog, 145,000 new affordable homes are required to be delivered every year for the next 10 years (MHCLG, 2022). The delivery of affordable housing remains a significant government priority in 2025. The government is actively pursuing various initiatives to address the housing crisis and increase the supply of affordable homes, including social housing.
- 5.55 Alongside the delivery of much needed affordable housing, a development is required to make financial contributions to a number of different elements designed to address issues such as infrastructure needs, or environmental concerns arising from the development. The Council will require all FVAs to consider reductions from all of these requirements apart from those that are a statutory requirement, for example the 10% Biodiversity Net Gain. These include, but are not limited to, Children's Services (Education), Home to School Transport, Library Services, Norfolk Fire and Rescue Service, Norfolk Constabulary, Community Services, Adult Care, Green Infrastructure, on and off-site open space, health, and Public Rights of Way. The FVA could, for example, propose a reduction in one or a combination of a number of proposed contributions required to achieve viability.
- 5.56 The Council will offer a fast-track through the planning system if their scheme can demonstrate compliance, in this case by providing 25% affordable housing and other required contributions. For developers it makes the development process easier and with less risk involved, as well as removing the cost of the viability



process. The Council would refuse any subsequent applications that seek to question the viability of the development.

- 5.57 Traditionally, there has not been a mechanism in place for the Council to benefit from any developments that may over perform financially, after a viability assessment has been carried out that resulted in reduced S106 contributions. The developer retains the increased profit which should have been used to fund affordable housing or other infrastructure. Breckland will attach a 'reconciliation' mechanism to S106 agreements. This will capture the financial gains of overperformance to spend on the infrastructure that was reduced as part of the FVA. This will ensure that, should circumstances change and the project's potential profits prove to be higher than expected, the Council can capture part of that uplift to improve the District. Not only does this encourage developers to be accurate in their initial viability assessments, but it also protects against S106s based on unrealistic assumptions.

HOU 05: Development Viability

The Local Plan includes up-to-date policies that set out the contributions expected from development. Therefore, the Council expects all development proposed in this Plan is viable, whether on allocated or future windfall sites. The Council does not, therefore, consider the price paid for the land to be included as part of any financial viability assessment as this should have been reflected in the knowledge of required contributions.

The Council will refuse any subsequent applications that seek to question the viability of the development if submitted within five years from the date of the grant of planning permission.



Where the financial viability of a proposed development is raised the Council will require a transparent process with documents placed in the public domain unless they contain genuinely financially sensitive information.

Where viability is questioned the Council will expect the full delivery of affordable housing to be prioritised over other contributions, with an assessment of all the contributions required and how these affect financial viability as well as options provided as to how the development could be made viable.

Where the Council agrees to a reduction in contributions following a Financial Viability Assessment the Council will attach a reconciliation clause to S106 agreements on developments of 10 or more dwellings that will require the viability of a project to be reassessed after an agreed amount of time after planning permission is granted. Depending on the size of the development this process may be conducted more than once to ensure viability is recent and based on actual figures.

Any monies obtained by the Council under this process will be spent on the same contributions that were reduced as part of any agreed reduction within the same or adjoining parish.

Small scale housing development in Smaller Villages

- 5.58 This policy applies to Other Parishes as defined by Policy HOU 02. The policy limits the number of homes on small scale windfall sites to an indicative 5% increase in each Parish. For the purposes of this policy, the number of dwellings allowed relates to permissions granted after adoption of the plan.
- 5.59 The indicative growth figures in Policy HOU 02 are derived from applying a percentage uplift to the number of properties within a Parish liable for Council Tax. Monitoring post-adoption will be based upon annual completion of dwellings. The Other Parish policy approach does not allocate sites and, as such, allows more flexibility by providing greater opportunity for a selection of sites to come forward.



The policy incentivises early delivery in each settlement. The reliance on sites coming forward is substantiated by the availability of sites identified in the Call for Sites and past delivery. Overall, the approach aligns with the NPPF paragraphs 73 and 82 and 83, which require the Plan to accommodate at least 10% of their housing requirement on sites no larger than one hectare, that housing should be located to enhance or maintain the vitality of rural communities and that opportunities should be identified for villages to grow and thrive, especially where this will support local services. Additional requirements applying to all sites through the Local Plan policy will be applied to these sites, though with greater flexibility in relation to access to services due to the very limited scale of development supported by the policy.

- 5.60 It is anticipated that this policy will lead to the delivery of around 450 homes during the plan period. These homes form part of the housing supply for the District.

HOU 06: Small Scale Housing Development in Other Parishes

New Housing development will be permitted in Other Parishes (as defined by Policy HOU 02) on suitable sites (as defined by built up area Policy GEN 03). The indicative scale of development for each Parish is set out in Policy HOU 02 and limits the number of homes on small scale windfall sites to an indicative 5% increase in each Parish. For the purposes of this policy, the number of dwellings allowed relates to permissions granted after adoption of the Plan.

New dwellings on suitable sites within Other Parishes built under the following policies will not count towards the 5% indicative growth figure:

- a) Affordable housing exception sites (HOU 07).
- b) Community led development for housing (HOU 08).
- c) Single plot exception sites (HOU 09).
- d) Specialist housing and accommodation needs (HOU 09 and HOU 10).



e) Rural workers dwellings (HOU 15).

Affordable Housing Exception Sites

- 5.61 In rural areas national planning policy states that Local Planning Authorities should be responsive to local circumstances and plan to reflect local needs, particularly affordable housing, including through rural exception sites, where appropriate. Paragraph 82 of the NPPF allows an element of market housing on rural exception sites to facilitate the delivery of affordable housing. The Council proposes to maintain a rural exceptions policy to help address local housing needs and ensure sufficient provision of affordable housing in the District.
- 5.62 This Policy will enable affordable housing to come forward where a proven affordable housing need is identified. It is expected that rural exception sites will come forward on agricultural land value and in the most suitable locations identified following a sequential approach.
- 5.63 To assist in the justification of such development from the locational strategy and assessment of suitability for applications with regards to the above policy, applicants must provide supporting justification. This includes a supporting statement around how the proposal, as set out, would justify the departure from the settlement hierarchy and support sustainable development.
- 5.64 The criteria, as set out in the policy above, is not an exhaustive list and may be updated in line with Planning Committee requirements. The statement should also provide reasoned argument of how the proposal as set out is: the most suitable location; well related to the settlement and follows a sequential approach.
- 5.65 Proposals must be of a size, design and scale that seek to meet the identified local affordable housing need and the setting. Careful siting, massing, use of surrounding landscape features and screening are important as are the enhancement of existing local characteristics. The statement should also demonstrate how the site is

connected to the surrounding settlement; in areas of greater landscape visibility, sensitive design and landscaping are particularly important. The Council's Development Management service will be able to provide further guidance and comment on emerging schemes.

- 5.66 Local need is based on the geographical areas and is defined in this case as that in the Parish and surrounding Parishes. An application would be expected to be supported by an assessment appraisal which clearly demonstrates that there is a local housing need.
- 5.67 Affordable housing is defined through national policy and includes homes for rent and shared ownership across a range of delivery models and products. All such homes are expected to be for those households who are unable to obtain accommodation on the open market (as defined in the definition of affordable housing in the NPPF Annex 2 and Breckland District Council's Housing Allocations Policy). The NPPF no longer requires a minimum of 25% of affordable housing to be delivered as First Homes but it can continue where Local Planning Authorities judge that they meet local need. Notwithstanding this, where it can be demonstrated that there is a need, First Homes should be:
- a) New dwellings, and;
 - b) Available for purchase by 'qualifying first-time buyers' only; these are defined as people who don't already own a home and who are aged 18 and over, and;
 - c) Sold at a discount of at least 30% of their market value, and always for less than the price cap (currently set at £250,000), and;
 - d) Available to those able to get a mortgage for at least half the price of the home and;
 - e) For those who do not earn more than £80,000 a year before tax (income from the previous tax year)²

² Further information is available here: [First Homes scheme: first-time buyer's guide: Overview - GOV.UK](#)

5.68 Affordable housing is secured through s106 agreements which secure the commitment to delivery of affordable housing and other commitments, including a local connection criteria. Such provision is expected by most schemes that deliver affordable housing, but exceptions may exist where development is led specifically by the Council or a Registered Provider and it is established that Affordable Housing grant has been secured from Homes England.

HOU 07: Affordable Housing Exception Sites

Affordable Housing Exception Sites will be supported on suitable sites that are well related to the Built Form (as defined by built up area Policy GEN 03) in the Market Towns, Key Service Parishes, Primary Parishes, Secondary Parishes and Tertiary Parishes where they meet identified local affordable housing needs³ across the whole of Breckland District.

In Other Parishes, exception sites that are on suitable sites (as defined by built up area Policy GEN 03) will be supported where they meet identified affordable housing needs for that particular Parish or an immediately adjoining Parish (or a combination of both) that is not a higher-level Parish in the Hierarchy.

In all cases, applications for development will be permitted where all the following criteria are met:

- a) The proposal delivers affordable housing (as defined in National Policy and including social and affordable rented housing, and shared ownership housing), to meet the needs of local people* and
- b) The proposal is of good design quality utilising the Breckland design guide appropriate to its immediate surroundings.

³ As defined in the definition of affordable housing in the NPPF Annex 2 and Breckland District Council's Housing Allocations Policy

An element of market housing will be permitted where it is clearly demonstrated that all of the below apply:

Appropriate evidence of the economic viability of a scheme is submitted and subject to independent evaluation, for which the applicant will bear the cost and confirmation that no alternative funding sources exist prior, to the Council's agreement that a 100% affordable housing scheme would not be viable; and, it is demonstrated that a local housing need would otherwise go unmet without delivery of the scheme and the development remains a comprehensive scheme brought forward as a whole.

The Council will, in particular, support and assist in the delivery of proposals for affordable housing that are brought forward by a legitimate community group such as a Parish Council or Community Land Trust and the scheme has general community support, with evidence of meaningful public engagement.

Where there is an identified need for specialist housing, schemes will be encouraged to provide an element of specialist housing with the proposal.

** Local need in a Market Town, Key Service Parish or Primary Parish is defined as a need for affordable housing identified within Breckland District.*

Local need in a Smaller Parish is defined as a need for affordable housing arising from current residents within the Parish and adjoining Parishes, those who have an existing family or employment connections, those who need to move to the Parish to give or receive care' or those who have had to leave the Parish due to a lack of suitable affordable housing.

Community Led Development

- 5.69 Paragraph 82 of NPPF is supportive of the delivery of community led housing in rural areas and the Local Plan supports the development of Community Land Trusts

(CLTs), Neighbourhood Plans and other Community Led Affordable Housing vehicles for the delivery of affordable housing. These can be promoted through Neighbourhood Plans or where they accord with this Local Plan.

- 5.70 Giving communities greater say and control of their localities is a central theme of Government Policy. Community-led schemes are those that are driven by local communities, rather than Local Authorities or private developers. They can help communities to tackle local issues such as a shortage of affordable homes or jobs and can generate income to provide financial security and help fund further investment in the local area.
- 5.71 Small-scale community-led schemes which meet a need identified by a local community will be encouraged on appropriate sites in all settlements and assessed against the policy below.
- 5.72 One mechanism for delivering community led development is a Community Land Trust (CLT10). CLTs are not for profit organisations based in and run by the community, that seek to develop key community assets to help communities become stronger and more independent. The usual starting point for CLTs is the provision of affordable housing but other benefits such as community shops, pubs, allotments, gardens, play areas, orchards, workspace, and renewable energy can also be provided.
- 5.73 Many community-led schemes are likely to be located outside settlements, where open market housing is not normally permitted. However, in certain circumstances it may be appropriate for an element of open market housing to be provided as part of a community-led scheme where the applicant can demonstrate, through a financial appraisal, that the inclusion of the open market housing is required to enable the delivery of affordable housing or other community assets, with significant benefits accruing directly to the community organisation through cross-subsidy. In addition, applicants will be expected to demonstrate that the community benefits of such a scheme (such as the level of affordable housing or open space)



are significantly greater than would be delivered on an equivalent open market housing site. The area and/or specified community must be clearly defined and legally protected in perpetuity.

HOU 08: Community Led Development

The District Council is generally supportive of community led development. This may include schemes involving affordable housing, small business units, renewables and other appropriate uses. Schemes will be supported on suitable sites well related to the built form of Market Towns, Key Service Parishes, Primary Parishes, Secondary Parishes and Tertiary Parishes where it is demonstrated that the proposal will contribute positively to the vitality and viability of the community as a whole, and:

- a) There is evidence that the proposed development is needed to support the vitality and viability of the community; and,
- b) It is demonstrated that the location, scale, design and materials will protect, conserve and enhance the distinctive landscape types, character areas and their settings; and,
- c) The scale of the scheme is appropriate to the location; and,
- d) The proposal incorporates substantial community benefits, including necessary infrastructure and service improvements; and,
- e) The Council is satisfied that:
 - The scheme was initiated by, and is being led by, a legitimate local community group such as a Town or Parish Council or constituted Community Land Trust; and,
 - The scheme has demonstrable community support as evidenced by meaningful public engagement; and,
 - It is demonstrated that the scheme will be effectively managed over the lifetime of the development and that any benefits provided by the scheme can be

retained by the local community in perpetuity and would be significantly greater than would be delivered on an equivalent open market site.

Where housing is proposed it should be for affordable or key worker accommodation**. A small element of open market housing on the site will only be acceptable where it is clearly demonstrated to be the minimum necessary in order to deliver affordable dwellings which would not otherwise be provided

** This may include schemes involving affordable housing, community shops, pubs, allotments, gardens, play areas, orchards, small business units, renewable energy generation and other uses where it is demonstrated that the Proposal will contribute positively to the vitality and viability of the community as a whole.*

*** The U.K. government considers the following eight groups of key workers vital to the health and safety of the public.*

- 1. Health and Social Care: (Doctors, Nurses, Midwives, Paramedics, Social workers, Care workers, all NHS staff, including administrative and cleaning workers, Support and specialist staff and producers and distributors of medicine and equipment.*
- 2. Education and Childcare (Nursery staff, Teaching staff, Social workers).*
- 3. Key Public Services (Justice system, Religion, Charities, death management and Journalists and broadcasters providing public service broadcasting).*
- 4. Local and National Government (Local and national government administrative workers whose roles are key to the effective delivery of emergency response or essential public services, such as benefits payments).*
- 5. Food and Other Necessary Goods (All those involved in food production, processing, distribution, sale, and delivery. Also included are those essential to the provision of necessary goods, such as hygienic and veterinary medicines).*

6. Public Safety and National Security (Police and support staff, Ministry of Defence civilians, contractors, and armed forces, Fire and rescue service employees and support staff, National Crime Agency staff, Border security, Prison and probation staff, Other national security staff, including overseas).

7. Transport (All staff whose duty it is to maintain the operations of air, water, road, and rail passenger and freight transport, especially those through which supply chains pass.)

8. Utilities, Communication, and Financial Services (Certain bank, building society, and financial market workers, Oil, gas, electricity, water, and sewerage workers, IT and data infrastructure workers, Civil nuclear workers, Chemicals workers, Telecommunications workers, including network, engineering, call centres, IT, and 999 and 111 critical service workers, Postal services and delivery, Payment providers, Waste disposal workers).

Single Plot Exception Sites

- 5.74 Single Plot Exception Sites help provide a solution for individual households to build their own home to meet their own housing needs. This policy approach is intended for those people who have a strong local connection to a specific area of the District and whose needs cannot be met, either due to affordability or the need for specialist accommodation to meet the needs of an Armed Forces veteran or an individual's medical needs.
- 5.75 To ensure that dwellings on Single Plot Exception Sites remain affordable in perpetuity, planning permissions relating to such sites may include conditions which restrict permitted development rights relating to extensions. This is to ensure that the dwellings constructed under this policy remain at an appropriate scale and design to remain affordable in perpetuity.
- 5.76 Exception sites are granted planning permission as an exception to normal planning policies in order to meet a local need for affordable housing. In its broadest sense, this includes the provision of affordable housing for people who have a strong local

connection to a specific area (e.g. a Parish or group of Parishes) who are unable to afford or secure open market housing in that area. The scheme encourages those with resources (both land and finance) to invest them in the stock of rural affordable housing to the benefit of the local community in the long term.

5.77 In overview, this tenure provides a solution for those people in rural communities whose needs aren't met by the market and yet may also not be a priority for the more mainstream (and publicly funded) affordable tenures developed by registered providers. When the first occupier no longer has need for the dwelling, they will transfer it at the appropriate affordable value to another local person in need with minimum intervention from the Local Authority. Thus, the 'community benefit' of providing the affordable dwelling in the first place is itself recycled.

5.78 Purchasers of the property in the future must also meet the local needs criteria below:

- Be in housing need.
- Be unable to access a suitable home currently available on the open market in the Parish (or within 5km of the site).
- Need to live locally in the Parish or an adjacent Parish.

HOU 09: Housing for the Elderly and Specialist Care (Single Plot)

Single Plot Exception Sites that would deliver an affordable home on suitable sites that are well related to the built form of a Parish, as defined by built up area Policy GEN 03, in the Market Towns, Key Service Parishes, Primary Parishes, Secondary Parishes, Tertiary Parishes and Other Parishes, will be supported where:

- a) The applicant can demonstrate they are unable to afford a suitable home currently available in the Parish.
- b) The applicant has an evidenced local connection to the Parish.



- c) The dwelling is affordable to the applicant and will remain affordable to subsequent occupiers in perpetuity.

The future resale value of the affordable home is fixed in perpetuity below open market value (80% of market value) to ensure that it remains affordable for subsequent occupiers. The valuation is based on the dwelling itself and therefore disregards the potential additional gain from any garaging or other incidental buildings constructed within the curtilage.

Applicants will normally be the prospective occupiers of the proposed affordable dwelling, and speculative development of this tenure is not permitted.

As a requirement of the S106 legal agreement, the property cannot change hands without the written consent of the Local Authority. This will only be given if the new purchaser is paying the prevailing 'affordable' price and meets the local needs or cascade criteria as defined in the S106 legal agreement.

Inheritance of the property by family members is permitted, and they may occupy the dwelling providing that they meet the local needs criteria or otherwise let or sell it in accordance with the provisions of the S106 agreement.

Housing for the Elderly and Specialist Care (2 or more dwellings)

- 5.79 To deliver sustainable communities means to support the needs of the current population and any future populations. The NPPF (Delivering a sufficient supply of homes) states that the needs of groups with specific housing requirements are addressed. The type of housing needed for different groups in the community should be assessed and reflected in planning policies including, but not limited to older people, and people with disabilities.
- 5.80 Section 12 of the NPPF (Achieving well-designed places) states that planning policies should ensure that developments create places that are safe, inclusive and



accessible and which promote health and well-being, with a high standard of amenity for existing and future users and do not undermine the quality of life or community cohesion and resilience.

- 5.81 Housing for older people is defined as social sector 'sheltered' and age exclusive housing and private sector leasehold retirement housing. This will include schemes, for rent and for sale, with on-site staff support, those with locality-based support services and schemes with no associated support services. Housing with care is defined as extra care schemes, often called 'assisted living' in the private sector, with 24/7 care available on-site and housing schemes that offer bespoke care services, even if these are not full on-site 24/7 care, across both the social and private sector.
- 5.82 The District Council takes this responsibility seriously and, in order to support the Local Plan with up to-date and proportionate evidence, has commissioned and published both the HEDNA 2025 and, in collaboration through the Norfolk Strategic Planning Framework (NSPF) with the other Norfolk Planning Authorities, a Study Of Demand For Specialist Retirement Housing and Accessible Housing for Older People (2022) (Three Dragons, 2022).
- 5.83 These studies illustrate that the number of older person households will change across Norfolk between 2020 and 2041. In 2020 there were 155,000 households aged 65 and over in the County and this is projected to rise to 210,000 by 2041, an increase of 36%. The most substantial increases are in Breckland and North Norfolk, where the number of older person households increases by more than 50%. It is also noteworthy that the provision of accommodation particularly suitable for older people, whilst meeting their specific needs, could also free up existing housing. This could then be available for families and other younger people for whom it may be more suited.
- 5.84 Given the significant need for housing suitable for older people and people in need of care it is necessary to promote and encourage this form of development. It is anticipated that the need for this type of housing will be met through a combination of allocations and windfall developments. The Local Plan requires appropriate

provision on larger allocations and other allocations may come forward through future Local Plans or Neighbourhood Plans. The Breckland Council has a duty to assist communities who wish to prepare a Neighbourhood Plan for their area and would very much welcome the delivery of such an allocation and would assist with this process.

5.85 The Breckland Council, subject to this policy, will support and encourage the provision of such housing on windfall sites.

5.86 Given the need and recognising that it may be difficult to secure this accommodation on windfall sites within the built-up areas of settlements. The policy also allows for accommodation for older people and people with care needs outside of settlements, but which are reasonably related to the more sustainable settlements within the District. For such sites it will be necessary to ensure that they are able to provide good access to services and facilities for those with no access to a private car. To demonstrate good accessibility, such housing will need to be appropriate for the intended users, for example by providing ramps, lifts and stair lifts. It is also key that what is proposed and provided actually meets the identified need.

5.87 The District Council is applying a requirement in Policy HOU 16 that all new housing should be to 'M4(2): Accessible and Adaptable Dwellings' standards where practical. The intention of this approach will be to maximise the flexibility of new housing to accommodate a wider spectrum of housing needs. This will support housing needs of older people but also those with specialist needs such as those who are disabled and some wheelchair users.

5.88 It is strongly recommended that, prior to submitting a planning application, applicants discuss the level of specific elderly or vulnerable users' housing need with both the District Council and Norfolk County Council.

Design

Schemes will be required to meet the development criteria established for other residential developments relating to high quality sustainable design in Policies DES 01 and DES 03.



5.89 Whilst there is likely to be a minimum scale of provision for schemes, in order for the particular model of care to retain viability, proposals should, nevertheless, be well related to their local surroundings in respect of size and design.

5.90 The District Council wishes to ensure that schemes and their accommodation maintain longevity in terms of appearance, cyclical maintenance, running costs, responses to climate change and adaptability to meet future lifestyles and technologies throughout the life of the building and is, therefore, future proofed to ensure such adaptability.

Affordable Housing

5.91 The obligation to make an affordable housing contribution will depend on which Use Class Order the District Council considers the scheme to be. The particular characteristics of housing with care and extra support are likely to make it more expensive to deliver than general market housing, which may affect its ability to provide a full affordable housing contribution. However, this may be offset by other planning obligations, such as contributions towards education, which may not apply. Where viability is an issue, it will be assessed in the same way as any other scheme.

5.92 Housing with care and extra support can take a variety of forms which can influence whether it is classified as Use Classes C2 or C3. The nature and type of service and accommodation in a scheme will determine the Use Class and, therefore, whether or not it needs to accord with the provisions of LP28 in providing an affordable housing contribution where this is viable and appropriate.

5.93 The District Council will usually regard the following factors as indicating that a development falls within Use Class C3 and therefore subject to the affordable housing requirements of policy LP28:

Units within a scheme consist of single, self-contained units of occupation being used as a single dwelling for an individual household;



Units are designed, or adapted, for residential purposes, containing the normal facilities for cooking, eating and sleeping associated with use as a dwelling house, i.e. they afford the facilities required for day-to-day private domestic existence.

- 5.94 In relation to housing with care and extra support schemes, the factors which differentiate C2 and C3 are those relating to the predominant level of care provided and whether it is provided as a condition of residency, which is more likely to indicate a C2 classification. However, receiving a care service does not in itself necessarily determine it as C2 accommodation if it is not a requirement. If the level of care provided is high or equivalent to the service normally associated with residential care homes, a C2 classification would be indicated.
- 5.95 The District Council will take all the characteristics of a scheme into account in determining the Use Class and will not consider any one factor as the defining criterion.
- 5.96 Where the development of housing with care and additional support forms part of a larger development, for example in a retirement community which might contain C2 residential nursing home accommodation, the individual parts of the development will be treated separately in determining their use class, providing they are in separate buildings.
- 5.97 The composition of the affordable housing will be the subject of negotiations and may be Extra Care Housing or General Needs housing or a mixture of both. Factors influencing affordable housing type will include the physical nature of the development, the flexibility of the site in providing for a range of needs, and the assessed housing need.

HOU 10: Housing for the Elderly and Specialist Care (Two or more dwellings)

Development proposals that provide specialist housing options for older people's accommodation and others with support needs, including sheltered housing, supported housing, extra care housing and residential/nursing care homes will be supported where:

- a) It is well related to the built form of a Market Town, a Key Service Parish, Primary Parish, Secondary Parish or Tertiary Parish and the location is well served by public transport or within easy walking distance of community facilities (within 400m) such as shops, medical services, public open space, and social networks appropriate to the needs of the intended occupiers, or where this is not the case, such facilities are provided on site;
- b) The scale, form and design of the development is appropriate to the client group and in relation to the settlement where it is located;
- c) Highway, parking, and servicing arrangements are satisfactorily addressed;
- d) Gardens and amenity space are provided and are of an appropriate size and quality.

The scale of development should be clearly justified by evidence of need in the District; and evidence is provided which demonstrates that there are no alternative suitable available sites within or adjacent to the built form of settlements.

Proposals for specialist housing and accommodation to meet clearly evidenced needs arising from outside the District will be considered where they relate to suitable sites that are within or adjacent to the (more sustainable settlements).

In order to ensure that dwellings permitted under this Policy remain for the use permitted in perpetuity planning permissions relating to such sites may include conditions which restrict permitted development rights.



Self and Custom Build Homes

5.98 Paragraph 70 of the NPPF states that Local Planning Authorities should seek opportunities to support small sites to come forward for community-led development for housing and self-build and custom build housing. For the purposes of this Local Plan the Council adopts the definition of Self Build as set out in the Housing and Planning Act 2016 as follows:

5.99 *'...the building or completion by— (a) individuals, (b) associations of individuals, or (c) persons working with or for individuals or associations of individuals of houses to be occupied as homes by those individuals. But it does not include the building of a house on a plot acquired from a person who builds the house wholly or mainly to plans or specifications decided or offered by that person'.*

5.100 Under section 1 of the Self Build and Custom Housebuilding Act 2015, Local Authorities are required to keep a register of those seeking to acquire serviced plots in the area for their own self-build and custom house building. They are also subject to duties under sections 2 and 2A of the Act to have regard to this and to give enough suitable development permissions to meet the identified demand. Self and custom-build properties could provide market or affordable housing.

5.101 Self and Custom Build development, an opportunity to bring choice to the housing market as well as enabling local people to design and build their own home that will meet their bespoke needs, will continue to be supported. For the purposes of Policy HOU 13, a serviced self-build plot is defined as a parcel of land with legal access to a public highway, and at least water, foul drainage and electricity supply available at the plot boundary. Serviced Self Build plots can be delivered in a number of ways, including:

- Multiple individual serviced plots located within larger sites which are generally allocated in this Local Plan around the Market Towns, Key Service Parishes, Primary Parishes, Secondary Parishes and Tertiary Parishes,
- Single or small sites delivering open market plots – these are likely to be windfall sites (not identified in the Local Plan);
- Sites delivered by Town or Parish Councils via their Neighbourhood Plans or Neighbourhood Development Orders.

HOU 11: Self and Custom Build Homes

Part 1: Individual plots

Proposals for an individual self and custom build dwellings on sites that are well related to the Built Form (as defined by built form Policy GEN 03) of Market Towns, Key Service Parishes, Primary Parishes, Secondary Parishes and Tertiary Parishes, that are consistent with the policies of this Local Plan, to be built and occupied by the applicant or to be built on behalf of the applicant, will be supported in principle.

Proposals for individual self and custom build plots which do not have an identified owner must be outline or permission in principle applications only.

Part 2: Multiple plots on a site

Proposals for self and custom build dwellings on sites well related to the built form of Market Towns, Key Service Parishes, Primary Parishes, Secondary Parishes and Tertiary Parishes, to be built and occupied by the applicant or to be built on behalf of the applicant, will be supported in principle.

When outline permission or permission in principle is sought for plots for custom and self-build homes and where details of each plot will be secured via a custom/self-builder at a later date, a plot passport is required. As a minimum, all plots are required to include



a plot passport that summarises the main marketing details and specifications of the plot to include:

- a) The site location;
- b) The plot size (m²);
- c) The ratio of built footprint to overall plot size;
- d) The indicative developable footprint;
- e) Permissible building lines;
- f) Side spacing requirements;
- g) Building heights.

Additional specifications such as, but not limited, to materials, landscaping details, and access arrangements may be required on each plot where local context, a planning permission, or a permission in principle indicates this is necessary.

Detailed applications for custom and self-build homes on plots with a plot passport will be expected to adhere to the parameters of the plot passport and clearly demonstrate how the criteria have been satisfied. Applications which satisfy the requirements of the plot passport will be supported in principle. Any variations on the plot passport parameters in a detailed application will require full justification for the changes to demonstrate that they are suitable for the plot, if they are to be supported.

Part 3: Large Sites

Proposals for 100 or more dwellings will provide serviced plots to deliver at least 5% of the total number of dwellings on the site as self-build or custom build homes (rounded up to the nearest whole number). Prior to 50% of all homes on the site being occupied, all of the plots set aside for self-build or custom build housing (secured via a legal agreement) must have in place:

- h) A phasing plan which demonstrates the plots will have clear access for construction and deliveries and will not be compromised by the construction activities of the

wider site, as well as a legal access onto a public highway and all services including: water, foul drainage, broadband connection, and electricity supply available at the plot boundary;

- i) Sufficient space to build without compromising neighbouring properties and their amenity and the amenity of future occupiers;
- j) An agreed design code or plot passport for the plots.
- k) If plots remain unsold after a thorough and proportionate marketing exercise which includes making details available to people on the Breckland custom and self-build register and covers a period of at least 12 months from the date at which the plots are made available at fair market value (The 12-month time frame for marketing will not commence until:
 - i. Thorough and appropriate marketing is in place; and,
 - ii. Criteria (a-c) have been implemented;
 - iii. If after at least 12 months of marketing, no offers have been received for a self-build plot then an application can be made for market housing. Prior to such an application being made it must be demonstrated that an offer has been made and rejected by the District Council, a registered provider, or the town/Parish Council for the delivery of affordable housing products. It must also be robustly demonstrated that criteria of this Policy have been complied with and have been satisfactorily concluded.

In all cases the Local Planning Authority will require a Unilateral Undertaking (UU) to future proof the scheme and ensure the plot(s) would only be constructed as Custom/Self Build housing.

Replacement Dwellings

5.102 As a predominantly rural District, Breckland has a large amount of housing stock located in the rural area. Although these houses are not in the most sustainable



locations, they nevertheless form an important part of the housing stock. Whilst the spatial strategy does not seek significant growth in the rural area it is recognised that replacement dwellings may be appropriate to ensure the stock remains viable and safe.

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

5.104 In rural areas, it is vital to ensure that any replacement residential properties do not adversely impact the character of the countryside. Proposals must therefore have particular regard to the Council's design policies and will be subject to consideration of any potential impact on European sites in line with the Habitats Regulations 2017 and relevant Local Plan policies.

HOU 12: Replacement Dwellings

Proposals for the replacement of dwellings in the open countryside must be contained within the existing curtilage. The building must be in residential use and not classed as abandoned.

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

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



Dwelling annexes and alterations

- 5.105 The creation of annexes can create additional accommodation for a dwelling and can help to create more flexible use of the accommodation to respond to changing family circumstances over time.
- 5.106 Residential annexes should be so that they are ancillary in use and scale to the main dwelling unit and provide genuinely flexible accommodation that can be adapted and re-adapted to meet the changing needs of an extended family. This should include the option of absorbing the annexe back into the main dwelling accommodation, if necessary, by the same or future occupiers.
- 5.107 To meet these requirements, it is essential that the main and annexe accommodation are either directly connected, by an internal link or and have a close spatial relationship with shared facilities and space. The Council will apply restrictive conditions or obligations to ensure annexes do not create substandard dwellings with inadequate standards of access, amenity and space and potentially result in additional dwellings in unsustainable locations.
- 5.108 For the purposes of this Policy a residential annex is defined as detached buildings or extensions within the curtilage of a dwelling which provide additional, ancillary residential accommodation not wholly integrated with the main dwelling.

Use of Rooms Within the Main Dwelling

- 5.109 The use of rooms within a dwelling for the purpose of allowing a relative to live with their family would not normally require planning permission. However, this accommodation should be occupied by someone who is clearly associated with the occupants of the main dwelling, e.g. dependent relative or domestic staff (including a full-time nanny or carer) working for the residents of the principal dwelling.

Extending the Main Dwelling



5.110 Attached annexes will be acceptable where a clear dependency is retained at all times with the main dwelling (i.e. share facilities such as living spaces / kitchens) and as a minimum a doorway between the annexe and existing rooms within the host dwelling. Proposals for an annex where a dwelling is altered or extended to create separate accommodation with an independent entrance, which could be sold separately to the main dwellinghouse, as a new habitable dwelling irrespective of who is occupying it, will be resisted.

Detached Annexes

5.111 Detached annexes will only be acceptable where the scale and appearance of the building is modest in proportion to the site, and a clear dependency is retained at all times with the main dwelling. A detached annexe should share a vehicular access with the main house and have adequate parking and shared amenity facilities for the occupants of the annexe and the main dwelling. The annexe should be located within the curtilage of the main house and should be within the same ownership. There should be no boundary demarcation or subdivision of the garden areas between the annexe and the main dwelling.

5.112 In considering applications the Council will consider the following criteria:

- a) Physical relationship.
- b) Does the annex use part of the existing dwelling?
- c) Is the annex attached to the existing dwelling?
- d) If the annex is physically detached, is there potential for subdivision of the curtilage and creation of two plots?
- e) Subservient in scale and appropriately designed - does the annex react to its architectural and landscape context?.
- f) Can the proposed accommodation be justified? Number of beds being provided. One or maximum two beds justified in a particular case e.g. if 24-hour care is required.
- g) Is there a functional relationship?



- h) Who will be using the annexe.
- i) Is there a family connection or are they part of the same household.?
- j) Does the annexe share services (water gas, electric, sewage disposal etc).

HOU 13: Dwelling Annexes

Applications for the creation of a residential annexe will be permitted if there is no material harm to any neighbouring uses, including the living conditions of nearby residents or the overall character and appearance of the surrounding area taking into account the surrounding built form and street scene, and where all the following criteria are met:

- a) The existing dwelling enjoys a lawful residential use; and,
- b) The proposal is in the same ownership as the principal dwelling; and,
- c) It is located within the curtilage of the principal dwelling and shares its vehicular access and amenity space; and,
- d) It is designed in such a way as to easily allow the annexe to be used incidentally to the principal dwelling when it is no longer required for independent ancillary occupation; and,
- e) Annexes should be attached to the main dwelling unless it is demonstrated that this is not possible. Detailed justification should be submitted unless the proposed annex is to be located in an existing outbuilding; and,
- f) Where the annexe is detached, there is no boundary demarcation or sub-division of the land between the principal dwelling and the annexe; and,
- g) Is of a scale subservient to the principal dwelling; and,
- h) The siting of the annexe is in close proximity to the principal dwelling so as to maintain a clear dependency between the two; and,
- i) There shall only be one annexe per residential dwelling; and,
- j) The annexe shall have no more than a single bedroom; and,

- k) Has a clear functional connection with the main dwelling e.g. the occupant should be a dependent relative of the residents of the main dwelling or directly employed at the main dwelling as a nanny or carer.

Conditions will be applied to any planning permission granted for an annexe to secure an ongoing connection between the annexe and principal dwelling and prevent any future sub-division or creation of an entirely separate and unrelated residential unit.

HOU 14: Extensions and Alterations to Dwellings

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

- a) The extension or alteration is not disproportionate in size in relation to the original dwelling/plot and does not substantially alter or adversely affect the character of the dwelling or surrounding area.
- b) The extension or alteration will not adversely affect the amenity of neighbouring properties.

Rural Workers' Dwellings



- 5.113 The purpose of this policy is to meet the need for essential accommodation associated with the use of land for agriculture, forestry and other rural based businesses in locations that would otherwise be judged as unsustainable.
- 5.114 It can be difficult to find housing that is genuinely affordable for people working in land-based occupations and located close enough for efficient management of their business.
- 5.115 NPPF Paragraph 84 states; *'Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply: a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside';*
- 5.116 Further guidance is set out in the National Planning Policy Guidance (NPPG) which states; *'Considerations that it may be relevant to take into account when applying paragraph 79a of the NPPF could include: evidence of the necessity for a rural worker to live at, or in close proximity to, their place of work to ensure the effective operation of an agricultural, forestry or similar land-based rural enterprise (for instance, where farm animals or agricultural processes require on-site attention 24-hours a day, or to deal quickly with emergencies that could cause serious loss of livestock, crops or products); the degree to which there is confidence that the enterprise will remain viable for the foreseeable future; whether the provision of an additional dwelling on site is essential for the continued viability of a farming business through the farm succession process; whether the need could be met through improvements to existing accommodation on the site, providing such improvements are appropriate taking into account their scale, appearance and the local context; and in the case of new enterprises, whether it is appropriate to consider granting permission for a temporary dwelling for a trial period'.*

- 5.117 Very occasionally it will be essential for a rural worker to have accommodation in close proximity to the business and there is no suitable housing in the locality for their household need.
- 5.118 The construction of new dwellings in the countryside to meet these needs will, in exceptional circumstances, need to be justified in line with the policy requirements. In particular, it should be demonstrated, in line with Policy HOU 23 'Re-Use of Agricultural Buildings in the Countryside', that the conversion of an existing building is considered before new build. If permission is granted for such dwellings, it is important that they are occupied as intended and the Council will, therefore, impose restrictive occupancy conditions to ensure that any dwelling remains available to meet the needs of the particular business.
- 5.119 Proposals to remove an occupancy condition will be considered on the basis of whether a need remains for the accommodation for other rural workers. This will involve marketing the property for a period of at least 12 months at a realistic price to reflect the occupancy restriction. Applicants will also need to demonstrate a lack of general need in an area. As part of this approach, applicants will need to demonstrate that the dwelling has been made available to a minimum of three Registered Social Landlords operating locally on terms which would prioritise its occupation by a rural worker as an affordable dwelling, and that option has been refused.

HOU 15: Rural Worker's Dwellings

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



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

Where a new dwelling is permitted, the occupancy will be restricted, by condition, to ensure that it is occupied by a person, or persons, currently or last employed in local agriculture, horticulture, forestry, and other rural activities, or by their surviving partner



or dependant(s). Applications for the removal of an occupancy condition related to rural workers will only be permitted where it can be demonstrated that:

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

Raising accessibility standards of new homes

5.120 The intention of this approach will be to maximise the flexibility of new housing to accommodate a wider spectrum of housing needs. This will support the housing needs of older people but also those with specialist needs such as those who are disabled and wheelchair users, leading to positive impacts on health and well-being. Making homes adaptable and accessible from the start will reduce the likelihood of people having to leave their homes as their needs change and allow people to stay within their local communities, creating mixed and inclusive communities.

5.121 Delivering sustainable communities means supporting the needs of the current and any future population. The NPPF states that the needs of groups with specific housing requirements should be addressed. It continues within this context, to state that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies including, but not limited to, families with children, older people, and people with disabilities. The



NPPF also states that planning policies should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and do not undermine the quality of life or community cohesion and resilience.

- 5.122 The PPG is clear that *‘Accessible and adaptable housing enables people to live more independently, while also saving on health and social costs in the future.’ The same paragraph clarifies that ‘accessible and adaptable housing will provide safe and convenient approach routes into and out of the home and outside areas, suitable circulation space and suitable bathroom and kitchens within the home. Wheelchair user dwellings include additional features to meet the needs of occupants who use wheelchairs or allow for adaptations to meet such needs.’*
- 5.123 The National Building Regulations include specific nationally agreed construction standards (the M4(2) standard) which would deliver accessible and adaptable homes. However, as a national standard they are optional and depend partly on the viability of this aspect when considered with other requirements of the Local Plan. They are suitable not just for the elderly but also for families with pushchair needs, or those with a temporary or permanent disability or health issue.
- 5.124 The 2025 Housing and Economic Development Needs Assessment (HEDNA) recommended that the Council could consider (as a start point) requiring all dwellings (in all tenures) to meet the M4(2) standards and around 5% of homes meeting M4(3) – wheelchair user dwellings in the market sector (a higher proportion of around a tenth in the affordable sector). The 2025 HEDNA points to an increase of 15,500 residents aged 65+ over the plan period. Whilst many such residents may remain in their existing home, it identifies the importance of delivering homes to M4(2) accessible and adaptable standards so that homes respond to older residents’ changing needs, as well as the role of specialist housing. Furthermore, it is estimated that the national unmet need for wheelchair adaptable properties is the equivalent of 3.5 per 1,000 households. However, Planning Practice Guidance states that M4(3)

(wheelchair adaptability) should only be applied to properties where the LPA is responsible for allocating or nominating a person to live in that dwelling. Within Breckland the HEDNA estimates a total need over the 2024-42 for 731 additional homes for wheelchair users – 41 per annum. This represents 4.4% of the total housing requirement.

- 5.125 This is supported by the evidence in the Norfolk Study of Demand for Older Person Housing, which found that 25% of new dwellings were required to be accessible and adaptable, and 5% were required to be accessible for wheelchair users was needed in Breckland. The District Council considers that a requirement of 25% of dwellings on a scheme that meet the M4(2) standard is viable with 5% meeting the higher M4(3) Standard. The proportion of new dwellings that accord with Category M4(3) wheelchair adaptability on larger housing developments is required when the District Council is negotiating within the affordable housing contributions. The policy will be applied taking account of the Council's current housing needs, for example, the most up to date Housing Needs Assessment, etc.
- 5.126 There is clear evidence of recent developments including housing types that are smaller than the sizes suggested in the National Described Space Standards (NDSS). This is particularly the case for homes of 2 or 3 bedrooms, which are often marketed as starter homes. Breckland has an aging population and the evidence points to this being a key concern for the future. There is evidence of a requirement for smaller homes, from housing needs surveys and Neighbourhood Plan surveys for people to downsize to as they age.
- 5.127 Housing for older people needs to be flexible to allow for adaptation as needs change. Homes that are smaller than the national standards are generally quite difficult to adapt for the use of grab rails and mobility devices. In addition, they do not lend themselves to downstairs only living, which can be an issue for people as they age. This requires ample room for both a separate bedroom and downstairs bathroom facilities. As such, it is important that new properties are built to the

nationally described space standards to better allow for such adaptation in the future, to meet the needs of the aging population.

HOU 16: Adaptable and Accessible Homes

Policy Section 1

All new homes must be designed and constructed in a way that enables them to be adaptable, so they can meet the changing needs of their occupants over their lifetime. On all major residential developments planning permission will be granted for new dwellings subject to the following:

- a) 25% of new homes (Market and affordable) must be built to meet requirement M4(2) of Part M of the Building Regulations: Category 2 for accessible and adaptable dwellings.
- b) 5% of dwellings (market and affordable) on schemes involving major development being provided as wheelchair adaptable dwellings in accordance with the Building Regulations M4(3) standard: Category 3.

Policy Section 2

Exemptions will only be considered where the applicant can robustly demonstrate that compliance would significantly harm the financial viability of the scheme. Where exemptions are sought on practicality or viability grounds, the minimum number of units necessary will be exempted from the requirements i.e. if only 1 out of 3 adaptable dwellings can be provided, then the 1 still applies.

All new market and affordable homes should, as a minimum, meet the relevant Nationally Described Space Standard (NDSS).

Water Efficiency

- 5.128 The District lies within one of the driest parts of the UK. Planned growth in housing and employment will significantly increase water demand. The District's large agricultural sector is also dependent on water availability in the summer. Water quality is crucial due to the number of protected sites relying on high water quality. Anglian Water supplies water to the District. Water companies have a statutory obligation to prepare and review Water Resource Management Plans (WRMP) once every 5 years setting out how they will maintain a sustainable balance between water supplies and demand.
- 5.129 Anglian Water's Water Resources Management Plan to 2040 demonstrates how sufficient water for future growth will be provided and, therefore, water supply is not a strategic constraint to development through appropriate supply and demand measures. Consideration is given to reducing the potential demand for water before proposing supply measures.
- 5.130 Local Plans can also contribute to long term water resilience by ensuring that new development incorporates water efficiency measures including the adoption of the optional higher water efficiency standard (110 litres/per person/per day).
- 5.131 The Norfolk Strategic Planning Framework (NSPF) set out an Agreement that, when preparing Local Plans, to seek to include the optional higher water efficiency standard (110 litres/per person/per day) for residential development.
- 5.132 The NSPF also suggested that individual authorities may also wish to consider the inclusion of a specific water efficiency BREEAM standard for commercial development within their Local Plans. Improved water efficiency is not limited to measures within dwellings and commercial buildings and a collaborative approach to promote innovation in water efficiency/re-use is required working closely with water companies and site promoters/developers.

- 5.133 In an area of serious water stress, incorporating water demand management into development from the start promotes water efficiency and resilience, along with the protection of water quality and protection of areas of environmental importance within and adjacent to Breckland. Water reuse, recycling and other suitable measures should be incorporated wherever feasible to reduce demand on mains water supply. Developments are expected to aspire beyond these standards, where possible to do so. Applications should include sufficient detail as to intended standards and set out the measures to be incorporated to enable compliance.
- 5.134 The supply and disposal of water has a significant carbon impact. Whilst the bulk (90%) of water-related carbon emissions come from the heating of water, the process of treating and pumping water to homes also has an impact (10%). Reducing water use (supply and disposal) therefore can have a significant carbon impact, even more so if that water is heated. Even small measures, such as a water butt, can make a difference – each time a 100l water butt is filled with rainwater, and used to water garden plants instead of using mains water, it saves 79g/CO₂ (Source: Water UK, which estimates the carbon footprint of 1 litre of domestic water is 0.79g/CO₂/l). That's a carbon saving on top of the wider water environment benefits of using rainwater rather than mains treated tap water.

HOU 17: Water efficiency

In accordance with the following criteria, development proposals should demonstrate the following measures have been incorporated into their design and use to ensure sustainable use of water resources:

1. All development will demonstrate water efficient design. This is to be achieved by ensuring that:
 - a) New residential development is designed to utilise no more than 85 litres per person per day of mains supplied water / potable water per person per day (l/p/d).

b) New, extended or redeveloped non-household* buildings aim to achieve full credits within the 4 water categories (WAT01, WAT02, WAT03, and WAT04) for BREAAAM standard within a minimum score of 3 credits within WAT01 Water Consumption issue category, or an equivalent standard set out in any future update to BREAAAM. The applicant will be required to justify and evidence why full credits is not possible/viable for the development.

2. A Water Efficient Design Statement must be submitted with the application at the earliest stage to demonstrate how policy requirements have been met and will be maintained in relation to water efficient design. The statement shall provide, as a minimum, the following:

- c) Baseline information relating to existing water use within a development site; and
- d) Full calculations relating to expected water use within a proposed development (such as water efficient fixtures and fittings, rainwater/stormwater harvesting and reuse, or greywater recycling).
- e) Prior to the first occupation of development a completion certificate shall be submitted to the Local Planning Authority confirming the design standard under part 1 a or b (as relevant) has been verified and fully implemented.
- f) If Government policy or legislation relating to 1 to 3 is more stringent, or at significant variance with above, after the adoption of this plan, the most stringent standard will be adopted.
- g) Contact the relevant water company to find out if they require a water resources assessment for new non-domestic** supplies and if they offer environmental incentive schemes to fund water efficiency measures in new developments.

* Note: 'non-household' means all development except residential dwellings.

** Note: 'non-domestic' excludes public buildings, such as schools and hospitals, and those where the primary use is for domestic purposes, as well as residential dwellings."



Supporting diverse housing type and size

- 5.135 Securing a Mix of Housing National Planning Policy requires Local Planning Authorities to plan for a mix of housing, based on demographic trends, market trends and the needs of different groups in the community, including the elderly and people with disabilities.
- 5.136 Local Planning Authorities should identify the size, type, tenure, and range of housing that is required in different locations which provides a clear understanding of the housing needs for Breckland, including the need for all types of housing and the needs of different groups in the community.

District-wide Housing Mix

- 5.137 Paragraph 61 of the NPPF requires that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet an area's identified housing need, including with an appropriate mix of housing types for the local community.
- 5.138 In respect of Market Housing, the HEDNA concludes the following house size mix is required:
- One bedroom – 11%
 - Two bedrooms – 34%
 - Three bedrooms – 37%
 - Four or more bedrooms – 18%

Smaller-area Housing Mix

- 5.139 Table 6.4 of the HEDNA provides a mix analysis for the four sub-areas (A11 Corridor, Dereham and Surrounds, Swaffham and Surrounds and Watton). The findings are generally similar to the overall mix and do not show any significant differences between locations. It is, therefore, concluded that the differences are not sufficiently clear-cut to suggest a different mix of housing at a sub-area level.

5.140 Policy HOU 18 is concerned with the mix of general market housing only, whilst Policy HOU 21 (Affordable Housing) refers to the mix of housing in respect of the affordable homes element of housing developments. It will aim to ensure that housing development sites deliver a range of housing sizes and types which reflect the needs of the District over the plan period, taking into account the current housing stock and the need to diversify the housing offer.

HOU 18: Securing A Mix of Housing

1. The Council will require proposals for residential development to include a mix of market housing which contributes towards a balance of house types and sizes across the District in accordance with the latest HEDNA.
2. In assessing the housing mix in residential schemes the Council may take into account some exceptional circumstances, where it may not be appropriate to provide the full range of housing types in accordance with the latest HEDNA, including the following:
 - a) Physical constraints, such as those associated with small sites of less than five houses and conversion schemes, where opportunities for a range of different house types are limited;
 - b) Locational issues, such as highly accessible sites within or close to a town centre where larger homes and low/ medium densities may not be appropriate;
 - c) Sites with severe development constraints where housing mix may impact on viability;

- d) Sites where particular house types and/ or building forms may be required in order to sustain or enhance the setting of a heritage asset;
- e) Sites where particular house types and/ or building forms may be required in order to prevent landscape harm;
- f) Developments in Parish or neighbourhood plan areas, where there is an up-to-date local housing needs assessment which provides a more appropriate indication of housing need;
- g) Developments which provide specialist accommodation as set out in policies HOU 09 and HOU 10;
- h) The mix of housing should take account of the prevailing character of the area by providing for a form of development which is complimentary to the local area.

Sub-division and Multi-Occupation of Dwellings

5.141 Breckland's population has grown considerably in recent decades including increases in seasonal migrant workers. It is important that the housing needs generated by these people are met, with shared accommodation often being a preferred choice for many, for a variety of reasons. Whilst such accommodation does meet a particular housing need, it can cause difficulties where there is a high concentration in a particular area. Problems mainly occur where there is a concentration of dwellings with a rapid turnover of residents or a concentration of converted dwellings in an established residential area causing issues such as an increase in parking pressures, an increase in anti-social behaviour and crime levels and creating an imbalance in the neighbourhood. These problems are particularly acute in densely populated areas and where properties share party walls. The rental



yields that can be realised on shared accommodation can also put pressure on the ability of individual families or households to compete in the local housing market.

5.142 An HMO (House in Multiple Occupation) is a property that is occupied by three or more people creating two or more households. Generally, in an HMO, there will be some sharing of amenities such as kitchens and bathrooms, but can also include:

- Buildings that have been sub-divided into bed sits or flats where there are shared entrances and stairwells.
- Shared houses.
- Temporary accommodation for the homeless and sometimes hostels and hotels.

5.143 Each habitable unit in an HMO will be subject to the same standards as an individual dwelling, but there are additional standards relating to management, fire safety and facilities.

5.144 Planning permission is required for an HMO where it is to be rented to 7 or more unrelated people (regardless of the number of bedrooms). The needs of those requiring subdivided or multi-occupancy living can also be met through the development of purpose-built accommodation, which increases choice for those people and eases the pressure on existing residential areas.

5.145 Therefore, purpose-built accommodation that helps to meet this identified need will be encouraged in the Market Towns, Key Service Parishes and Primary Parishes, provided that it meets the criteria listed in the policy below. Whether through purpose-built accommodation, conversion or subdivision, any proposals for shared accommodation or self-contained accommodation must deliver accommodation that will not put future occupants at risk. This includes, but is not necessarily limited to, development of residential accommodation or bedrooms at ground floor level in an area at risk of flooding.

HOU 19: Sub-Division and Multi-Occupation of Dwellings

The conversion or change of use of existing dwellings and buildings in other uses to self-contained flats or shared accommodation including houses in multiple occupation will be supported only where:

- a) The existing building is capable of conversion without causing harm to the amenities of future occupants, neighbours and the wider area or would result in safety issues;
- b) In the case of an existing dwelling, it can be demonstrated there is an established lack of demand for the single-family use of the property concerned;
- c) The development will not lead to or increase an existing over concentration of such uses in the area;
- d) Adequate provision is made for external communal areas, bin storage and collection, and on-site parking and cycle storage unless it can be demonstrated that the site is sustainably located on a regular bus route or within walking distance of the town or village centre; and
- e) Adequate provision of outdoor private amenity space.

Purpose built shared accommodation will be granted within the built form of settlements, where the criteria set out in c) to e) above are satisfied.

Garden and Backland Development

5.146 Paragraph 75 of the NPPF states that, where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply and any allowance should be realistic whilst policies should be in place to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.

5.147 Development on gardens, green spaces and other residential amenity spaces is only appropriate where certain criteria are met. The development of gardens does not fall under the 'previously developed land' category, as defined in the NPPF and this



policy sets out requirements that development proposals will need to meet in order to demonstrate that in exceptional cases, building on a green or other amenity space can be achieved without adverse impacts.

- 5.148 Residential gardens in Breckland largely consist of soft landscaping with lawns, mature trees, shrubs and flower beds, which have important environmental benefits. Similarly, public, communal, or semi-private amenity green spaces make important contributions to quality of life and the environment. Many gardens and communal amenity green spaces in the District combine with adjacent gardens to form green corridors.
- 5.149 Back gardens offer an environment relatively free of vehicles and their associated noise and pollution and, thus, make an important contribution to the quality of life in , Breckland, both in terms of their amenity and recreational value and outlook, and in terms of their ecological function. Proposals that develop these spaces could lead to an unacceptable loss of amenity for the residents of existing dwellings in the vicinity and the character of an area adversely affected.
- 5.150 Backland development refers to the development of land which sits behind the existing building line with little or no frontage onto the public highway, for example residential gardens. Proposals on back-land sites are often for residential development, however in some cases smaller scale office or ancillary uses are proposed.
- 5.151 The Council encourages the effective use of the finite land resource and recognises that land within the built form of settlements can usefully contribute towards meeting housing need.
- 5.152 However, poorly planned backland development can create unsatisfactory living environments for existing and future residents. This policy seeks to avoid the undesirable cramming of new dwellings onto sites already occupied by existing buildings. Only where the site is large enough to accommodate additional dwellings without causing unacceptable harm to the amenities enjoyed by existing properties,



and where an acceptable, separate means of access can be provided, would such a form of development be appropriate.

5.153 Such backland development usually involves the use of parts of a number of rear gardens to existing houses for further residential development and can have a considerable impact on the amenities of existing residential areas. Permission will normally only be given to proposals which demonstrate that such impact has been reduced to acceptable levels.

5.154 The Council is concerned to avoid piecemeal development and the prevention of access to adjoining sites which may also be considered appropriate for residential development. A layout plan for the whole area, which is potentially suitable for development will be required, even if the development is intended to take place in a number of phases.

HOU 20: Residential Development on Backland and Garden Sites

Tandem or backland development

Proposals for tandem or backland development will be permitted where they:

- a) Demonstrate a satisfactory means of access to an existing public highway in accordance the Policy of this Plan, that has an appropriate relationship with existing residential properties;
- b) Do not cause unacceptable harm to the amenity of the residents of existing or proposed properties;
- c) Are equal or subordinate in scale to surrounding buildings, particularly those fronting the highway, and
- d) That sufficient garden/amenity space for the existing host dwelling(s) and proposed dwelling(s) is retained and provided for in character with surrounding area and

- e) Are sympathetic to the landscape, historic environment, and character of the area and the existing pattern and grain of development character as well as the appearance of the surrounding area through its scale, layout, boundary treatments and other characteristics.

Residential Gardens

Housing development on garden land and/or to the rear or side of existing residential property within a defined Settlement will be supported provided that:

- f) The form, density, scale, and external appearance of the development is in keeping with the character and appearance of the area;
- g) The relationship between buildings within and outside the site ensures that the privacy and amenity of existing and future residents are preserved;
- h) The means of access is appropriate in size and design to accommodate vehicles and pedestrians safely and would not result in harm to the amenities of adjoining residents from noise and disturbance from vehicle movements;
- i) High standards of landscaping is incorporated into the design;
- j) Development of the site does not compromise the ability for the more comprehensive development of a wider area;
- k) Distinctive landscape and nature conservation features, such as trees, hedgerows, and ponds, are retained;
- l) The proposed and existing dwellings retain sufficient private and, if appropriate, communal amenity space. In character with the surrounding local area.

Affordable Housing

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



- 5.156 Affordable housing is housing provided to those that are unable to meet their housing needs in the private sector. Government policy, as set out in the NPPF, defines affordable housing as 'social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market'. Intermediate housing provides the opportunity for local people, who are unable to afford open market prices, to access the housing market.
- 5.157 Eligibility for affordable housing will be in line with the Council's allocation policies and Housing Strategy. Intermediate products such as housing for sale and rent at a cost above social rent, but below market levels, can include shared equity schemes and shared ownership and other low-cost homes for sale and intermediate rent.
- 5.158 In line with the requirements of the NPPF, affordable housing should include provisions to remain at an affordable price for future eligible households or for any subsidy to be recycled for alternative affordable housing provision. Affordable rented properties are either Social-Rented or Affordable Rent, which determines the level of rent chargeable. The Council's adopted Tenancy Strategy supports the charging of Affordable Rent levels up to 80% of the local area's market rent for an equivalent property. In Breckland, affordable housing is delivered and managed across the District through partnership work with Registered Providers.
- 5.159 The HEDNA points to a need for 329 affordable homes per year, split into a rented affordable need for 292 properties per year and 37 affordable home ownership homes. The evidence suggests that there would be sufficient need to increase the affordable housing policy requirement to about 25%, but this needs to be balanced against what can be viably achieve, and the HEDNA recommends that the percentage figure is driven by the Plan's viability evidence. It recommends an 90/10 split between rented affordable housing and low-cost affordable home ownership products, with a minimum of 25.5% social rented homes overall (30% of the rented affordable provision). Policies should provide provision for some flexibility in the tenure profile to take account of grant and viability considerations as appropriate.



5.160 The HEDNA does not consider that there is a need for First Homes within Breckland. Therefore, the Council considers that other forms of Affordable Housing should be provided within the District.

5.161 The HEDNA then considers the split of need within these categories and recommends that a minimum of 30% of the rented affordable housing is provided at social rents, with up to 70% if there is funding support provided to the scheme. The HEDNA considers the following mix of affordable housing:

	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms
Affordable Home Ownership	23	42	27	8
Affordable Housing (Rented)	32	37	26	5

5.162 Proposals for affordable housing are not exempt from any requirement to provide mitigation measures for European sites (even if exempt from paying any other levy) In line with the Habitats Regulations 2010, and Policies ENV 03, ENV 04, ENV 05 and ENV 10 in the Local Plan.

Implementation

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

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

5.165 When considering fractions of affordable units, on sites of more than 10 dwellings all points differences will be calculated as a financial sum. For example, 12.4

dwellings would equate to 12 affordable dwellings and 0.4 dwelling financial sum equivalent.

HOU 21: Affordable Housing

The national definition of affordable housing, as set out in the National Planning Policy Framework, is applied for the purpose of this policy. The Council will only consider First Homes in exceptional circumstances where this can clearly be demonstrated.

Residential development proposals capable of delivering 10 or more units, or where the site has an area of 0.5 hectares or more, will be expected to deliver a proportion of the development as affordable housing on site to help meet existing and future affordable housing needs of the District as set out in the HEDNA;

- a) 25% of qualifying developments should be affordable housing;
- b) The size, mix, type, and tenure of affordable homes, as defined in national policy, will meet the identified housing need of Breckland as established by the HEDNA, adjusted where necessary to balance housing need and make schemes viable and agreed by Breckland District Council;
- c) The affordable housing should be provided on site. Provision will be made through planning obligations to secure the affordable housing and to ensure it is available at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision;
- d) The affordable rented housing provided on site should be maintained as affordable housing in perpetuity. Provision will be provided through planning obligations in order to provide the affordable housing and to ensure its availability to initial and successive occupiers;
- e) The Council will seek for affordable housing to be distributed across a development as single units or small clusters, rather than in a single area. The Council will consider



exceptions if an applicant can demonstrate that it is necessary for the long-term management or viability of the affordable housing.

- f) Their appearance should be tenure blind from that of open market homes, reflecting local distinctiveness and design policies in the Local Plan and in subsequent neighbourhood plans; and
- g) The applicant will be required to submit an open book viability assessment where schemes do not meet the above policy requirements. In such cases the Council will commission an independent review of the viability study, for which the applicant will bear the cost.

Commuted Sums

Affordable housing will be expected to be delivered on site. Where clear evidence is provided that the site is not viable, if provision is made on site, in line with the requirements set out in this policy, a commuted sum will be sought at £120,000 per equivalent whole dwelling, as recommended by the Council's Local Plan Viability Assessment, or the figure set out in any successor evidence endorsed by the Council.

Offsite contributions in lieu of built units on site will only be considered where this is robustly justified by evidence. Where the provision of onsite units threatens the viability of the development the applicant will be required to submit an open book viability assessment in accordance with clause f of this policy

Vacant Building Credit

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

- h) Where the building has not been vacated for the sole purpose of redevelopment;
- i) Where the existing building(s) has not been abandoned; and

Where specific information on the floorspace of the proposed residential development and the calculation of the claimed offset has been provided.

Gypsies, Travellers and Travelling Showpeople

5.166 There is both a legal requirement and a national planning policy requirement to consider the accommodation needs of Gypsies, Travellers and Travelling Showpeople. Legal requirements:

- a) 2004 Housing Act – places a duty on local authorities to provide sufficient accommodation for Gypsies and Travellers.
- b) 2010 Equalities Act – protects the characteristics of Gypsies and Travellers as an ethnic group, and local authorities are required to actively seek to eliminate unlawful discrimination. Gypsies and Travellers have particular needs due to their nomadic culture.

National planning policy requirements:

5.167 The National Planning Policy Framework (NPPF) requires Local Authorities to provide land to meet housing and accommodation needs for all people, including for Gypsies, Travellers and Travelling Showpeople (GTTS).

5.168 The NPPF is supported by the 2023 Planning Policy for Traveller Sites (PPTS), which sets out what Local Authorities are required to do to meet the legal requirements in planning for the accommodation needs of GTTS.

5.169 For the purposes of this planning policy “Gypsies and Travellers” means: Persons of nomadic habit of life, whatever their race or origin, including such persons who, on grounds only of their own or their family’s or dependants’ educational or health needs or old age, have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.



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

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

5.171 For the purposes of this planning policy, “Travelling Showpeople” means: Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family’s or dependants’ more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes Gypsies and Travellers as defined above.

5.172 For the purposes of this planning policy, “travellers” means “Gypsies and Travellers” and “travelling showpeople” as defined above.

5.173 For the purposes of this planning policy, “pitch” means a pitch on a “Gypsy and Traveller” site and “plot” means a pitch on a “Travelling Showpeople” site (often called a “yard”). This terminology differentiates between residential pitches for “Gypsies and Travellers” and mixed-use plots for “Travelling Showpeople”, which may / will need to incorporate space or to be split to allow for the storage of equipment.

5.174 The Council is required to undertake a specific Gypsy and Traveller Accommodation Assessment (GTAA). This was produced in April 2024 and the findings are being considered. The report indicates a future need for an additional 71 Gypsy and Traveller pitches over the remaining Local Plan period (2024-2042) and, of this, a need for 39 pitches provided within the first 5 years of this period (2024-2029). Options are now being considered as to how this need can be met and include:



- Part of strategic housing allocations.
- Deliverability of existing sites.

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

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

HOU 22: Provision for Travellers and Travelling Showpeople

The Local Plan supports the provision of the following:



71 additional pitches for Gypsy and Traveller households, of which 39 should be provided in the first five years of the Plan;

Meeting the identified need for additional pitches / plots (and any additional requirements associated with newly confirmed need from unknown households) will be considered via a range of options including:

- a) Part of strategic housing allocations
- b) Deliverability of existing sites
- c) New sites

The provision of pitches and plots on new sites will be supported, having regard to the Gypsy and Traveller Accommodation Needs Assessment where:

- d) The site is otherwise suitable for residential development and the associated necessary infrastructure requirements will be made available as part of the development proposal;
- e) The site will have safe access to the highway and will not result in any unacceptable impact on the capacity and environment of the highway network;
- f) The site is in a sustainable location and is of a scale that is not disproportionate to the size of the nearest settlement and the availability of community facilities and infrastructure, including but not limited to transport, education, healthcare, and other community infrastructure provision;
- g) The site provides a suitable level of residential amenity for the proposed residents and there is no significant adverse impact on the amenity of nearby residents;
- h) The site is sensitive to local character and does not have an adverse visual impact on the character and appearance of the surrounding landscape;
- i) Plots for Travelling Showpeople should also be of a sufficient size to enable the storage, repair, and maintenance of equipment. Preference will be given to

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

Sites that have unrestricted planning permission for Gypsy and Traveller or Travelling Showpeople use are safeguarded for this use. Planning permission for alternative development or changes of use will not be permitted, unless it can be robustly evidenced that there is no longer a need for Gypsy and Traveller provision.

Non-Travelling Gypsy and Travellers

The provision of pitches and plots for non-travelling gypsy, travellers and showpeople will be supported, having regard to the need identified in the Gypsy and Traveller Accommodation Needs Assessment. Proposals will be considered in accordance with the criteria of this policy.

Re-use of Agricultural Buildings in the Countryside

- 5.177 Breckland has a rich heritage of traditional rural buildings, many of which are no longer suitable for their original purpose but may be suitable for alternative uses. The re-use of good quality existing buildings, including traditional barns and more modern structures, for a range of uses offers the potential to support the sustainability of rural communities and secure the future of traditional rural buildings that contribute positively to the local distinctiveness of the area.
- 5.178 This policy relates to the re-use and replacement of non-residential buildings in the countryside, such as barns and other agricultural buildings. The conversion of agricultural buildings to dwelling houses is permitted development, subject to a number of criteria. There are limits to the number of dwellings that can be converted and the size of building proposed for conversion (General Permitted Development Order Schedule 2, Part 3, Class Q, 2015 and amendment to Part 3, Class Q, 2018).



Outside of the exemptions set out within class Q, the conversion of agricultural buildings to residential use in rural areas will be strictly controlled. Re-use for economic development purposes will usually be preferable, but residential conversions may be more appropriate in some locations, and for some types of building.

- 5.179 This policy is only intended to allow for the conversion of buildings that do not require extensive rebuilding or alteration in order to make them suitable for the use proposed. Buildings which do not meet this test will not qualify and will be treated as the erection of new buildings and determined in accordance with the applicable policies for such proposals. Applicants will need to demonstrate how the proposal will ensure the retention of the structure of the building and a substantial proportion of its external fabric throughout the conversion process. The Council may require the submission of a structural survey to demonstrate that buildings are capable of being converted. Poorly constructed buildings, purpose-built holiday accommodation and buildings that have recently been constructed or altered for another purpose will not be eligible.
- 5.180 In the case of Listed Buildings, conversion may be allowed provided the use is demonstrated to be the best use to secure the future of the building (optimum viable use). Planning applications submitted on this basis will need to include a supporting statement justifying why the building is of such importance that its conversion would be in the public interest and include a robust consideration of why re-use of the building for the proposed use is the best option for the building.
- 5.181 In all cases, conversion schemes are expected to be of high quality and to ensure that the qualities of the building and its setting are protected or enhanced. The aim should be to repair buildings in ways which protect their character. Particularly careful attention should be paid to fenestration, roof alterations, boundary treatments, landscaping and car parking provision, all of which, if not considered carefully, may adversely affect the character of buildings. The Breckland Design

Guide provides detailed advice on the conversion of buildings and proposals should comply with this Guide or justify alternative approaches.

- 5.182 Agricultural and other redundant buildings often provide important habitats for protected and priority species such as bats, barn owls and nesting birds. All birds, their nests and eggs are protected by law and barn owls receive special protection. It is also an offence under UK legislation to damage or destroy a place used by a bat for breeding or resting (even if the offence is committed accidentally). The Council will require the submission of an ecological report, of adequate quality, to enable the authority to make an informed decision and to demonstrate compliance with legislation and policy. This should include sufficient seasonal surveys to establish the likely presence of protected and priority species and the extent to which they will be affected by the proposed development. Where found to be present and affected, proposals should clearly demonstrate adherence to Policy ENV 03 'Improving Biodiversity' to minimise harm and maximise benefits for biodiversity.
- 5.183 The Council recognises that, in order to sustain an active rural economy and support rural living, conversion of redundant buildings should be supported where appropriate. Proposals for the conversion of redundant farm buildings to retail, residential, leisure, office, industrial and storage uses will be considered against the policy below.

HOU 23: Re-use of Agricultural Buildings in the Countryside

The change of use and conversion of existing buildings in the designated Countryside Policy Area to residential and commercial uses will be permitted where they comply with all of the following:

- a) It is demonstrated that the buildings are either vacant or no longer required for their former use;



- b) The proposal involves the conversion of existing buildings without significant rebuilding, alteration or extension. It should be demonstrated that all structural elements and a substantial proportion of the existing fabric of buildings will be retained throughout the conversion;
- c) The proposal preserves or enhances the character and appearance of buildings and their setting in accordance with the provisions of the Breckland Design Guide;
- d) The buildings have not been erected or altered in the preceding ten years for another purpose;
- e) It can be demonstrated that the proposal has no adverse impacts on protected species in line with Policy ENV 03 and national regulations.



6. Employment and Economic Development

- 6.1 In accordance with the NPPF this chapter includes policies that support sustainable economic growth within Breckland, through the creation of jobs and prosperity to meet the development needs of business. As a predominantly rural area, economic policies should be tailored to ensure they are flexible enough to accommodate needs, to respond rapidly to changes in economic circumstances, whilst facilitating flexible working practices.
- 6.2 The NPPF (paragraph 28), requires planning policies to positively support economic growth in rural areas, in order to create jobs and prosperity. It has put a strong emphasis on promoting the rural economy and on supporting the sustainable growth and expansion of all types of business and enterprise in rural areas. It also states that the Local Plan should:
- Promote diversification of agriculture and other land-use based rural businesses;
 - Support rural tourism;
 - Promote the retention and development of local services and community facilities in villages such as local shops, meeting places, sports venues, cultural buildings, public houses, and places of worship.
- 6.3 The performance of Breckland's economy is largely dependent on a healthy rural economy. Whilst larger scale employment space is dominated by industrial uses, and tends to be concentrated around Breckland's larger towns, the rural economy accommodates important hubs of economic activity, particularly with regards to small scale office and workshop space, as well as being a key employment sector in the District.
- 6.4 Rural business is now increasingly driven by technology. There has been significant growth and development in the agri-science sector, which has been continuously



driving efficiency and innovation of agriculture businesses. The overspill of high-tech research activities in this region has benefited from a wide range of rural businesses in Breckland. Small and medium scale rural enterprises represent a significant portion of the economic activities in Breckland due to the rural nature of the District. Therefore, diverse and thriving rural enterprises contribute significantly to prosperity and the creation of more opportunities for jobs across the District.

- 6.5 The Council recognises that sudden changes in national policy, regulation or subsidy schemes may affect the financial resilience of agricultural businesses, changes that might be beyond the control of the farm business. To prevent unnecessary sale or fragmentation of agricultural landholdings, planning policies will support enabling diversification measures that provide alternative income streams and allow farms to remain operational.
- 6.6 Proposals will be supported where they:
- a) Demonstrate a clear link to maintaining the long-term viability of the agricultural business;
 - b) Involve appropriate uses suited to a rural location (such as small-scale commercial, tourism, renewable energy, food processing, or educational uses);
 - c) Do not undermine the primary function of the holding as a working farm;
 - d) Deliver positive outcomes for the local community, environment, or economy;
 - e) Are proportionate to the scale of the existing farm enterprise.
- 6.7 Where a farm business can demonstrate that diversification is essential to maintain continuity of operations due to external policy or regulatory changes, this will be treated as a material consideration in favour of granting planning permission.

Employment land and opportunities for growth



- 6.8 Breckland's current employment land areas are focused particularly within Thetford to the south-west and Dereham to the north-west, with most major opportunities for economic growth aligned with the A11 corridor at Thetford, Snetterton, Shipdham Airfield and significant, but less strategic, opportunities for growth at Dereham.
- 6.9 The rural nature of Breckland influences many characteristics of the economy in Breckland. Agriculture and associated industry, including food processing and manufacturing, play an important role in the Breckland economy. The 2025 Housing and Economic Development Needs Assessment (HEDNA) highlights a number of economic sectors of importance for Breckland that provide opportunities for additional growth over the Plan period, including:
- Manufacturing – Building on the opportunity afforded by Snetterton Commercial Hub and investment in manufacturing, agri-food, and renewable energy sectors.
 - Transportation and storage – Reflecting Breckland's position and scope for provision of strategic sites to make use of the District's transport links for distribution and logistics.
 - Accommodation and food service – Identified as a sector that has seen historically high job creation and built on continuing development of Breckland as a destination for visitors.
 - Professional, scientific, and technical – The Cambridge / Norwich corridor plays an important role in the attractiveness of Breckland for investment in this sector with strong historic growth rates.
 - Mobile and remote working – Whilst not technically generating significant demands for employment, Breckland can be well placed to create an environment attractive to remote workers who may seek the opportunity to stay in Breckland or move to the area, have access to high quality services,



local facilities and the countryside for much of the working week but be accessible to the regional hubs of Norwich and Cambridge.

- 6.10 The 2025 HEDNA notes that many of these economic characteristics for Breckland are focused on the A11 corridor. The corridor is identified as the area's strongest industrial market, benefitting from excellent road connectivity to Norwich, to the east, and Cambridge, to the west. To the north of the District work has commenced on dualling of the A47 between North Tuddenham and Easton. This work is expected to be completed by 2027 and will complete the dualling of the route between Dereham and Norwich. This highway improvement is expected to generate significant benefits for economic growth and investment and reducing journey times whilst increasing the capacity and safety of the route. The Council will also continue to support increased movement of people and goods via rail in particular, lobbying for the extension of East West Rail to enable a direct connection between Cambridge and Norwich.
- 6.11 The five Market Towns of Attleborough, Dereham, Swaffham, Thetford and Watton are an essential component of the economic and social structure of the District, acting as service centres to their rural hinterlands. The area has seen a rapid population growth, increasing pay levels that has seen the District close the gap in earnings somewhat between residents in Breckland with the wider East region and Great Britain. There continue to be low rates of unemployment and there is a trend for the overall number of jobs to increase, rising from around 51,000 jobs in 2011 to over 57,000 in 2021.
- 6.12 The Housing and Economic Development Needs Assessment 2025 (HEDNA) identifies that Breckland has a relatively successful economy, recording significant job growth over the last two decades. The business base is dominated by small and medium-sized businesses but with below average levels of business start-ups. The proportion of self-employed residents in Breckland has grown substantially in Breckland in the post-Covid-19 era, with the proportion of economically active



residents defined as self-employed increasing from 6% in 2019 to 15% in 2023. Workforce productivity is relatively low, which may, in part, reflect a slight mismatch in the local economy between lower skilled jobs available and a more highly qualified resident workforce, many of whom commute out of the District to higher paid employment elsewhere.

Breckland's Industrial Market

- 6.13 In considering the industrial market in Breckland, the HEDNA 2025 notes that overall, the market in the District is focused towards small and medium size enterprises (SME) occupiers. The industrial market is growing with available stock increasing since 2013 and positive net absorption recorded in recent years (at a most 4,950 sq.m per annum) with key drivers of demand in the manufacturing and agri-tech/agri-food sectors.
- 6.14 There are presently very low vacancy rates in the industrial market, standing at 2.3% in late 2023. This establishes clear evidence of a need and demand to bring forward new-build space, and to provide better quality supply, enabling growth of existing local businesses. However, such occupiers typically do not commission delivery so would be dependent upon taking up opportunities for space arising from speculative development. The associated risk and anticipated rents and yield from such schemes mean there are likely to continue to be viability challenges over the Plan period in delivering significant industrial stock.
- 6.15 Market interest appears strongest along the A11 Corridor, at Thetford and Snetterton Commercial Hub, taking account of wider connectivity. However, there are opportunities for the dualling of the A47 to support growth along the A47 Corridor as well, particularly in agri-tech activities.

Breckland's Office Market

- 6.16 Breckland has a small, localised office market which is focused on micro and small



businesses, seeking space typically of less than 100 square metres. The nature of demand and prevailing rents are insufficient to support significant new commercial office development in the District.

- 6.17 Some modest schemes have/are being brought forwards, which has contributed to recent floorspace growth, but also to a rising vacancy rate and downward pressure on rents. Wider market trends, particularly with growing home working are noted as potentially reducing demand for office space in the short term. But, over the longer term, delivering managed provision of new- build space is noted in the HEDNA as a method to diversify the economy and support growth in higher value-added sectors.



EMP 01: Economic Growth Strategy

Proposals for economic growth and development in Breckland that support increased opportunities of employment for residents will be encouraged, with particular priority for growth in the District driven by:

- a) Supporting proposals for investment in existing employment areas across Breckland's Market Towns and on sites that are well related to existing employment areas.
- b) Recognising the A11 corridor as a key strategic hub for economic growth and investment, focused in particular on the Snetterton Commercial Hub, providing opportunities for major inward investment across a range of activities but in particular those that can support clustering of expertise in sectors such as manufacturing, clean tech, agri food/agri tech and ancillary uses, construction and development related business and services and businesses complementary to the Snetterton Circuit, such as in motor sports.
- c) Maximising the opportunity for additional economic growth and investment arising from the completion of dualling the A47 between Dereham and Norwich and increased/improved rail connectivity between Norwich and Cambridge;
- d) Supporting the principle of positive investment in existing farms and other rural enterprises to support business development and the visitor economy.
- e) Supporting proposals which encourage sustainable economic development through education and skills training.
- f) Supporting appropriate renewable energy schemes, including farm-based renewable energy generation, prioritising rooftop solar PV and dual-use ground-mounted schemes that maintain agricultural activity (e.g., grazing and biodiversity corridors) and contribute to long-term farm viability.

- g) Giving additional positive weight to small and medium-scale renewables that directly decarbonise the energy needs of local farms, estates and rural communities.

Employment Land Requirements

- 6.18 The HEDNA explored a range of economic growth scenarios to inform the amount of employment and range of employment land that the Local Plan should seek to provide. This included a baseline scenario based upon Oxford Economics' forecast, an alternative growth scenario based upon adjusted assumptions regarding the continued growth rates in selected economic sectors, a labour supply scenario based on the employment land requirements that arise to meet the minimum requirement of expect growth in the labour force in Breckland, and delivery led forecasts based on gross completions, net completions and net absorption (the annual balance between the amount of floorspace occupied and vacated).
- 6.19 In terms of employment growth, the Oxford Economics' baseline forecast suggest just 820 additional jobs would arise in Breckland over the period 2021 to 2046. In many ways, evidence of employment growth since 2021 already indicates that this is a highly conservative estimate of likely employment growth in Breckland. The alternative jobs growth scenario leads to growth of approximately 8,496 jobs over this 25-year period, 339 full time equivalent jobs per year. This is still arguably a conservative forecast when compared to the approximately 626 additional jobs created per year between 2011 and 2021. By comparison, the labour demand scenario establishes that the HEDNA's conclusions on housing needs would translate into a workforce growth of 12,500.
- 6.20 The table below summarises the estimated employment requirements arising from each of these scenarios.

Table 6.1 Employment land requirements 2021 to 2046 – Hectares

Office and R&D	4.6	6.4	17.3	12.17	5.81	4.71
Office and R&D Post Pandemic	5.1	4.9	14.6			
Industrial and Warehousing	0.2	31.0	75.4	58.14	55.49	30.04
Total	4.8	35.9	90.0	70.30	61.30	34.74
Total +20% 'stretch'				84.36		

6.21 Informed by the above scenario testing and recommendations of the HEDNA, the Local Plan seeks to deliver up to 84 Hectares of employment land over the Plan Period. This scale of growth is considered achievable within Breckland without generating additional pressure on housing supply, reflecting the significant scale of workforce growth anticipated as a result of the housing needs assessment and increasing rates of economic activity in older age groups over the Plan Period.

6.22 There is a wide range of available employment land across Breckland, ranging from potential major strategic locations to locally significant rural industrial areas. The

HEDNA 2025 has assessed existing available employment land, remaining employment land allocations within the 2019 Local Plan (Updated 2023), saved policy of the Thetford Local Plan and Site-Specific Policies and Proposals Plan and new sites submitted to the Council for consideration as locations for economic development.

Saved Allocations

6.23 The following are employment allocations in the 2019 Local Plan that are yet to be granted planning permission. These policies will be saved.

Snetterton

6.24 Snetterton Employment Allocation 1: Land to the northwest of the General Employment Area (LP[087]010A). The site amounting to 14 hectares (net) is allocated for employment use (within Classes B1 and B2 and B8 of the Use Classes Order) to the northwest of Snetterton General Employment Area.

6.25 Snetterton Employment Allocation 2: Land to the east of the General Employment Area (LP[087]009) Land amounting to approximately 6 hectares (net) is allocated for employment use (Within Classes B1, B2 and B8 of the Use Classes Order) to the east of the Snetterton General Employment Area.

Swaffham

6.26 Site SW2: Land to the North of the Eco-Tech Centre Land amounting to approximately 3 hectares is allocated for employment development. The development will provide a mix of B class units only.

Site SW3: 6.3ha situated to the west of the Ecotech Business Park in Swaffham. The site is currently undeveloped agricultural land, the A47 lies to the north with the business park to the east. Considered to be suitable for employment use (within Classes B1 and B2 and B8 of the Use Classes Order)

Thetford

- 6.27 Located across multiple parcels of land to the north of Thetford, employment opportunities integral to the current live planning permission at Thetford Sustainable Urban Extension (SUE) and land at Thetford Enterprise Park providing nearly 40 hectares of employment land.
- 6.28 Thetford Enterprise Park has been allocated variously for an extended period and forms part of the 2019 Local Plan (updated 2023) General Employment Areas. Whilst a developer may seek to bring the site forward, the underlying topography and characteristics of the site present significant obstacles to overcome. Meanwhile, development at the SUE is closely tied to the wider delivery of housing but continues to provide important opportunities to support the sustainability of the development in a location well positioned adjacent to the A11 and associated economic corridor.

Employment Land Requirements

- 6.29 The HEDNA (2025) concludes that the Local Plan has a land requirement of up to 84 hectares of new employment land over the Plan Period. The Council considers that it is important to build on the key strategic locations for employment based on the key transport routes of the A11 and A47. The Plan sets out areas of potential new employment land. In total these sites generate a capacity of approximately 148 hectares of employment land. This significantly exceeds the expected employment land requirement. The Council will further review and refine the development options available for employment land development – informed by responses to this engagement, feedback from stakeholders and the site promoters to establish a functional employment land portfolio that would be deliverable and meet the District's requirements over the Plan period.
- 6.30 The role of Snetterton as the key economic driver for the A11 within Breckland means that significant growth will be located within this area. This sustainable approach to development aims to ensure new jobs are located near to the major



proposed residential development at Thetford, Attleborough and the Roudham and Barkers Farm Strategic Development Areas in the Plan.

- 6.31 The Council also considers that there is an opportunity for additional provision on a site close to the A47 at Dereham that will complement the new development proposed for the town and benefit from the A47 dualling between Breckland and Norwich. Furthermore, a small allocation is proposed at Swaffham to serve the new housing proposed for the town. This site is also well related to the A47.
- 6.32 The Council acknowledges that the amount of land allocated (89 ha.) reflects the expected employment land requirement of up to 84 hectares over the Plan period. It is important that the Plan offers a flexible and responsive supply of land for employment development and a good range of existing employment premises in the right locations. In accordance with paragraph 77 (b) of the NPPF the Plan also allocates land at Swaffham and on each of the three proposed strategic development areas to ensure the development of sustainable communities with access to employment opportunities. The Council will further review and refine the development options available for employment land development – informed by responses to this engagement, feedback from stakeholders and the site promoters to establish a functional employment land portfolio that is deliverable and meet the District's requirements over the Plan Period.

EMP 02: Employment Land Provision

For the period 2024 to 2042 a total of approximately 148 hectares of strategic employment land will be allocated to provide a choice of employment sites to meet economic need and demand. In allocating and permitting employment-related renewable energy, the Council will prioritise lower-grade or previously developed land (PDL) and require proportionate assessment where any best most versatile (BMV) land is proposed.

Snetterton

- LPR/C4S/DEV/286: Land off Falcon Road. Approximately 45ha
- LPR/C4S/DEV/313: Land east and west of Chalk Lane, Snetterton (Sites P and Q) approximately 7ha
- LPR/C4S/DEV/298: Land at Harling Road Approximately 3ha
- Land to the west of Snetterton Employment Allocation 1 Approximately 10ha
- LPR/C4S/DEV/366: Land at Hargham Road / Chalk Lane Approximately 35ha
- LPRC4S25REN003: Land at Hargham Road West Approximately 17ha)

Dereham

- LPR/C4S/DEV/129: Land at Moorfields: Approximately 18ha

Swaffham

- LPR/C4S/25/DEV/076: Land to the north of the A47: Approximately 13ha

Strategic Development Areas

A minimum of 5 ha. Of employment land on each of the 3 SDAs at

- East Tuddenham SDA
- Barkers Farm SDA
- Roudham & Larling SDA

The Policies for the allocated sites as set out in Chapter 12 of the draft Plan. All the sites that are proposed are shown on the draft Policies Map.

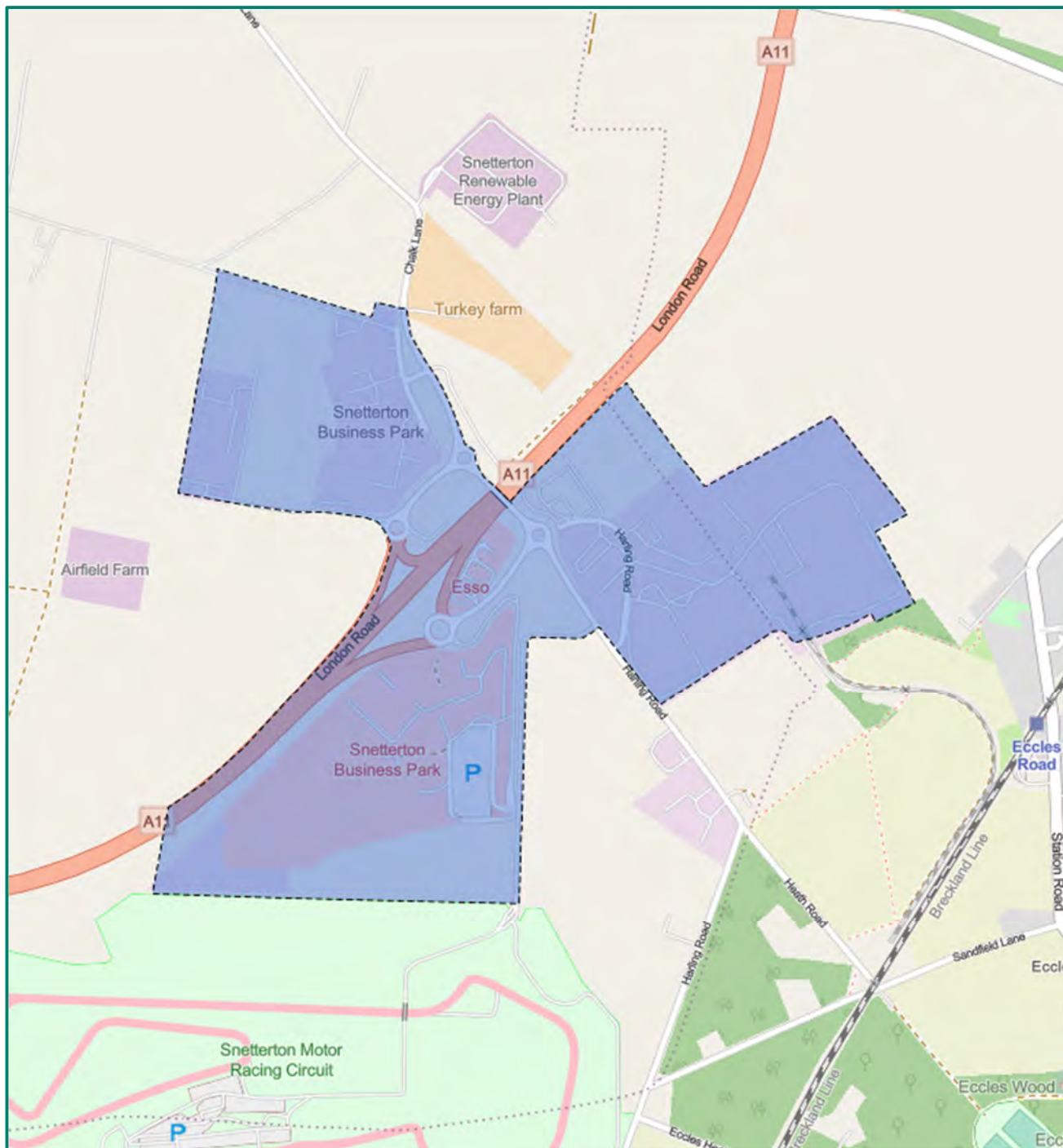
Snetterton employment allocations

- 6.33 Snetterton Commercial Hub is one of Breckland's leading and largest strategic employment areas. The site lies both north and south of the A11 dual carriageway on the Cambridge to Norwich Tech corridor. It is ideally located between two of Breckland's major market towns Thetford (10 miles) and Attleborough (4 miles).
- 6.34 Snetterton is based on an established employment area that is characterised by a number of different types of employment use that have developed as distinct clusters of activity over a number of years. Local Plan policy for the sites seeks to reflect the findings of the Cambridge to Norwich Technology Corridor Study and the Council's ambitions for the area, promoting motorsport and advanced engineering associated with the racetrack, as well as building on the area's successes within the distribution and manufacturing sectors. Opportunities to promote clustering and capitalise on the inter-relationships between the activities carried out across the site are highlighted in Policy.
- 6.35 The Council's vision for Snetterton is the development of a nationally and internationally recognised area of growth, innovation, opportunity, and excellence in pockets of high-value manufacturing and one that is well connected physically through existing and new infrastructure including the A11 and digitally and economically as part of a wider cluster group through the Cambridge to Norwich Tech Corridor and across Breckland. The site will create new and value adding jobs, which will be of benefit to local people, and ensure businesses can start and grow within the locality serving, not only the existing and planned residential areas, particularly at Attleborough, Thetford, Barkers Farm and Larling, but also have a positive relationship between other key Breckland employment and residential areas and the Cambridge to Norwich Tech Corridor.
- 6.36 The Plan identifies the Snetterton General Employment Area that encompasses the existing developed area as well as identifying new areas of adjoining land for allocations as new employment opportunities. The principle of industrial and commercial development within the General Employment Area is acceptable development in accordance with the Policy below.

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



EMP 03: Snetterton General Employment Area



EMP 03: Snetterton General Employment Area

Land identified as the General Employment Area will be protected for employment use. The distribution of employment development across the site is subject to the following:

- a) Development should be for office, light industrial, general industrial uses as well as distribution/logistics and manufacturing use. The layout of any development should not prejudice future expansion of the site.
- b) Within the southern extent of the Snetterton General Employment Area, as defined on the Policies Map, proposals for employment use delivering office, research and development and manufacturing will be preferred. Proposals that are associated with motorsport, automotive and advanced engineering will be encouraged.
- c) Within the eastern extent of Snetterton General Employment Area, including land North/West of the A11, as defined on the policies map, and the land to the north / east of the A11, proposals for employment development within class B8 of the Use Classes Order (as amended) will be preferred.
- d) Proposals to accommodate new employment development or redevelopment schemes will be permitted in the General Employment Area, where the following criteria apply:
 - i. It will not undermine the function of the wider employment area; and,
 - ii. The scale, bulk and appearance of the development is compatible with the character of its surroundings; and,
 - iii. There are no significant detrimental health impacts, (assessed through a health impact assessment where appropriate), on the amenity of neighbouring land uses and the character of the area by virtue of increased levels of noise, odour, emissions, or dust and impacts on light; and,
 - iv. The traffic generated does not have a severe, adverse impact on local

- amenity, highway safety or the operation of the highways network; and,
- v. It is compatible with and does not constrain the operations of adjoining businesses; and,
- vi. It will encourage sustainable economic development through education and skills training; and,
- vii. It will support, where relevant, cumulative assessment and inter developer collaboration on construction logistics, cabling and screening.

Proposals that create a new edge to the employment area shall be expected to provide appropriate boundary treatment to minimise the impact on the landscape, having regard to the principles of the Landscape Character Assessment and Breckland Design Guide to ensure design that is complementary to the surrounding area and uses. Certain elements of this, including Green Infrastructure, Biodiversity Net Gain, highway improvements and Drainage will require a joined-up approach between landowners;

Rooftop solar photovoltaics (PV) on agricultural/commercial buildings will be supported and, where permitted development routes apply, the Council will seek to streamline processes and guidance. Ancillary rooftop PV and small-scale farm energy linked to employment uses are acceptable in principle.

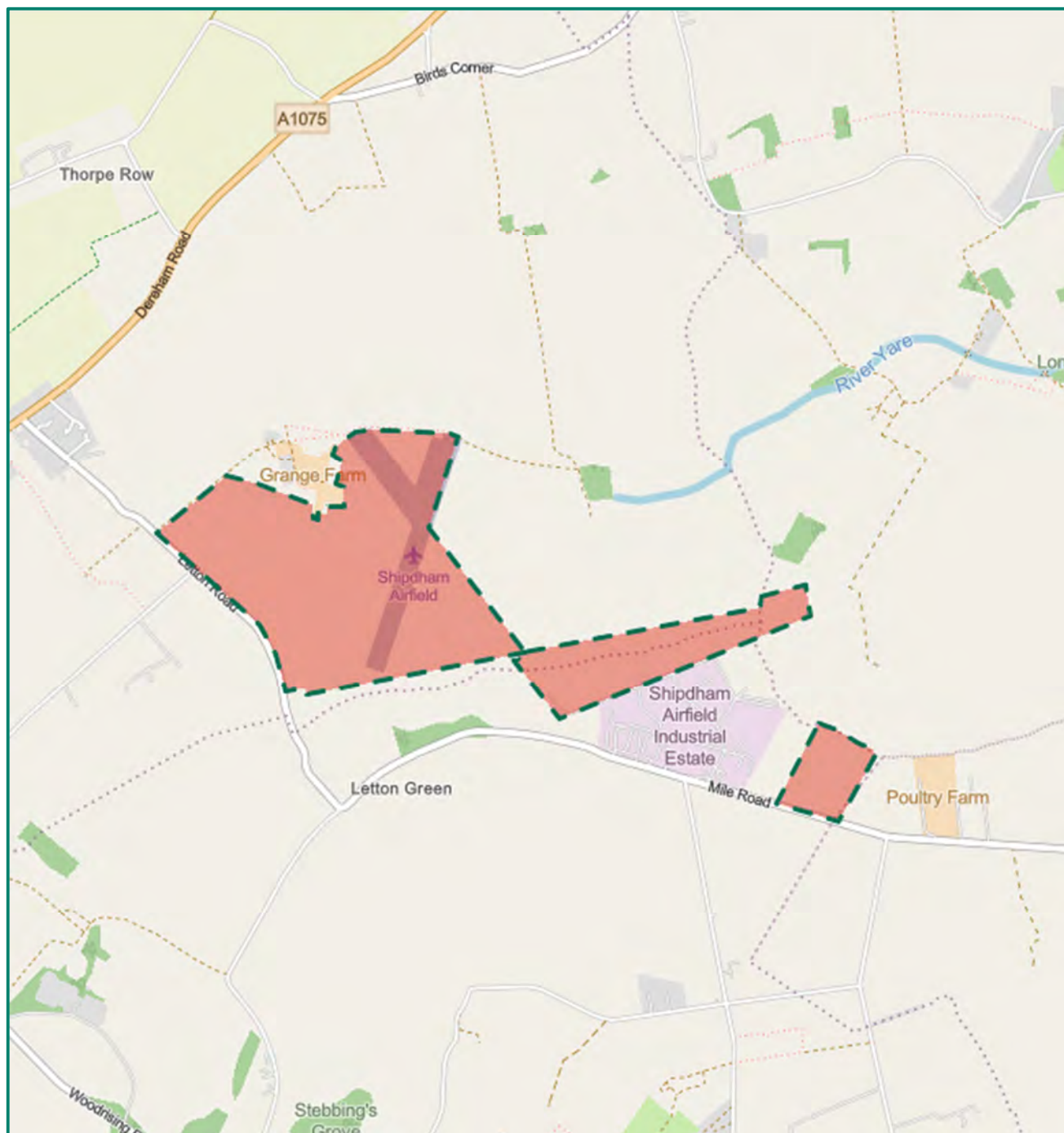
Reserve employment allocations

- 6.38 National policy requires Local Plans to ensure a sufficient supply of employment land is available to deliver the necessary jobs for sustainable economic growth. Reserve sites refer to designated areas within a Local Plan that are set aside for future economic development and job creation, often held as a contingency for strategic growth or shifting needs to ensure that a council can proactively support sustainable development, innovation, and meet the required number of jobs over the plan's period. These allocations are a crucial component of Local Plans, which



are statutory documents guiding land use and planning policies for an area, ensuring that sufficient land is available for various types of development in the right places and at the right time.

EMP 04: Reserve Employment Allocation



EMP 04: Reserve Employment Allocation

Land is reserved for future employment development. LPR/C4S/DEV/192 – Land at Shipdham Airfield, approximately 60 ha.

This is, in part, an existing employment area located approximately 2 miles south of Dereham and 5 miles northeast of Watton, in the north of Breckland. This location has the potential to draw benefits from the enhanced accessibility afforded by improvements to the A47 to the north. Additional employment opportunities in this area could support potential housing growth in Watton and Dereham and capitalise on and enable growth of an existing, successful employment area.

The development of this site will not be permitted until after 2030 unless it can be demonstrated that the demand for employment land is greater than initially anticipated or that sites allocated in the Plan will not come forward during the Plan period to 2042.

Retention of Employment Land

6.39 The purpose of these policies is to ensure that land that is currently used, or allocated as, employment land within the District is protected for employment uses. Employment uses are traditionally defined in the Use Classes Order as B2, General Industry, B8, Storage and Distribution and E, Commercial, Business and Service. The diversification of the economy and the decline in traditional manufacturing means that employment opportunities now emanate from a wider range of uses. Not all Class E Uses are appropriate for location on designated employment sites; however, it is recognised that there are opportunities for some employment generating, non-B class uses to co-exist alongside the traditional B-class uses on designated employment sites. There is a balancing act here: the cumulative impact of non-B class uses can have an impact upon the functionality of more traditional B class uses.



- 6.40 Policy EMP 04 allows for mixed use developments to reflect the level of flexibility set out within the NPPF. Mixed use developments may include elements of development that do not fall within the B2 and B8 Use Classes such as trade counters and, potentially, care/nursing homes, all of which create job opportunity. Proposals for Main Town Centre Uses (as defined in the glossary of the NPPF) will not be supported on designated employment land unless it is first demonstrated that no suitable Town Centre, or edge of centre sites are available through an appropriate and proportionate sequential test.

EMP 05: Existing Employment Areas

All existing employment premises and sites and proposed employment allocations will be protected for employment use unless a clearly justified case can be made for a change of use. New employment development which falls within Use Classes E(g), B2 and B8, will be permitted on existing and allocated employment areas where all of the following criteria are met:

- a) The proposed use does not undermine the functionality of the wider employment area; and,
- b) The scale and appearance of the development is compatible with the character of its surroundings; and,
- c) There is no significant detrimental health impacts as demonstrated through a Health Impact Assessment; and,
- d) There are no significant amenity impacts on occupiers of nearby dwellings or users of adjacent buildings by virtue of increased levels of noise, odour, emissions or dust and impacts on light; and,
- e) The traffic generated does not have a severe adverse impact on local amenity, highway safety or the operation of the highway network; and,



- f) In the case of Main Town Centre Uses it is first demonstrated that no alternative, sequentially preferable site is available.

Rooftop solar photovoltaics (PV) on agricultural/commercial buildings will be supported and, where permitted development routes apply, the Council will seek to streamline processes and guidance. Ancillary rooftop PV and small-scale farm energy linked to employment uses are acceptable in principle.

EMP 06: Loss of Employment Land

Proposals on all existing or allocated employment sites/premises for re-use or redevelopment other than B use class employment uses will be assessed under the following criteria:

- a) Whether there would be an unacceptable reduction in the quantity of employment land supply;
- b) The extent of any job losses;
- c) The relative quality and suitability of the site for employment;
- d) An assessment of the existing provision for the proposed use and whether there is a clearly identified need;
- e) The location of the site and its relationship to other uses;
- f) Whether the ability to accommodate smaller scale employment requirements would be compromised;
- g) There would be a net improvement in amenity;
- h) The site and/or buildings are listed or locally listed heritage assets and their reuse or development is the most appropriate means to secure and maintain an acceptable and viable use that is consistent with their conservation, in line with other relevant



policies in this Plan;

- i) The site has an adequate access, and its redevelopment would not cause highway safety concerns;
- j) Any proposals for housing use on all B2 or B8 employment sites/premises will need to address criteria a to i above and also be subject to;
- k) Justification that there is no reasonable prospect of coming into employment use, including a demonstration that the site is no longer suitable, available and/or economically viable, including evidence of appropriate marketing agreed with the LPA for a minimum of 12 months (unless it is demonstrated by the applicant that this would not be appropriate), and an assessment of future market demand.
- l) An assessment of the viability of employment development including employment re-use and employment redevelopment;
- m) Where the existing buildings make a positive contribution to the local area, a structural survey and assessment of the building to demonstrate the feasibility of retaining and converting the building as part of the residential development;
- n) Where an existing building will be lost as part of the development, there will be the requirement to consider the re-use of the existing materials within the new development.

Employment Development Outside of Existing and Allocated Employment Sites

- 6.41 The majority of employment development will be provided for in the existing and allocated employment allocations outlined in this Plan. The purpose of this Policy (EMP 06) is to provide opportunities for businesses situated outside of these designated Employment Areas to expand and thrive and to recognise the importance of employment outside the designated Employment Areas to the wider economy by requiring such uses to be retained, where possible.



- 6.42 The majority of new employment development will be guided towards the sites that are designated in this Plan as Employment Areas. These sites represent clusters of uses in the most sustainable locations. However, in a rural District such as Breckland, smaller areas of employment will exist across the District resulting from historic land uses. These businesses are important to the rural economy, providing local opportunities for rural communities to live and work in close proximity.
- 6.43 Any development proposals for a change of use from an employment use to a non-employment use will need to be justified in accordance with Policy EMP 05. These employment sites are important for the rural economy and any proposal resulting in the loss of jobs will have to demonstrate that the site is no longer viable for employment uses and/or that the loss of the employment would not have a detrimental impact upon the local economy.
- 6.44 Rural Breckland plays an important role within the District's economy and, therefore, it is essential that the businesses within it and the communities that rely on them are supported through planning policies and decisions. Many rural areas host a large number of small and medium sized enterprises which are vital to providing local job opportunities and a diverse economy so this policy seeks to foster sustainable economic growth in the countryside, without detriment to the environment. Proposals for farm diversification will be considered in accordance with Policy EC 05.
- 6.45 The NPPF includes a specific section on the rural economy and expects Local Planning policies and decisions to support the sustainable growth and expansion of businesses in rural areas through the conversion of existing buildings and well-designed new buildings. The focus of rural policy nationally and locally is on expanding the diversity of the rural economy, whilst recognising the intrinsic character and beauty of the countryside
- 6.46 Appropriate proposals that contribute to strengthening the rural economy will be supported, provided that all of the criteria in Policy EMP 06 are met. These are



designed to safeguard against functionally, visually, or environmentally inappropriate development in the countryside.

- 6.47 New economic development, or proposals to expand existing premises in the countryside, will be supported, provided they are suited to a rural location, meet the requirements of this policy and, where relevant, other national and local policies on employment locations and protected environments. In demonstrating that the business can make a long-term contribution to the rural economy it is expected that a business plan, whole estate plan or similar, will be presented with a planning application. For new businesses, in particular, this can aid in illustrating the viability of the proposal. It is considered necessary to demonstrate a long-term contribution to avoid pressure for non-economic uses in locations which may not be suitable (e.g. residential). To this end an assessment will be made as to whether planning conditions will be required to limit changes of use which would otherwise be permitted under the Town and Country Planning (Use Classes) Order 1987 (as amended) in order to achieve the objectives of the policy.
- 6.48 Whilst developers are expected to make the best use of Previously Developed Land (PDL) within the built form of settlements, this policy provides some flexibility, to allow for some development on PDL in the countryside to enable the sustainable growth of rural businesses, as long as it meets the wider objectives of the Local Plan. However, all proposals will, firstly, be considered in a landscape led context because previously developed sites will not always be appropriate in terms of landscape character. Wider development needs and pressures will not be accepted as a reason to develop on any site outside the built form of settlements.
- 6.49 Where re-use of buildings is proposed, re-use for business is the Council's strong preference, in order to safeguard the local economy. Notwithstanding this position, it is acknowledged that, for some buildings, future economic use is not viable. Applicants will be expected to demonstrate that this is the case and that any alternative proposal does not have a significant negative impact upon the vitality



and viability of the local economy of the surrounding rural area.

- 6.50 Permitted development rights exist for the conversion of certain buildings to residential use. Notwithstanding these rights, in cases where a planning application is required, the provisions regarding the loss of a business site or premise in this policy will apply.
- 6.51 In applying the policy, the Council considers it essential that both the integrity and setting of historic farm buildings are conserved and enhanced. Their appropriate conservation and re-use will ensure that the historical investment that has been made in their materials and energy will be sustained.
- 6.52 The NPPF notes that, in rural areas, sites which meet local community and business needs may have to be found in locations that are not well served by public transport. It will, therefore, be important that the scale and density of development proposals are related to the site's accessibility, character, and surroundings. In less accessible locations, positive weight will be given to proposals that demonstrably offset their accessibility by clearly delivering other environmental benefits.
- 6.53 Assessment of the highway implications will be made on the basis of the proposal and what would be considered necessary in terms of improvements by the Highway Authority. The reference to 'rural roads' is a generic term and the Council would be concerned as to the effects of the proposed development on rural tracks, footpaths, and bridleways. Relevant considerations would include past and existing levels of traffic generated from the site; the level, type, and frequency of traffic likely to be generated by the proposed development; and traffic levels accepted under any existing planning permission attached to the land.
- 6.54 Proposals for employment development within close proximity to Breckland SPA will be restricted and assessed in accordance with Policies ENV 02, ENV 03 and ENV 09.
- 6.55 On-farm reservoirs and irrigation infrastructure are essential rural infrastructure for



climate resilience. The Council supports feasibility and delivery where proposals secure environmental net gain and effective catchment management.

- 6.56 Local Water Cycle Studies (WCS) should be used to identify constraints and strategic solutions (including water reuse and local reservoirs) and to inform spatial choices. In water-stressed areas, new development should meet higher water efficiency, residential at 85 litres/person/day and non-domestic achieving full BREEAM water credits, alongside on-site grey/rainwater reuse where practical. Where land is used to store flood water, landowner consent will be secured and fair compensation considered commensurate with agricultural loss and avoided downstream costs.



EMP 07: Employment Development Outside Existing and Allocated Employment Sites - Sustaining a Prosperous Rural Economy

Development proposals that contribute to sustaining a prosperous rural economy will be encouraged.

To support the rural economy, proposals for economic development in the countryside on sites that are not allocated for employment uses, or that are existing or where the last use was for employment use, will be permitted where they satisfy the following criteria:

- a) The site is well related to the built form of the settlement; and,
- b) It is demonstrated that there are no other suitable sites available on existing or allocated employment sites within the same or adjoining parishes; and,
- c) The proposals demonstrate that the business can make a long-term contribution to the local economy; and,
- d) The development avoids significant adverse harm to existing uses in the surrounding area in terms of noise, smell, dust, pollution, lighting, or operations at unreasonable hours; and,
- e) Where new buildings are proposed the landowner has not disposed of, or converted, any buildings to a residential use in the previous 3 years which could have met the needs of the development proposed; and,
- f) The design respects local building styles and materials; and,
- g) Any new buildings, conversions and curtilage treatments are of a high-quality design and are appropriate in terms of siting scale, form, massing, character and

appearance, having regard to the surrounding rural area and its setting in the wider rural landscape; and,

- h) New or replacement buildings are located within or adjoining an existing group of buildings and further expansion into the open countryside is avoided; and,
- i) It would not generate traffic of a type or amount inappropriate for the rural roads, byways or restricted byways affected by the proposal or require improvements to these roads, byways, or restricted byways which could be detrimental to their character and use by motorised and non-motorised traffic; and,
- j) It would not have a detrimental effect on the fabric, character and setting of historic buildings or other heritage assets; and,
- k) There are particular reasons for the development not being located on an existing or allocated employment site including:
 - i. The expansion of an existing business; or
 - ii. Businesses that are based on agriculture, forestry, or other industry where there are demonstrable sustainability advantages to being located in the countryside; or
 - iii. Industries and / or businesses which would be detrimental to local amenity including issues of biosecurity, human or animal health/welfare/wellbeing, noise/odour/pollution control purposes if located in settlements, including general employment areas; or
 - iv. Renewable energy schemes that are demonstrably dual-use and reversible to agriculture post-lease.

Replacement of Rural Buildings

The replacement of rural buildings for commercial and B2 and B8 Use Classes as defined in the Use Classes Order may be considered acceptable where the proposal, in addition to the above criteria:

- l) Involves the removal of a building that is substantially intact but is not a traditional building of clear architectural or historic interest; or,
- m) Represents a clear and substantial improvement in terms of size, scale, impact, and design from the original; and,
- n) The replacement buildings are well located to the existing buildings, unless it can be demonstrated that an alternative location would be visually less prominent.

Proposals for ground-mounted solar must secure land reversion through planning conditions and demonstrate dual-use where feasible.

Whole Estate Plans will be treated as a material consideration where they set out integrated, long-term approaches to housing, employment and environmental stewardship.



7. Retail and Commercial Development

Retail and town centres

- 7.1 An objective of the Local Plan is to promote the vitality and viability of town centres, including the night-time economy, and support the retention of existing rural services. Policies in the Local Plan must also accord with the NPPF which requires LPAs to use up to date evidence to assess needs for retail floorspace, including both the qualitative and quantitative needs over the plan period. This Local Plan is informed by the 2025 Breckland Retail and Leisure Capacity Study.

Retail Hierarchy

- 7.2 National policy requires that development plans establish a hierarchy of centres in the District and that new development is proportionate with the position of the centre in the retail hierarchy. The Local Plan encourages vibrant town centres in the District, which attract people and investment so as to maintain and develop the town centres for residents, businesses and visitors. The policy (EC01) seeks to underpin the town centre first approach and support longer term regeneration strategies. In 2021 Breckland District published key delivery strategies for each of the Market Towns. These “Town Delivery Plans” outline a series of interventions and priorities for the District’s towns that are intended to help support their role and attract investment over the period 2021 to 2031.
- 7.3 The Market Towns and Key Service Parishes of the District consist of a range of centres of different sizes and characteristics. The vitality of these centres is essential for the overall attractiveness and sustainability of Breckland and underpins the area’s economic prosperity. The 2025 Retail and Leisure Capacity Study concluded that identifying the hierarchy of centres in the Local Plan will be important in terms of:

- Ensuring the vitality and viability of town and local centres is maintained and enhanced as important hubs for the community, through the application of the impact test.
- Directing retail and main town centre uses to appropriate accessible and sustainable locations, through the application of the sequential approach to site selection.
- Identifying a viable role and strategy for each centre.

7.4 The Hierarchy in Policy EC 01 reflects the size of the centre (number of outlets), proportion of visitors to the centre, and turnover identified.

Town Centre Boundaries

7.5 The Retail Study concludes that the continued identification of town centre boundaries in Breckland, as well as PSAs within centres, is important when applying the sequential approach to direct retail and other town centre uses to sustainable locations and determine whether a retail impact assessment is required. The NPPF continues to indicate that the first preference for retail uses should be the PSA. In some circumstances, where a centre is relatively small, the town centre boundary and PSA may cover the same area, in which case, only one boundary is required on the Proposals Map.

7.6 Designated centres should remain the expected focus for retail, leisure and other main town centre uses. The classification of centres within the hierarchy is important in identifying which centres are relevant in the search for sequential sites. The continued identification of town centre boundaries in Breckland, as well as Primary Shopping Areas (PSAs) within centres, is important when applying the sequential approach to direct retail and other town centre uses to sustainable locations and determine whether a retail impact assessment is required. The NPPF continues to indicate that the first preference for retail uses should be the PSA.



- 7.7 The first preference for leisure and other non-retail main town centre uses is normally the wider defined town centre area, which usually includes the PSA and other parts of the town centre. The ability to focus new retail uses within the PSA, rather than the wider town centre area or, indeed, out-of-centre locations, has become more difficult with the introduction of the new Class E, which allows free movement to and from retail use and other town centre uses. Some leisure uses, for example, fall within Class E, whereas some others fall within 'Sui Generis'. The Local Plan provides further clarity on main town centre uses, that is all retail and leisure uses as defined by the NPPF, in its efforts to seek to protect Class E within Breckland's designated centres.
- 7.8 The area of search for sequential sites, i.e. relevant centres, will depend on the scale, nature and location of the proposed town centre uses and the catchment area they are likely to serve, should be considered on a case-by-case basis. As indicated above, some proposed main town centre uses may have market and locational requirements that cannot be met within designated centres. Where this requirement is suggested, robust justification must be provided by the applicant.
- 7.9 The retail, food/beverage and leisure floorspace capacity projections suggest the contraction of town centre boundaries is unnecessary. The contraction of centre boundaries would only be appropriate where there is a concentration of non-town centre uses on the periphery of centres e.g. residential areas or non-commercial gaps in frontages and/or a concentration of vacant shop units.

Mix of Uses

- 7.10 The ability to control the mix of uses within centres and designated frontages has changed significantly since the 2019 Local Plan was adopted. Current and future market trends; the low retail floorspace capacity projections; and changes to the NPPF and the Use Class Order (UCO), indicate a more flexible approach to shop frontage policies and the mix of uses within centres should be considered.

- 7.11 A balanced approach recognises the need to maintain and enhance each centre's retail role, as well as introducing new non-retail uses including activities in the early evening and night-time economy. However, there is still a need to retain and encourage new retail uses previously categorised as Class A1 uses within the town local centres, but changes to the Use Classes Order (UCO) and Permitted Development Rights (PDR) will restrict the future policy approach.
- 7.12 The Council will consider the use of Article 4 directions where it is considered necessary to remove permitted changes of use from Class E to residential (Class MA) within centres to protect their vitality and viability. Non-Class E uses, including pubs, bars, hot food takeaways and other Sui Generis uses, can be assessed against criteria-based policies e.g. relating to breaks in active frontages, amenity issues (noise/smells) and impact on the nature and character of the retail frontages. Betting shops and hot food takeaways are Sui Generis uses that can still be controlled by policy, and this is not affected by changes to the Use Classes Order or Permitted Development Rights. Other non-Class E uses at ground floor level can be controlled within / outside of the designated PSA.
- 7.13 Notwithstanding the reduced controls, the mix of uses within Use Class E can still be controlled via planning conditions or legal agreements, where planning permission is required i.e. where there is a change of use requiring planning permission, redevelopment or new development is proposed, in the same way planning conditions / legal agreements were previously used to control movement usually permitted within the former Class A uses.

EC 01: Town Centre Hierarchy and Primary Shopping Areas

The following retail hierarchy is designated:

1. Key Centres – Dereham and Thetford;



2. Main Centres – Attleborough, Swaffham and Watton.

Within the defined PSAs the Council will seek to maintain and enhance the retail offer and other uses within Class E. Development should maintain an active frontage.

Proposals that require planning permission that would result in the loss of these uses at ground floor level in the PSA or wider centre boundary will only be permitted subject to criteria relating to where:

- a) There is no adverse individual or cumulative impact on neighbouring amenity; and
- b) There is no adverse impact on the vitality and viability of the centre as a whole; and
- c) There is provision of an active frontage at ground floor level which relates well to the design of the building and to the street-scene and its setting; and
- d) There has been adequate marketing (12 months) of the unit for Class E uses in primary frontages or Class E, Sui Generis and Class F uses in other parts of the centre.

Within other parts of the town centres, a wider range of main town centre uses, including Class E, Sui Generis and Class F, will be promoted and protected.

The Council will allow the appropriate provision (in line with needs) of larger retail units (over 200 sq. m) in town centres through the amalgamation of units in order to attract those retailers requiring larger modern shop units, as long as the overall retail mix is enhanced and minimal reductions in floorspace to enable the sub-division of existing units to support new formats or the re-occupation of long-term vacancies where it can be demonstrated that such development would not harm the wider vitality and viability of the centres.

All proposals should consider the following criteria:



- e) It will support the diversity of main town centre uses in order to enhance their continued vitality and viability, with regard to retail, business, cultural and leisure services.
- f) The delivery of improvements to the built environment, including public realm, and streetscape.
- g) Innovative design and improvements in local design quality. Both of which can contribute to developing a strong local identity and sense of place.
- h) The promotion of better accessibility through improvements in pedestrian and cycle environment and the designation and management of car parking, where it is demonstrated it will bring a positive improvement.

Additional Retail Floor Space

7.14 National guidance advises that Local Plans should identify the scale of need for main town centre uses.

7.15 The Retail Study suggests there is a modest need for new development in the District. This equates to a combined projected floorspace requirement for 3,295 sq.m gross in 2031 increasing to. By 2040, the combined cumulative requirement increases to 7,179 sq.m gross (Table 13.2), increasing to 10,954 sq.m gross by 2041.

Table 7.1 – Combined retail, food/beverage, leisure, entertainment floorspace requirements up to 2041 (sq.m gross).

Destination	Convenience Goods	Comparison Goods	Food / Beverage	Leisure /Cultural	Totals
Thetford	374	1,100	1,691	629	3,794
Dereham	365	860	1,531	790	3,546

Swaffham	45	79	230	87	441
Watton	147	245	223	289	904
Attleborough	184	194	565	200	1,143
Other Breckland	48	44	1,034		1,126
Totals	1,162	2,522	5,274	1,196	10,954

- 7.16 These projections assume facilities in Breckland will maintain their market share of expenditure in the future. This approach recognises that additional development within the District may help to increase the area's market share, but this increase will be counterbalanced by development within competing centres. The household survey results indicate the District retains a reasonable level of expenditure and a significant increase in market shares is unrealistic. Conversely a significant reduction in market share could undermine the vitality and viability of centres in the District. A balanced and sustainable approach should be adopted.
- 7.17 The NPPF requires Councils to define the extent of the town centres and primary shopping areas based on a clear definition of primary and secondary frontages in designated town centres. Policy EC 02 defines the main centres and their boundaries using set definitions which are based upon those used in the NPPF.
- 7.18 Evidence suggests that, in some centres, policies that seek to maintain a proportion of retail within the primary and secondary shopping frontages are no longer relevant. As town centres evolve the role of policy must change to support the vitality and viability of the centre by supporting the delivery of a greater range of services.
- 7.19 Changes in recent years to the Use Classes Order 1987 also have the potential to impact on the retail composition of the high street. Current measures allow for

greater flexibility for changes of use away from main retail and shopping activities without the need for planning permission in some circumstances.

- 7.20 It is important to recognise that the town centres in Breckland act as more than just a retail role but also act as wider service centres for their rural hinterlands. Although it is important to seek to maintain and improve the centres' retail offer, policies that seek to retain an unreasonably high proportion of shops may prevent other essential services from being introduced and could prevent the expansion / evolution of the centre. The Local Plan, therefore, seeks to support retail development by directing it to the Primary Shopping areas in a flexible manner.

Local Centres and Future Provision in the Proposed Urban Extensions

- 7.21 Local centres are important in providing for daily needs without having to travel to larger, higher order centres. In Breckland they can serve a wider rural community than the Key Service Parish they are located in. It is important that these centres are supported and provision enhanced. The retention of rural shops and community facilities and the provision of new facilities at an appropriate scale to the settlement will be supported.
- 7.22 The Plan identifies three Strategic Development Areas (SDA) and three sustainable Urban extensions. The 2025 Retail and Leisure Capacity Study advised that provision of local shopping facilities would be appropriate in these developments, at the appropriate scale, to ensure that residents have access to day-to-day shops and services within walking distance of their home. It is essential, however, to ensure that any local centre remains commercially viable and capable of delivery.
- 7.23 The Local Plan seeks to maintain and enhance the vitality and viability of the five main town centres in Breckland and maintain the local shopping facilities within smaller villages. The strategy is to focus retail and leisure development within town



centres in the primary shopping areas and restrict retail and leisure development outside these defined centres, where it fails the sequential and / or impact tests, except where it serves a local need in a smaller village.

EC 02: Main Town Centre Development Requirements and Retail Strategy

Policies in the Local Plan will seek to support and enhance the vitality of the District's hierarchy of centres and will consider applications favourably on suitable sites for new floorspace, in line with the 2025 Study as set out in this Policy

Combined retail, food/beverage, leisure, entertainment floorspace requirements up to 2041 (sq.m gross).

Destination	Convenience Goods	Comparison Goods	Food / Beverage	Leisure / Cultural	Totals
Thetford	374	1,100	1,691	629	3,794
Dereham	365	860	1,531	790	3,546
Swaffham	45	79	230	87	441
Watton	147	245	223	289	904
Attleborough	184	194	565	200	1,143
Other Breckland	48	44	1,034		1,126
	1,162	2,522	5,274	1,196	10,954

These centres will be the preferred location for retail, food and non-food, office, leisure and cultural facilities and other town centre uses, as defined by national

policy. Retail and other town centre development will be supported, provided that it is of an appropriate scale that reflects the size and role of the centre, respects the character of the centre, including any special architectural and historic interest, and contributes to maintaining and enhancing its existing retail function.

Impact Assessment Thresholds

- 7.24 The NPPF (paragraph 91) maintains that all main town centre uses are required to comply with the sequential test, not just retail uses. Paragraph 92 also states that *“when considering edge-of-centre and out-of-centre proposals, preference should be given to accessible sites which are well-connected to the town centre.”* An out-of-centre site could be rejected under the sequential test where it is not accessible or not well-connected to the town centre and where another accessible and well-connected site is available and suitable.
- 7.25 The NPPF (paragraph 94) indicates that, when assessing applications for retail and leisure development outside of town centres and not in accordance with an up-to-date local plan, local planning authorities should require an impact assessment, if the development is over a proportionate, locally set floorspace threshold. The NPPF indicates the impact test only applies to retail and leisure uses and does not include office uses.
- 7.26 The PPG provides guidance on setting locally appropriate thresholds and indicates it will be important to consider:
- a) The scale of proposals relative to town centres.
 - b) The existing viability and vitality of town centres.
 - c) Cumulative effects of recent developments.
 - d) Whether local town centres are vulnerable.

- e) The likely effects of development on any town centre strategy, and the impact on any other planned investment.

- 7.27 The PPG also states that, where authorities do not have their own floorspace thresholds for impact assessments in local development plans, national policy requires impact assessments to be submitted for retail and leisure developments over 2,500 sqm gross. The PPG acknowledges the need to consider the impact of proposals below this floorspace threshold, e.g. if they are large developments when compared with the size of a nearby centre, or likely to have a disproportionate effect or 'tip the balance' of a vulnerable centre.
- 7.28 It is considered that the higher NPPF minimum threshold of 2,500 sq.m gross is an inappropriate threshold for Breckland District because this scale of development would exceed the 5-year retail and food beverage projections for all centres in the District. The lower retail capacity projections, relatively high vacancy rate in Thetford and Dereham and uncertainties about the recovery from the cost-of-living crisis suggests that the District's town centres continue to be vulnerable to out-of-centre developments. The existing minimum thresholds in the adopted Local Plan continue to provide an appropriate and proportionate approach.
- 7.29 All retail and leisure developments over the thresholds proposed outside or on the edge of designated centres should be required to prepare a proportionate impact assessment, including retail and leisure uses included within mixed-use allocations. The level of detail required in the impact assessment will vary case-by-case and it is for the applicant to provide robust justification that their impact assessment is robust, appropriate and proportionate.
- 7.30 The NPPG indicates impact assessments need to be undertaken in a proportionate and locally appropriate way, drawing on existing information, where possible.
- 7.31 Retail and leisure uses previously related to Use Classes A1 to A5 and D2 leisure uses. Changes to the UCO mean that not all uses within the new Class E are retail or

leisure uses requiring an impact assessment i.e. offices and medical uses. Bearing in mind the potential for confusion arising from the UCO changes and for consistency with the NPPF, the Local Plan policy relating to the impact test refers to retail and leisure uses, rather than Class E within the new UCO. The sequential test should continue to refer to all main town centre uses as described in the NPPF glossary.

- 7.32 The NPPF does not refer to a minimum floorspace threshold where the sequential test will be applied to main town centre uses in the same way as the impact test. All main town centre uses, regardless of scale, are required to comply with the sequential test. However, the Planning Practice Guidance (PPG) suggests some certain main town centre uses have “particular market and locational requirements that mean they may only be accommodated in specific locations”, but robust justification must be provided to satisfy the sequential test in this respect. This approach may allow smaller scale local facilities outside designated town, District and local centres to be provided in areas that may be poorly served and/or within mixed use development, to provide facilities catering for the local needs of the development, without needing to consider the sequential test.
- 7.33 The scale of some retail proposals outside town centres could affect the vitality and viability of town centres, divert trade away from these areas, affecting customer choice and potentially committed, existing and planned private investment in centres. In order to understand the potential effects on a town centre from an out-of-town retail proposal the NPPF allows LPAs to propose locally set floorspace thresholds, above which any application must provide an impact assessment. A sequential test should also be applied to applications that are not in the designated town centre. The Retail Study proposes that lower impact thresholds of 1,000 sq.m (Thetford and Dereham) and 500 sq.m (Attleborough, Swaffham and Watton) are appropriate.

EC 03: Town Centre Impact Assessments and Sequential Test

An impact assessment for retail and leisure uses, as defined by the NPPF, will be required on schemes of 1,000 sq.m gross and over in Thetford and Dereham, and 500 sq.m gross and over in Attleborough, Swaffham and Watton. Support will also be dependent on how proposals reflect the needs identified in the latest available Retail Needs Assessment (or equivalent) and other evidence.

The boundary for requiring an impact assessment for retail uses is the Primary Shopping Area. The boundary for requiring an impact assessment for leisure uses is the Town Centre.

Site selection for all main town centre uses, as defined by the NPPF, should follow the sequential test and prevailing national policies and guidance.

Proposals that would result in the loss of main town centre uses at ground floor level in all designated centres will only be permitted subject to the following criteria:

- a) Individual or cumulative impact on neighbouring amenity;
- b) No adverse impact on the vitality and viability of the centre as a whole;
- c) Provision of an active frontage at ground floor level which relates well to the design of the building and to the street-scene and its setting;
- d) Adequate marketing for the unit for Class E uses in primary frontages or Class E uses in other parts of the centre.



EC 04: The Sequential Approach to Main Town Centre Development

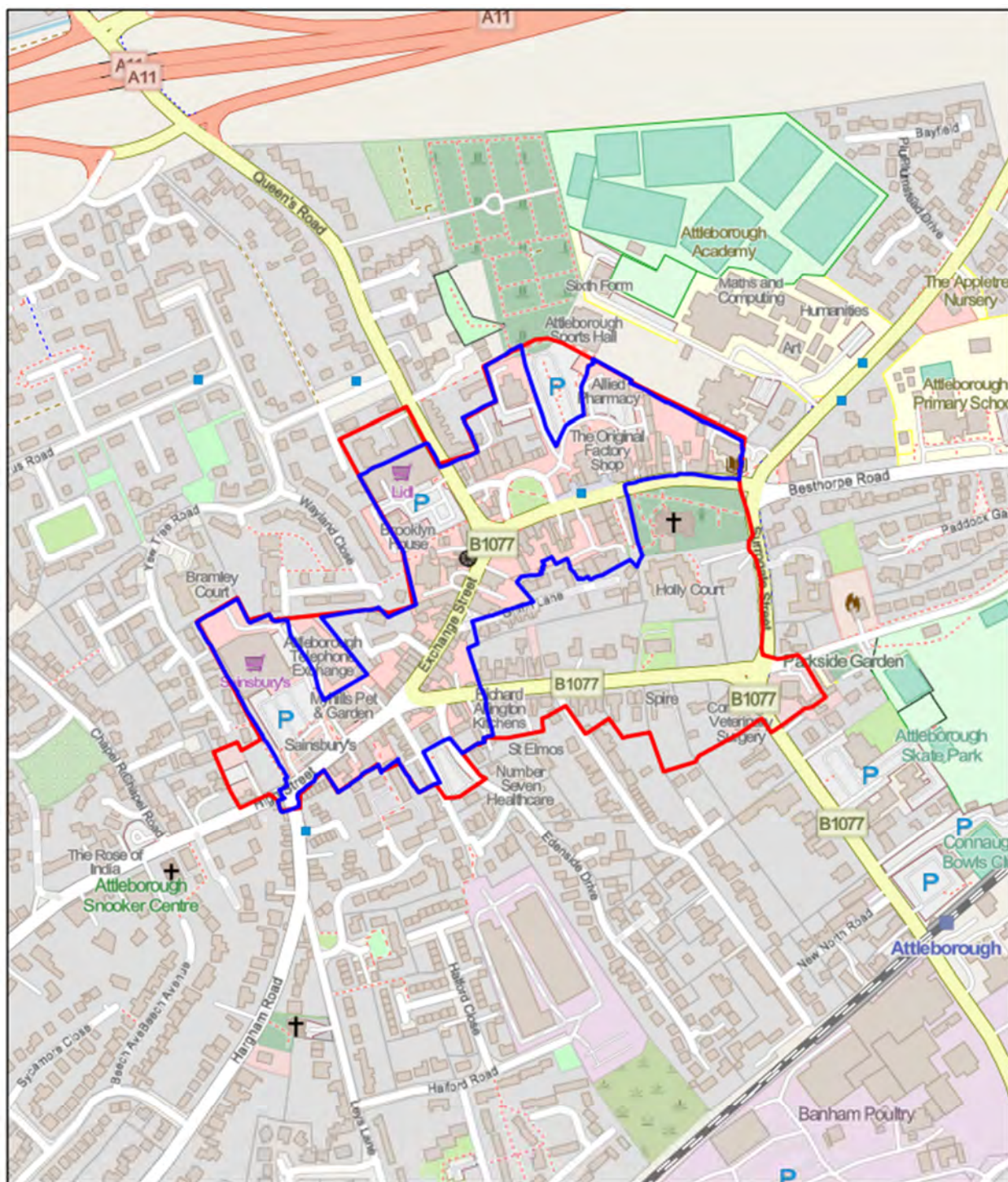
The Local Plan will seek to enhance local provision through focusing retail and leisure proposals within town centres, with retail uses focused within the Primary Shopping Areas. The development of additional retail floorspace outside of defined centres will be restricted where it fails the sequential and impact tests (except where it serves local need). Retail frontages and town centre boundaries will be defined on the policies maps.

The retail role in villages will be maintained. The importance of rural shops and facilities will be a material consideration in any application that would result in their loss.

Proposals that seek to preserve and enhance the settlement's vitality and viability, or implement environmental improvements, will be supported. Extensions of rural shops and facilities as well as proposals for conversion into shops that are designed to enhance viability will also be supported.

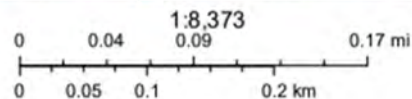


Attleborough Town Centre Boundaries



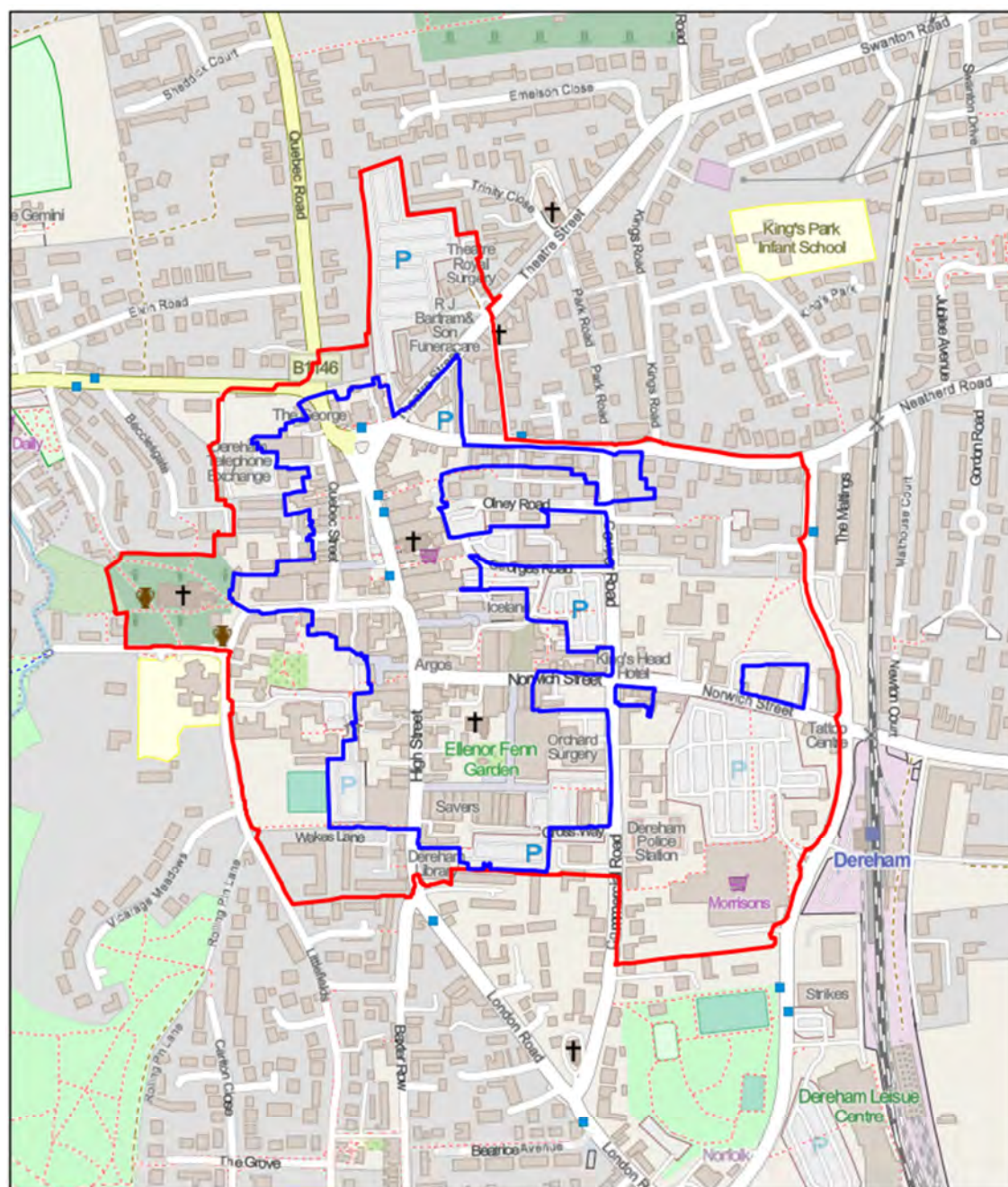
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- Primary Shopping Area (PSA)
- Market Town Centre



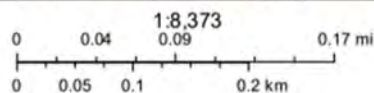
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Dereham Town Centre Boundaries



19/09/2025

- Primary Shopping Area (PSA)
- Market Town Centre



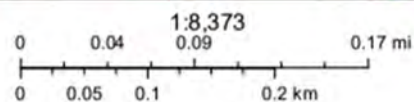
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Swaffham Town Centre Boundaries



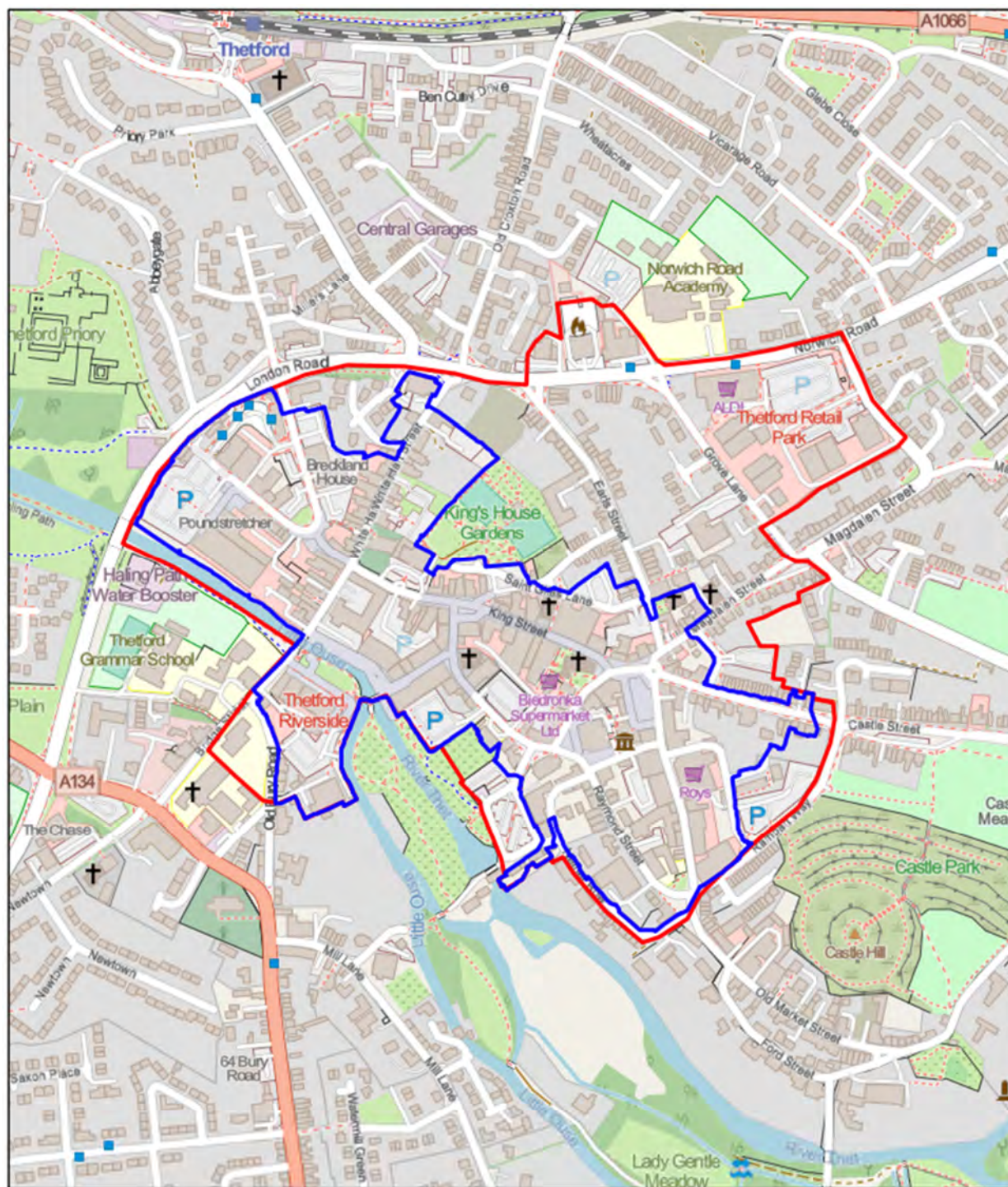
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- Primary Shopping Area (PSA)
- Market Town Centre



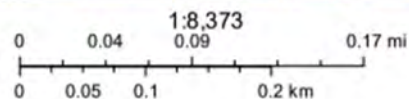
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Thetford Town Centre Boundaries



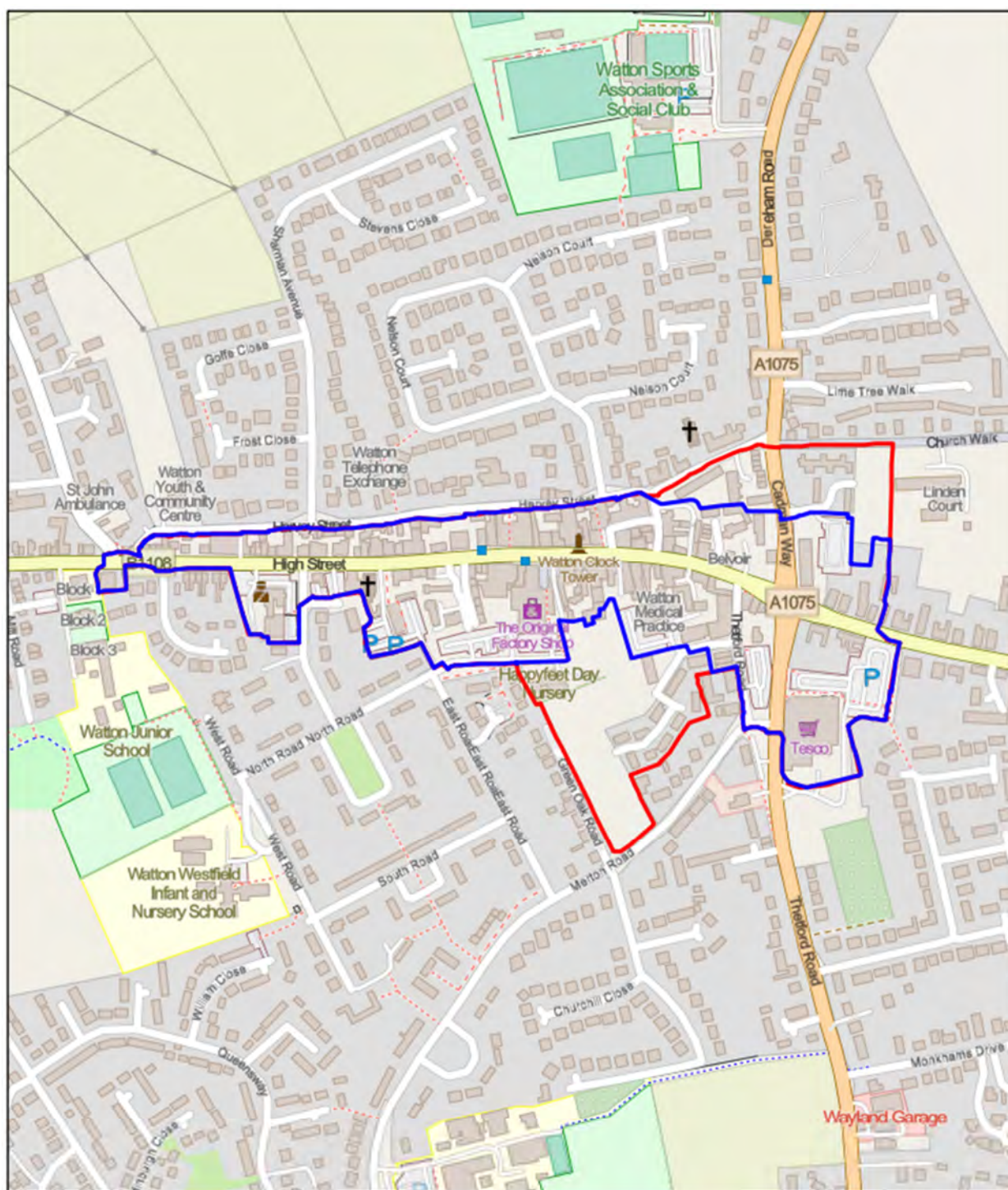
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- ▮ Primary Shopping Area (PSA)
- ▮ Market Town Centre



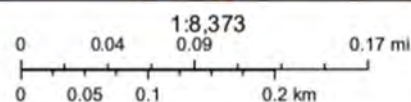
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Watton Town Centre Boundaries



19/09/2025

- Primary Shopping Area (PSA)
- Market Town Centre



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Farm Diversification

- 7.34 In order to ensure that agricultural businesses are sustainable and competitive, well-conceived proposals relating to the diversification of farm businesses will be supported where they can help ensure the long-term viability of existing farm businesses and provide rural employment opportunities.
- 7.35 A wide range of types of development may be appropriate for diversification including farm shops, leisure and recreation uses, tourism related development, sporting activities and equestrian uses. A careful balance, however, required to ensure that scale and character of farm diversification proposals do not conflict with wider countryside objectives, introduce new amenity concerns, or have a negative impact on the natural environment or the highways network.
- 7.36 Existing buildings should be re-used, where possible, to provide any accommodation needed in association with alternative uses.

EC 05: Farm Diversification

Proposals for farm diversification requiring planning permission will be permitted on existing farm holdings provided that:

- a) They would make a positive contribution to the long-term viability of the farm business.
- b) They would retain or enhance the character of traditional farm buildings.
- c) Where possible, the proposal reuses existing buildings of substantial and permanent construction which are structurally sound and capable of conversion without major alterations, or the development is well related to existing buildings if no suitable buildings are available for re use.
- d) The farm diversification is subservient to the main agricultural use of the farm.

- e) Wherever possible, they add value to produce emanating from the farm or produced locally, or contribute to the tourism economy.
- f) The scale and nature of the diversification proposals are appropriate for the location and would not have an unacceptable impact on residential amenity, biodiversity, natural environment, landscape character and the enjoyment of the countryside.
- g) They do not require new dwellings within the rural area to support the enterprise;
- h) They do not create extensive areas of hard standing;
- i) The volume and type of traffic that would be generated is appropriate to the accessibility of the site and the standard of the local highway network.

Visitor Economy - Tourism

- 7.37 For the purposes of this document, tourism is defined as in the Planning Practice Guidance i.e. the World Tourism Organisation's definition. Tourism plays a significant role in our local economy and the definition highlights the diverse nature of tourism related development.
- 7.38 The PPG identifies that tourism is extremely diverse and covers all activities of visitors. It advises that Local Planning Authorities, where appropriate, should articulate a vision for tourism in the Local Plan, including identifying optimal locations for tourism.
- 7.39 When planning for tourism, Local Planning Authorities should:
- a) Consider the specific needs of the tourist industry, including particular locational or operational requirements.
 - b) Engage with representatives of the tourism industry.
 - c) Examine the broader social, economic, and environmental impacts of tourism.
 - d) Analyse the opportunities for tourism to support local services, vibrancy and enhance the built environment.

- e) Have regard to non-planning guidance produced by other government departments.
- f) The promotion of tourism needs to be balanced with a recognition of the potential negative impacts that too many visitors may have on the amenity of existing residents. There are also risks from tourism growth for European sites in relation to recreational pressure from increased numbers of visitors. Any tourism growth will need to comply with Policy LP27, including the requirement for project level HRAs to be prepared in support of development proposals.

- 7.40 Breckland's environmental and heritage assets, including the heaths and woodlands of the Brecks, the traditional Market Towns and the general tranquillity and remoteness of the Breckland countryside are the particular factors which attract tourists to the area. Whilst it is recognised that tourism is an important contributor to the Breckland economy and that some tourist development will seek to locate in the countryside, it is important that tourist related development takes place in a sustainable manner in line with local and national policies, in order that it does not adversely affect the Breckland environment which attracts the tourist activity.
- 7.41 The Brecks, Wensum Valley and Thetford Forest are key areas that attract visitors for both day trips and short stays. There are a wide network of footpaths, cycleways, bridleways, and public rights of way that provide excellent leisure and recreational opportunities. In addition, tourist attractions such as Banham Zoo are also large employers within the District.
- 7.42 Tourism is a growing part of the local economy. However, if not properly managed, it could have adverse impacts on the District's environment and the daily life of local people. The challenge is to enable and manage sustainable tourism which will safeguard the countryside, heritage and culture for future generations, whilst providing benefits to the local economy.



- 7.43 Sustainable rural tourism and leisure developments that benefit rural businesses will be supported where these respect the character of the countryside. The Council will also support the provision and expansion of tourist / visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural Parishes.
- 7.44 The policy recognises the valuable contribution that tourist related industries make to the local economy. The provision of visitor accommodation through new-build, conversion or expansion will be supported in appropriate locations. Proposals will be supported in line with the development hierarchy and, in the rural area, should be in accordance with the proposed rural policies in this Plan. Proposals for tourism development that may have an effect on Sites of European, National & Local Nature Conservation importance, such as the Breckland SPA, the River Wensum and the Norfolk Valley Fens Special Area of Conservation (SAC), will have to meet the proposed environmental policies, covering Sites of European, National & Local Nature Conservation, notably ENV 09. Camping and caravan sites are considered as tourism development not outdoor recreation.
- 7.45 In a rural District such as Breckland there are opportunities for hotel accommodation and cultural and leisure development to support the market towns and, where applicable, contribute to regeneration programmes. National planning policy identifies cultural facilities, leisure and hotels as town centre uses and, therefore, such uses are subject to the sequential approach and proposals should conform to the policy direction for town centres EC02. Proposals for serviced tourist accommodation in the rural areas should represent the most sustainable option to meet a particular need because it is a road related facility meeting the needs of road users or it involves the re-use of sustainably located traditional rural buildings such as a complex of redundant farm buildings or a large country property.

EC 06: Tourism Related Facilities and Attractions



The Council will promote opportunities to improve and enhance the visitor economy:

- a) Supporting tourism opportunities throughout the District;
- b) Promoting the expansion of the tourism (including leisure and culture) offer in District to create a year-round economy;
- c) Smaller scale tourism opportunities will also be supported in rural areas to sustain the local economy, providing these are in sustainable locations and are not detrimental to our valuable natural and historic environment.

The Council will permit the development of new and existing tourism accommodation in rural areas, subject to the following criteria being met:

- d) Well related to our villages and towns.
- e) Of a high standard of design in line with national guidance.
- f) Will not be detrimental to the landscape or the setting of a settlement.
- g) Mechanisms will be in place to permanently retain the tourism related use.
- h) Conserves or enhances the historic environment including the historic character of towns and villages or wider landscapes.
- i) The natural environment is preserved or enhanced by the development proposed.
- j) There will not be a negative impact on the amenity of existing residents.

EC 07: Tourist Accommodation, Camping, Caravaning and Holiday Lets

Proposals for new or extended caravan, caravan lodge and camping sites will be supported where:

- a) The need for the additional accommodation can be justified.



- b) Proposals are located within, or adjacent to, the built form of an existing settlement, or on sites where existing service providers require additional space to expand.
- c) There is no significant adverse impact on the character and appearance of the area or natural assets.
- d) The proposal is of an appropriate scale and nature relative to its location and would not (by itself or cumulatively) have a significant adverse impact in terms of the amount and nature of traffic generated. Proposals for holiday cottage accommodation will be supported where:
 - i. The need for the additional accommodation can be justified.
 - ii. Schemes for new development are located within, or adjacent to the built form of a settlement;
 - iii. In the case of schemes in the countryside, they involve the re use of an existing building in the countryside for a maximum of 2 holiday dwellings and do not involve new build accommodation.



8. The Environment

- 8.1 This section relates to the protection and enhancement of the natural and built environment of the District and covers policy issues that include the protection of specific environmental or conservation assets, and more widely the general landscape of the District.
- 8.2 Breckland is a diverse District for biodiversity, geodiversity, and landscape quality, characterised by mixed landscape character areas including “settled” and “plateau” farmland to the north. The landscape changes to the west and the south of the District with the Brecks, which is an area of extensive heathland within a forest and arable context. A significant proportion of the Brecks is designated as a European Special Protected Area (SPA) site, forming the largest terrestrial protected area in Norfolk. The heathland serves as an important habitat, designated for its suitability to support internationally important bird species, particularly Stone Curlew, Woodlark and Nightjar, as well as other rare animals and plants.
- 8.3 Breckland contains a wealth of other protected areas such as Redgrave and South Lopham Fen which is designated under the Ramsar Convention of Wetlands of International Importance. Breckland also has a number of internationally important sites for biodiversity known as Special Areas of Conservation (SAC) which are the most important sites for wildlife in the country. These include Norfolk Valley Fens, River Wensum and Waveney and Little Ouse Valley Fens.
- 8.4 Within Breckland there are a number Local Nature Reserves (LNR) at Litcham Common (an area of varied heathland), the Great Eastern Pingo Trail of ancient ponds situated between Stow Bedon and Hockham, the meadows at Rushmeadows, Lucy Meadows and Scarning Fen near Dereham, as well as Hoe Rough and Beetley Meadows. In addition are the former gravel works at Sparham Pools, which is home to many species of duck, Foxley wood which is Norfolk’s largest remaining ancient woodland, New Buckenham Common, Bawdeswell Common and the heath and land

west of Weeting. Included in this group is the grass heathland at Barnham Cross Common in Thetford, which is also designated as a Site of Special Scientific Interest (SSSI) and located within the Breckland Special Protection Area (SPA).

- 8.5 Aside from the many designated environmental assets Breckland also has a vast area of tranquil countryside. The Breckland landscape is characterised by low plateaus which rise gently to the North with River Channels carved into it. These include rare chalk rivers, which are of significant ecological and biodiverse importance, the River Nar being the most notable. The pattern of agriculture is dependent on the soil quality, with the barren soils of the Brecks to the west and the more fertile soil to the east, with grain being grown predominantly to the southeast of the District. The wider rural area shapes the character of the District and provides a scenic backdrop to the scattered Market Towns and Villages.
- 8.6 The settlements within Breckland are diverse in both size and type and embrace a wide range of building forms, architectural styles and building materials. District wide there are over 1,500 Listed Buildings as well as numerous buildings within the 50 Conservation Areas that cover 45 different Parishes. The rich and diverse built heritage of the District contributes to its distinctive and individual characteristics. The Landscape and Architectural Character of Breckland is described in detail in the Breckland Landscape and Architecture Character Appraisal 2022 and The Breckland District Landscape Character Assessment 2007.
- 8.7 The Council supports planned growth which works in harmony with the District's natural and historic environment. The policies in this section aim to ensure that natural and historic environmental quality of Breckland is maintained and enhanced.

The Environment, Climate Change and Managing Resources

- 8.8 Breckland Council declared a climate emergency in September 2019 and is committed to using its powers as a planning authority to ensure that development in the District adopts more sustainable building practices. This has brought into



sharp focus the need to rapidly reduce carbon emissions associated with the construction industry and the energy required to operate buildings as well as a need to manage water resources better.

8.9 To make Breckland a more environmentally sustainable place and achieve net-zero carbon by 2050 the Council aims to reduce greenhouse gas emissions and increase local resilience to the impacts of a changing climate through sustainable design. This will be achieved by requiring all development to:

- Minimise greenhouse gas emissions and support the transition to a low carbon society by maximising energy efficiency, low carbon heat and local renewable energy generation;
- Support the principles of the circular economy and promote more effective resource use, to ensure that resources are kept in use for as long as possible and to minimise waste;
- Recognise and adapt to Breckland's changing climate and ensure that development mitigates the risk of overheating and flooding and maximises comfort and wellbeing;
- Maximise opportunities to enhance green infrastructure to deliver multifunctional benefits, such as minimising the urban heat effect, enhancing natural carbon sinks, and improving air quality;
- Promote healthy and sustainable lifestyles in line with Merton's net-zero carbon target.

Management of Water Resources

8.10 Breckland has been identified as a water-stressed area, along with the rest of East Anglia, due to the increasing frequency of dry periods with heatwaves and droughts. This has resulted in less water being produced and the creation of poor ground conditions which struggle to absorb water when heavy down pours occur, leading to localised flooding issues.

- 8.11 Additional to this, many of the District's water courses are in poor health; this had led to the need to reduce the number of water abstractions in the region and the Environment Agency has already revoked a number of abstraction licences within the Broads SAC and River Wensum SAC in order to protect these waterbodies.
- 8.12 Along with the pressure of dwindling water resources, there is an increasing demand for water from housing and economic growth. Water Resources East predict that, by 2050, overall water supply will decrease from 2,400ML/d to 1,700ML/d across East Anglia, whilst demand will increase from 2,132ML/d to 2,538ML/d, with a deficit in public water supply of 730ML/d (40% below baseline supply in 2025). The management of water resources is vital, not only for housing growth, but also for the economy, including the agricultural sector, which is particularly vulnerable to water supply restrictions.
- 8.13 Breckland is working with other East Anglian Local Authorities, Anglian Water, the Environment Agency and other stakeholders to address this issue through the Water Resources East Regional plan, which includes major infrastructure projects for new reservoirs, de-salination plants and water re-use plants across the region. However, this will not be enough to safeguard drinking water so water protection zones will be needed to protect from over-demand, including the protection of ground water source zones in the region as well as better water management designed into all housing and economic growth. For Breckland's proposed growth, these will be informed by a Water Cycle Study and Water Integrated Management Plan.
- 8.14 Policies within this chapter, The Breckland Design Guide, and the Technical Standards policies HOU 20 in the Local Plan refer to water efficiency measures such as reducing water consumption, rainwater harvesting and improved Sustainable Drainage Systems (SuDs) in both housing and commercial developments. Water quality policies have also been included for those development proposals in nutrient sensitive water catchments.



- 8.15 Climate-responsive design includes locating development in more sustainable locations, sustainable design of the built form and associated landscapes and encouraging behavioural change in occupants. The Council encourages aspirational sustainable design, including proposals that target Passivhaus standards, on-site renewable energy generation, better water management and promote biodiversity.
- 8.16 Climate responsive design covers many policy areas within the Local Plan, including protecting Breckland's landscapes ENV 03 and ENV 04, creating green space and landscape led design, creating wildlife habitats and biodiversity DES 03, ENV 03, ENV 05, reducing reliance on private vehicles and encouraging active travel DES 04, managing our water and energy resources and sustainable layout and building design.
- 8.17 Further guidance on climate responsive design can be found in the Breckland Design Guide.

Management of Energy Resources

- 8.18 Evidence has shown that the majority of Breckland's Green House Gas Emissions are derived from transport, with both the main Norfolk roads of the A11 and A47 running through it and the diesel rail network still in use, followed by domestic use. Breckland's Local Plan aims to encourage more sustainable development at a smaller scale by reducing Green House Gases through introducing policies to improve energy efficiencies of dwellings reduce carbon emissions and encourage the transition to cleaner energy but also at a strategic level by locating development where it can access services without the use of private cars.
- 8.19 Reducing CO2 emissions will require moving away from a reliance of fossil fuels and changing people's energy use behaviours as well as making our homes better designed to reduce the amount of energy required to heat them.

ENV 01: Climate Responsive Design



All development must take the available opportunities to integrate the principles of sustainable design and construction into proposals.

All major development proposals should prepare a Sustainability Statement as part of the Design and Access Statement submitted with their planning application, outlining their approach to:

- a) Adaptation to climate change,
 - b) Carbon reduction,
 - c) Water management,
 - d) Site waste management and use of materials e. flood risk and surface water drainage
- Existing buildings should be retained, remodelled, or refurbished before demolition is considered to reduce carbon impact.

New buildings should be designed for flexibility, to allow uses of the buildings to adapt and change over time.

Energy efficiency should be embedded in design, both to minimise costs to users and to reduce their environmental impact. All developments should follow the energy hierarchy and design in energy efficiency features from onset.

The use of water saving appliances and fixtures, along with systems which improve wastewater quality leaving the development, are encouraged in Breckland. Improving biodiversity is also a vital tool to responding to Climate change; the Environment Act 2021 imposes a mandatory requirement to provide a biodiversity improvement of 10% on all new developments. Further guidance and biodiversity policies can be found at ENV 03.

Green and Blue Infrastructure



- 8.20 The NPPF requires Local Authorities to plan positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure. Green infrastructure is the network of multi-functional green space, both urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities. Recognising the value of all green space, not just protected landscapes, green infrastructure is a term used to cover all types of green space, large or small, public or private. The term Green Infrastructure also includes blue infrastructure, i.e. water bodies such as river corridors.
- 8.21 Green infrastructure performs many functions in meeting both social and environmental goals such as encouraging active, healthy lifestyles and helping the District to be resilient to more frequent occurrence of extreme weather events resulting from climate change. It also plays a significant role in improving water quality and water management in resources and flood protection as well as enhancing biodiversity.
- 8.22 As a predominantly rural District, Breckland has a vast green and blue infrastructure network, stretching from the protected European sites, through hedgerows, chalk river streams, wetlands, trees across farmlands, to back gardens and local parks. The Council recognises the importance of good quality green and blue infrastructure and, in partnership with other Norfolk local authorities, prepared the Norfolk Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy 2020 (GIRAMS), based on the work of the Norfolk Green Infrastructure Mapping Project 2018. The role of Natural England's Green Infrastructure Framework, launched in January 2023, will also be taken into consideration to inform approaches to further evidence development regarding GI in Breckland and the principles and standards to be applied to development.
- 8.23 New developments will be expected to provide opportunities to incorporate Green infrastructure and enhance existing connectivity, recognising the intrinsic value of



the Green infrastructure network and ensuring that the functionality of the network is not undermined as a result of development.

- 8.24 The policy supports the overarching aim for green and blue infrastructure in Breckland to provide an integrated, multifunctional and resilient network of natural and semi-natural green spaces, which support Breckland's communities for the benefit of present and future generations.
- 8.25 The Norfolk GIRAMS study identified strategic opportunity areas for green and blue infrastructure, including a River catchment restoration programme at the River Nar near Swaffham, The Wendling Beck Nature Recovery Project near Dereham and an ecological park at Lynford in Thetford Forest. Further GI improvement initiatives have come forward with the Thetford Forest Open Habitat Project, creating a network of biodiversity corridors based on the Breckland Biodiversity Audit by UEA, 2023, The Brecks Fen Edge & Rivers Landscape Partnership Projects²⁴, working on restoring habitats along waterways, including riparian buffers and improving chalk rivers and the River Wensum Catchment Partnership²⁵ which aims to improve water quality and biodiversity within the Wensum.
- 8.26 There are also opportunities to improve connectivity to green areas within new development schemes. By identifying green areas in the vicinity of a development site, it is possible to consider the possibility of improving connections early on in the design process. An example could be the provision of foot paths and cycle ways through the site, connecting existing publicly accessible green spaces, or by creating small wildlife corridors such as connecting a public green to a pond or to a hedgerow and fields beyond at the boundary of a site. Guidance on these types of improvements can be found in the Breckland Design Guide.

ENV 02: Green and blue infrastructure

Green and blue infrastructure (GBI) is an essential component of sustainable, healthy, attractive and climate-resilient places in Breckland. Development proposals must protect, enhance and expand the integrity, connectivity and multi-functionality of the District's GBI network, as shown on the Policies Map and described in the Breckland Green Infrastructure Study.

GBI must be considered at the earliest stages of the design process and form a core part of place-making strategies within all schemes. All proposals must be informed by the Breckland Design Guide, the GI Study, the Norfolk Local Nature Recovery Strategy (LNRS), relevant Neighbourhood Plans, and other adopted strategies.

Development that results in the loss, fragmentation or deterioration of the GBI network will only be supported where the public benefits clearly outweigh the harm and where like-for-like or better provision is secured that aligns with the strategic needs of the wider network, as identified in the Breckland GI study.

Development which harms irreplaceable habitats (e.g. ancient woodland, chalk streams) will not be permitted unless clear mitigation and compensation measures are provided in line with the Norfolk LNRS.

All proposals must demonstrate how they respond to the site's wider context, including:

- a) Strategic and local GI linkages and nature recovery networks;
- b) Landscape character (guided by the Breckland Landscape and Settlement Character Assessment 2023) and any distinctive local features;
- c) Public Rights of Way, active travel routes, and existing open spaces;
- d) Blue corridors (rivers, floodplains, wetlands) and opportunities for natural flood management and water quality improvements.

Development must provide GBI on-site, unless clearly justified otherwise. This may include:



- e) Green and blue corridors;
- f) Public open space and play areas;
- g) Recreational and active travel routes;
- h) Increased canopy cover, where this does not conflict with the needs of the nature recovery network;
- i) Natural SuDs features such as swales, basins, and rain gardens;
- j) Food growing opportunities, including not only allotments but collective settings like community gardens and orchards;
- k) Interpretative features or other elements that help to promote understanding of the GBI network and help people connect with the natural environment.

GBI assets (including all open space provision) must be designed to deliver multiple benefits, guided the themes of the Breckland GI study.

Major applications must be accompanied by a Green and Blue Infrastructure Plan - either standalone or incorporated within a Design and Access statement - that clearly demonstrates how the proposal will:

- l) Support the delivery of the vision and strategic objectives set out in the Breckland GI Study;
- m) Address identified gaps in provision and inequalities in access to GI (with reference to the Breckland GI study);
- n) Reflect the priorities and spatially specific actions set out in the Norfolk Local Nature Recovery Strategy (LNRS);
- o) Contribute to achieving the objectives of the Water Framework Directive (WFD) and the Anglian River Basin Management Plan (RBMP);
- p) Secure 30-year stewardship arrangements for all GI assets and provide evidence of funding mechanisms or endowment, where appropriate.



Biodiversity Net Gain

- 8.27 The Environment Act 2021 mandates a minimum 10 per cent Biodiversity Net Gain (BNG) for all development, with very few exceptions. Biodiversity net gain is a legislative requirement, with the detail of how it is implemented set out in regulations. BNG is calculated using the statutory metric and a biodiversity net gain plan which should set out how BNG will be delivered by the development. Both the metric calculations and the BNG plan should be submitted at the planning application stage.
- 8.28 BNG is a way to contribute to the recovery of nature while developing land. It is making sure that habitat for wildlife is in a better state than it was before development. The delivery of biodiversity net gain and ecological enhancement through development, which provides more than the mandatory 10% requirement, will be favourably considered.
- 8.29 The application of the mitigation hierarchy (avoiding impacts before mitigating and as a last resort compensating impacts) should be demonstrated. The requirement to deliver biodiversity net gain (BNG) on-site will strengthen habitat avoidance on development sites.
- 8.30 The requirement for development to demonstrate BNG does not replace or diminish existing protections for habitats and species which remain in place and continue to be a material consideration of any planning application.
- 8.31 The Local Nature Recovery Strategy (LNRS) will agree priorities for nature recovery and propose actions in the locations where it would make a particular contribution to achieving those priorities. The strategy will include a local habitat map and a written statement of biodiversity priorities. Norfolk County Council have been appointed as the responsible authority and will prepare the LNRS. Breckland Council is working in collaboration with other Norfolk authorities in the preparation of the LNRS.

8.32 Strategic significance is the local significance of a habitat based on its location and habitat type and is categorised as either low, medium, or high in the BNG metric. The 'strategic significance' category for each individual habitat parcel, both at baseline and at post-intervention, is assigned based on the LNRS. The River Wensum Catchment, including the Wendling Beck Nature Recovery Project, have been identified as strategic sites and will be considered as having met the criteria for the "strategic significance" category. Further sites will come forward as the LNRS develops but, in the meantime, the determination of strategic significance will be based on the Norfolk Green Infrastructure Strategy Map or any other forthcoming published Breckland strategic plans.

ENV 03: Improving Biodiversity

All qualifying development proposals must achieve biodiversity net gain within their schemes to at least the minimum statutory requirement as set out in Schedule 7A of the Town and Country Planning Act 1990 (or any subsequent legislation that amends this schedule) and this must be calculated using the statutory biodiversity metric and demonstrated within a biodiversity net gain plan. The plan must demonstrate meaningful contributions in its biodiversity uplift proposals providing more joined up habitat which safeguards and enhances habitat connectivity at both site level, locally and within the wider landscape scale.

Developments which provide more than the statutory requirement will be favourably considered, with a minimum of 20% being actively encouraged.

Onsite delivery of Biodiversity net gain should be considered initially if this would deliver the most appropriate outcome for biodiversity and provide the most local benefit. Some guidance on onsite biodiversity design is provided within the Breckland Design Guide.



An ecological assessment will be required for all major applications and any proposals that fall within ecologically sensitive areas, e.g. SSSIs, SPAs, SACs and areas impacted by these.

Locally defined ecological networks will be identified in the Norfolk Local Nature Recovery Strategy (LNRS) which is currently being prepared by Norfolk County Council, and these will be the focus for the delivery of offsite and landscape scale biodiversity net gain.

The Wensum Catchment has initially been identified as a strategic significant site.

As the LNRS evolves, further sites will be assigned to the strategic significance category, but in the meantime any habitat parcel assigned to this category must be fully justified and demonstrate that it is in accordance with the Norfolk County Council's Biodiversity Partnership work and the Norfolk Green Infrastructure Map.

For developments which fall outside the scope of mandatory biodiversity net gain, enhancement for biodiversity should be included as part of the proposals, commensurate with the scale of the development.

Protection and enhancement of the landscape

- 8.33 Breckland includes extensive tracts of the nationally and regionally significant Brecks heaths and woodland in the south and west of the District. The importance of these areas has been recognised in The Norfolk and Suffolk Brecks Landscape Character Assessment (2013).
- 8.34 The District is generally characterised by river valleys, with their associated tributary farmland rising up to the clay plateau farmland, which stretches from the Lophams in the south-east to Colkirk in the north-west. The District's Landscape character has been described in the Breckland Landscape Character Assessment 2007, the



Breckland Settlement Fringe Landscape Assessment 2007, and in the consolidated Breckland Landscape and Settlement Character Assessment 2023.

- 8.35 Five broad landscape character area types were identified: River Valleys, Chalk River Valley, Settled Tributary Areas, Plateau Farmlands and The Brecks Plantations and, within these, further sub character types have been described.
- 8.36 The different sub types of landscape identified by the Character Assessments have a varying capacity to accommodate new development, depending on their nature and location. Development will not be permitted where it would be significantly detrimental to the landscape's characteristics or defining features.
- 8.37 In determining proposals for new development, regard shall be had to the Council's Landscape Character Assessments and the Breckland Design Guide, ensuring that all proposals respect the key visual sensitivities of the landscape that are fundamental part of its character. The integration of new development into the existing landscape will be expected to be achieved in all development proposals without causing harm to the features that define them.
- 8.38 The River Valleys and Chalk Rivers will have a high degree of protection from development due to their important environmental quality as well as their significance to the character of Breckland.

ENV 04: Protection and Enhancement of the Landscape

The landscape of the District is valued for its benefit to the rural character and in the interests of biodiversity, geodiversity, and historic conservation. Development proposals will be expected to contribute to and, where possible, enhance the local environment by recognising the intrinsic character and beauty of the countryside.

Development should have particular regard to maintaining the aesthetic and biodiversity qualities of natural and man-made features within the landscape, including



a consideration of individual or groups of natural features such as trees, hedges and woodland or rivers, streams or other topographical features.

Development proposals will have regard to the findings of the Council's Landscape Character Assessments and the Breckland Design Guide in the design of their schemes to respond sympathetically to the landscape character.

High protection will also be given to the river valleys and chalk rivers in Breckland as identified in the Landscape Character Assessments, recognising their defining natural features, rich biodiversity, and undeveloped character of their shallow valleys.

Trees and Hedgerows

- 8.39 Trees, hedgerows and other natural features form an essential part of Breckland's landscape character, enhancing the aesthetics of an area, the quality of the environment and providing a habitat for a range of wildlife. Roadside trees and hedges provide visual screening and can also help to reduce noise and prove beneficial in terms of atmospheric pollution and flood mitigation. These should be retained unless there is overriding reasons for their removal, for example highway safety
- 8.40 Existing natural features, where possible, should be incorporated into the landscape scheme, which should accompany all new development proposals. Any retained trees should be identified within the landscaping design and, along with consideration of their long-term maintenance, proposals which result in the loss of these features would have to be robustly justified to avoid refusal. However, there may be exceptional instances where the loss of important natural features is unavoidable, for example to enable a scheme to fulfil important objectives such as economic development or the provision of strategic housing. Where the loss of such features is demonstrably and robustly evidenced as unavoidable, adequate

replacement provision, preferably by native British species of greater value will be sought.

- 8.41 Hedgerow and tree surveys should accompany any development proposals where any trees and hedgerows are likely to be affected by a new development. Further guidance can be found in the Breckland Design Guide.
- 8.42 Some trees in the District have protected status, mainly under the designation of a Tree Preservation Order (TPO) or those located in a conservation area. A TPO is an order made by an LPA in England to protect specific trees, groups of trees or woodlands in the interests of amenity. A TPO prohibits cutting down, topping, lopping, uprooting, wilful damage, and wilful destruction of trees without the LPA's prior written consent.

ENV 05: Trees, Hedgerows and Development

Trees and significant hedge and shrub masses form part of the green infrastructure of the District and must be retained as an integral part of any development, except where their long-term survival would be compromised by their physical condition, or there are clear and overriding reasons for accepting their loss.

Any form of development within 15m of any tree/hedge/shrub mass, both on and off site, must be accompanied by a full tree survey compliant with BS5837:2012, this survey will form an important part of the development process.

The loss of any 'A' & 'B' category trees or hedgerows will be resisted unless it can be robustly evidenced that it is unavoidable and that it would allow for a substantially improved overall approach to the design and landscaping of the development – i.e. that would outweigh the loss of any tree or hedgerow.



Where the loss of such features is demonstrably unavoidable, adequate replacement provision, preferably by native species, will be sought. Where the loss of a tree or hedgerow is accepted in these circumstances, developers will be required to ensure the loss is suitably compensated for, taking into account the size and condition of the of tree.

Development Affecting Trees and Hedgerows

Where a proposed development retains existing trees and hedgerows on site, or where development occurs within a tree root protection area, provision must be made for their care and protection throughout the duration of the development, with mitigation measures being put in place to ensure that development works do not have a harmful impact on existing trees. To ensure that tree cover and habitat is retained, it is important that both the short term and long-term impacts that a development may have on trees is evaluated at the earliest opportunity.

Accordingly, the Council will require that a Tree Survey, Arboricultural Impact Assessment, Tree Protection Plan and Method Statement be undertaken by a suitably qualified professional in accordance with BS5837:2012

Historic Assets

- 8.43 Historic Assets can be either Designated Heritage assets or Non-Designated Heritage assets. Breckland has a wealth of historic listed buildings, conservation areas, scheduled monuments, registered parks and gardens and these are often set within an ancient landscape which is detailed in the Breckland Landscape and Character Assessment 2023 and Breckland's Historic Characterisation Study 2017. Breckland's rich historic environment provides a valuable contribution to the District's cultural heritage.



- 8.44 The Historic environment is a non-renewable resource. Its fragile and finite nature is a particularly important consideration in planning decisions and conserving this resource is important for future generations to enjoy.
- 8.45 The Council wants to safeguard Breckland's historic environment that holds heritage value for its communities. They also see the need for proactive and informed management of the historic environment, so that it continues to make a positive contribution to the lives of its residents. The historic environment may also provide positive opportunities for change, for example where the viable use of a heritage asset is secured to provide for its long-term conservation and contribute towards a viable local economy.

Designated Heritage Assets

- 8.46 Designated Heritage Assets are the responsibility of the government's advisers, Historic England. Within Breckland there are a total of 50 Conservation Areas in the District, most based on historic village centres. It is important that the nature of conservation areas and historic buildings are maintained to ensure their protection for future generations and their continued contribution to the economic prosperity of the District. Social, environmental and cultural benefits are derived from this link to the past and they help to reinforce a sense of place, quality of life, local identity and character.
- 8.47 Known individual heritage assets are identified in Norfolk County Council's Historic Environment Record, where existing documents analyse particular aspects of the heritage significance of the District.
- 8.48 There are 1,594 Listed Buildings in the District, including 112 Grade I and 102 Grade II*. Whilst the majority of the listed buildings in the District are in good or reasonable repair, a number of buildings are in severe disrepair. There are 29 Grade I or Grade II* Listed Buildings at Risk, as registered by English Heritage. There are also 9

Registered Parks and Gardens (all Grade II), 134 scheduled monuments, plus three shared with adjoining Local Authorities.

- 8.49 Breckland Council understands that heritage assets are an irreplaceable resource, and the policy below aims to conserve designated heritage assets in a manner appropriate to their significance.
- 8.50 The historic internal layout (which may include later remodelling) and other internal features of importance should be respected in any proposal. The setting of a listed building often contributes towards its significance; this includes the character of the gardens and landscaping, outside space areas as well as inward and outward views. Any curtilage and/or setting of a listed building, which maintains its relationship with its surroundings, should be retained. Any buildings and other structures that pre-date July 1948 (as per the 1990 Act) and are within the curtilage of a listed building are to be treated as part of the listed building.
- 8.51 These exterior elements should be respected and included within the detailed analysis of the listed site. Energy efficiency measures that do not harm the building's significance, fabric, or ongoing preservation and which take a holistic whole building approach to energy efficiency may be considered, where appropriate. Appropriate guidance, for example from Historic England, should be followed in developments looking to introduce these measures. Proposals should have regard to the present and future economic viability or function of the listed building and secure its optimum viable use.

Listed Buildings and their settings

- 8.52 All proposals should demonstrate an understanding of the significance of the building and/or its setting. Any harm to, or loss of significance, will require a clear and convincing justification.
- 8.53 Proposals should contribute to the preservation of the building, not be detrimental to the building's character or any architectural, archaeological, artistic, or historic



features that contribute towards its special interest and also be appropriate in all aspects of its design and detail. All building materials and methods of construction, traditional and contemporary, should respect the character of the building.



ENV 06: Designated Historic Assets

The significance of designated heritage assets (including their settings), such as listed buildings, scheduled monuments, registered parks and gardens and conservation areas, will be conserved or, wherever possible, enhanced. Proposals that may affect the significance of a designated heritage asset will be required to provide proportionate evidence to the asset's importance, sufficient to identify its significance, including any contribution that its setting makes, to enable any impact to be fully assessed in accordance with national policy.

Development that will affect any designated heritage asset will be subject to comprehensive assessment and should conserve or, wherever possible, enhance the architectural and historic character, appearance and setting of the asset. Where a proposed development will affect the character or setting of a Listed Building, particular regard will need to be given to the protection, conservation, and potential enhancement of any features of historic or architectural interest.

- 8.54 Alongside the designated heritage assets of the District, Breckland also has a range of other traditional buildings, which contribute to the character of the countryside, including a variety of traditional dwelling types, domestic and agricultural ancillary buildings, chapels, commercial and industry buildings, railway structures and structures associated with wartime use. Whilst there is a set of criteria for inclusion of a building on the National lists of listed buildings, there is no set criteria for selection of non-designated heritage assets. On that basis, and for consistency in the planning process, when a planning proposal is likely to cause harm to a traditional building it will usually be assessed using the local listing criteria identified in the guidance note published by Historic England. At present, although there is no immediate plan for the Council to record Non-Designated Heritage Assets, some are



appropriately recognised and recorded in adopted Neighbourhood Plans. Regard should be given to these assets when designing development schemes to consider whether the proposals may affect a non-designated asset.

- 8.55 In addition to this, there will be a number of currently unknown heritage assets of, as yet, undefined significance. These assets play an essential role in reinforcing a sense of local character and distinctiveness in the locality. Regard should be had to all heritage assets when designing development schemes.
- 8.56 The Council will protect and improve the built environment, paying special regard to the conservation and enhancement of the historic environment through positive action and partnership working. The historic environment makes a significant contribution to sustainable communities through sustaining economic vitality providing social and cultural links to the past and ensuring a dynamic and varied built environment. New development must make a positive contribution to the local distinctiveness of the historic environment. The Council has developed the Breckland Landscape and Settlement Character Assessment 2023 to help applicants in meeting this requirement. Other heritage assets including locally important parks and gardens will be conserved and where possible enhanced in conjunction with Policy ENV4 and ENV5, landscapes that form the setting to the built and historic environment will also be conserved and enhanced.



ENV 07: Non-Designated Heritage Assets

Development should be expected to conserve or, wherever possible, enhance the historic character, appearance and setting of non-designated historic assets.

Proposals that could affect previously unrecognised heritage assets will be expected, through agreement with the Council, to undergo an appropriate assessment, proportionate to the significance of the asset. The assessment must provide sufficient information for any impact to be fully assessed. In weighing applications that are likely to directly or indirectly affect non-designated heritage assets a balanced judgement will be undertaken, having regard to the scale of any harm or loss and the significance of the heritage asset.

The conversion of non-designated buildings identified in the Norfolk Historic Environment Record, or through Neighbourhood Plans, of particular architectural or historic merit for economic or residential purposes in locations that would otherwise be unacceptable will be considered, where this would ensure the retention of the building.

Proposals will be considered having regard to relevant national policy and guidance. In the case of traditional dwellings, which positively contribute to the character of Breckland, applications for replacement will be expected to be accompanied by a Design and Access Statement, which includes a structural survey that demonstrates that demolition is necessary and that there is no alternative and viable solution of renovation to provide an acceptable standard of accommodation.

Proposals should demonstrate an understanding of the significance of the building and its setting. Proposals should respect the historic fabric, design, materials, elevational treatment, and ornamentation of the original building; not result in an unacceptable level of loss, damage or covering of original features; and have regard to the setting, plot layout and any boundary features as appropriate.



Archaeological Sites

8.57 Norfolk has a wealth of archaeological sites and some important ones can be found within Breckland from the prehistoric flint mines of Grimes Graves at Lynford to the Breckland Palaeolithic project to the west of the District bordering West Suffolk, where relics of human occupation from 600,000 years ago have been discovered. Throughout the District there have been a number of historic relics found from the Bronze Age, Iron Age, Early Saxon, Roman times and later from archaeological digs of development sites. The identification and exploration of these sites is important as they form part of a rich record of human history, not only for this region but for the Nation.

ENV 08: Archaeological Sites

Development proposals should identify assets of archaeological significance.

An archaeological evaluation will be required for development sites that are known or thought to have the potential to, include non-designated heritage assets with archaeological interest.

Where appropriate, archaeological remains should be left in situ following further design/engineering work. If the benefits of a particular development are considered to outweigh the importance of retaining archaeological remains in situ, satisfactory excavation and recording of remains will be required before development is begun.

The Brecks Protected Habitats and Species



- 8.58 The Brecks covers 39,434 ha of heathland, forest and arable farmland and is designated (2006) as a Special Protection Area (SPA) under the European Council's Directive on the Conservation of Wild Birds. The Brecks habitat is important for a range of ground-nesting birds, including the Stone Curlew, Woodlark and Nightjar, all of which are protected under the Wildlife and Countryside Act 1981 and the EU Birds Directive 2009. The East of England supports 65% of the UK's breeding pairs of Stone Curlew, with most breeding located within the Brecks. The rich biodiversity of the Brecks is also recognised through other statutory conservation designations, including four Special Areas of Conservation (SACs), numerous SSSI and National Nature Reserves (NNR), with the latter (NNRs and SSSIs) making up 40% of the total area.
- 8.59 Several research projects have looked at the impact of disturbance on the distribution of Stone Curlew nests in Breckland. These studies found that Stone Curlew nest density was consistently lower on arable land around settlements and around trunk roads within 1500m. As a result, all the Local Planning Authorities around the Brecks have adopted a 1500 metre constraints zone around the boundary of components of the special protection area (SPA) that supports or is capable of supporting Stone Curlew
- 8.60 Further research following the establishment of the constraint zone reaffirmed the initial findings and provided further evidence on the effects that built development has on the Stone Curlew population in Breckland.
- 8.61 Natural England has provided guidance on assessing the impact of development on Breckland. The Council will have regard to this guidance, or subsequent revisions, when undertaking its Habitats Regulations Assessments as the competent authority.
- 8.62 Woodlark and Nightjar are known to be sensitive to human-related disturbance. Research found that Woodlark density on heathlands was lower on sites with higher levels of human disturbance and that higher density of housing resulted in fewer



Woodlark and Nightjar on certain heaths in Dorset, which was more severe when situated close to the heaths. Based on this research a 400-metre zone was developed around components of Breckland Special Protection Area which support Woodlark and Nightjar and has been adopted by all the local authorities around the Brecks.

- 8.63 Air pollution poses a threat to the Brecks which include feature habitats and species vulnerable to nitrogen deposition, which can arise from new development, particularly agricultural development and any subsequent increase in traffic. The Council is working in partnership with Suffolk Local Authorities, Natural England, and wildlife groups to ascertain the impact of air pollution on these sites and will have regard for any advice that arises from this work.
- 8.64 Additionally, the Council worked with other Norfolk local authorities in developing the Norfolk Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy 2020 which imposes a tariff on all new residential development in Norfolk, the proceeds of which are to be spent on implementing measures to mitigate the recreational impacts as a result of development growth on Habitat sites including the Brecks SPA.
- 8.65 In 2023 Natural England provided new guidance for in combination effects for small residential developments, based on a planning tool developed by Footprint Ecology. Two types of development were considered to have minimum impact on Stone Curlews in the Breckland SPA.
- 8.66 The first is developments where there is not likely to be a significant effect and can be screened out at stage one of a Habitats Regulations Assessment (HRA). These include:
- Development outside of 1.5Km constraint around the SPA
 - Certain development within the 1.5KM constraint zone including householder extensions less than 100% of the existing footprint,



- Redevelopment of existing buildings with no increase in footprint and
- Some small defined development within existing settlements'-built form within 1.5KM of the SPA.

8.67 The second is developments where there is likely to be a significant effect but, due to their scale, placement or nature of the development means they fall below the threshold in regard to the increased residential impact pathway. These developments would need a simple appropriate assessment. These include:

- Non-residential development or change of use of an existing building, where there is no net-increase in footprint,
- An agricultural building less than 120m, an extension to an agricultural building less than 120m² or 100% of the original, whichever is less,
- A replacement building of less or equal to the existing footprint.

ENV 09: The Brecks Protected Habitats and Species

All development that leads to a net increase in built development within Breckland Special Protection Area (SPA) or within a 1500 metre (primary) buffer of component parts of Breckland SPA which support, or are capable of supporting, Stone Curlew, as shown on the policies map, has the potential for likely significant effects on Breckland SPA alone or in combination with other developments and, as such, will require a project level HRA.

All development that leads to a net increase in built development within the 1500 metre (secondary) buffer around areas outside the SPA, where concentrations of Stone Curlew have been identified (most recently using data from 2011 to 2015), as shown on the policies map, may also require project level HRA.

Within this zone, where it can be shown that adverse effects can be prevented, for example, where alternative land outside the SPA can be secured to adequately mitigate



the potential effects, planning permission may be granted, provided the Local Planning Authority is satisfied that there is sufficient certainty that the proposed measures will be effective and deliverable.

Large developments adjacent to, or just outside the primary or secondary buffer, may also require project level HRA. Residential applications outside of the SPA, but located in areas where comprehensive Stone Curlew data is missing, must provide records or carry out surveys to inform impacts on Stone Curlew outside of the SPA.

Woodlark and nightjar

All development that leads to a net increase in residential development within 400 metres of components of the SPA that support, or are capable of supporting, Woodlark and/or Nightjar, as shown on the policies map, has the potential for likely significant effects on Breckland SPA alone or in combination with other developments, and as such will require project level HRA.

Special areas of conservation

Road traffic emissions affecting air quality, new road infrastructure or road improvements within 200 metres of sites designated as special area of conservation have the potential for likely significant effects' and, as such, will require project level habitats regulations assessment.

Nutrient Neutrality

- 8.68 In March 2022 Natural England wrote to 74 Local Planning Authorities (LPAs), including Breckland Council, advising them that, under the Conservation of Habitats and Species Regulations 2017⁴¹, they should carefully consider the nutrient impacts of any new plans, policies and development proposals on protected habitat sites. The protected habitats of concern in Norfolk are the River Wensum Special Area of Conservation (SAC), due to phosphorous enrichment, and the Broads SAC and

Broadland Ramsar, due to phosphorous and nitrogen enrichment. These river catchments cover the Northeast of the District, including the Market Town of Dereham, and were designated as nutrient sensitive areas in January 2024.

- 8.69 Nutrient impacts are the result of organic waste derived from agricultural runoff, leaky wastewater treatment works and wastewater from new development. This impacts all residential development that results in an increase in the number of overnight stays and non-residential development such as tourist accommodation which results in overnight stays from people outside of the catchments of the SACs, as well as commercial development that generates high quantities of surface water and/or due to their manufacturing processes result in an increase in pollutants entering the surface water.
- 8.70 The Habitats legislation requires that relevant developments will only be granted planning permission when there is certainty around the levels of nutrient enrichment they will generate and mitigation to counter it so that development is nutrient neutral.
- 8.71 The Levelling Up and Regeneration Act 2023 makes it a legal requirement for certain wastewater treatment works, designated by the secretary of State, to be upgraded by water companies to technical achievable limits by 2030. These upgrades are for certain wastewater treatment works that meet particular criteria, including their location in nutrient sensitive areas such as the River Wensum SAC and The Broads SAC. It is anticipated that Dereham Wastewater treatment works will be upgraded by 2030 and this will reduce the nutrient load on development in the area, thereby requiring less mitigation. Further upgrades are planned across the District and are yet to be announced.
- 8.72 The Council is working with other Norfolk Local Authorities who are affected by Nutrient issues to develop schemes which can mitigate the impacts of nutrient pollution derived from development, enabling a nutrient neutral position and for development to proceed.



ENV 10: Development in Nutrient Sensitive Areas

All residential developments which are located in the nutrient sensitive zones of the River Yare SAC, River Wensum SAC and/or The Broads SAC, which would lead to an increase in overnight accommodation, and all non-residential development that, by virtue of its scale or type, may draw people from outside the catchments of the SACs and/or generate unusual quantities of surface water and/or (by virtue of the processes undertaken) contain unusual pollutants within surface water runoff are required to demonstrate that the development is nutrient neutral.

All qualifying development proposals must calculate the nutrient load of their schemes, using either the Natural England calculator or the Norfolk wide calculator, and provide a nutrient mitigation strategy and shadow Habitats Regulations Assessment to demonstrate, beyond any reasonable scientific doubt, how they will achieve a nutrient neutral position with their development proposals and that adverse impacts in the affected Habitat Sites would, therefore, be mitigated for and the integrity of the affected habitat sites will be maintained, as required by the Conservation of Habitats and Species Regulations 2017 (as amended).

Agricultural Intensification

- 8.73 Breckland is a predominately rural District and agriculture plays, not only a significant role in the nation's food supply and security, but also an integral part to the District's landscape character, ecology, and economy. The Agri-Food Sector has a Gross Added Value (GVA) of £127 billion in the UK or 6.2% of the National GVA (2021), representing around 4 million jobs. In Breckland agriculture, food and drink processing and manufacturing continue to comprise a significant proportion of the local economy, with 22% of Norfolk's agricultural/forestry and fishing businesses



based in Breckland, the largest concentration within Norfolk, accounting for £210 million GVA across South Norfolk and Breckland.

- 8.74 Planning policies at national and local levels recognise the importance of the agricultural sector. The NPPF seeks to promote strong rural economies through the support of sustainable growth and expansion of businesses in rural areas and the promotion of development and diversification of agricultural and other land-based rural businesses.
- 8.75 However, it is recognised that the agricultural sector is a major contributor to greenhouse gases (GHG) contributing 69% of Nitrous Oxide gases and 48% of Methane. Breckland Council declared a climate emergency on 19th September 2019. Since then, the Council has committed to reducing the level of greenhouse gases within the District. The Council is striving to achieve net zero as an organisation by 2035 and has developed a sustainability strategy focusing on three main themes:
- Reducing our own impact as an organisation on the environment.
 - Using our regulatory powers to influence behavioural change (including planning, waste and recycling, environmental protection).
 - Enabling our communities to take action for themselves.
- 8.76 The agricultural sector can play a part in achieving climate emergency goals through sustainable agricultural intensification and animal husbandry as well as a decrease in use of synthetic fertilisers, making some headway in reducing GHGs. However, further improvements can be made whilst, at the same time, increasing productivity, through strengthening the sector's capacity for adaptation to climate change in extreme weather events, including drought and flooding, improving soil quality by good ecosystem management, more efficient use of existing resources and further engagement in agricultural practices which reduce environmental impacts on water and air quality.



- 8.77 The Council deals with many planning applications for agricultural development, some of which are complex and involve consideration of issues that can potentially impact on both the environment and local amenity. This Policy sets out some of the main issues that may arise from agricultural development and how they should be evaluated.
- 8.78 The Council recognises that planning applications are often submitted to the Local Planning Authority that seek to improve a particular situation, and these are welcomed by the Council. It also recognises that new technologies and approaches are being developed to address and ameliorate particular issues. However, sometimes the proposed measure could have its own impacts and, therefore, careful consideration needs to be given to all the potential impacts that may arise from a development.
- 8.79 Breckland Council offers a pre-application advice service, which provides an opportunity for discussions to take place with a Development Management Officer, prior to submission, to ascertain what additional documentation may be deemed necessary. It is also advised that applicants have early discussions with the Environment Agency for planning applications involving provisions for livestock.

Agricultural Development and Residential Amenity

- 8.80 The amenity of those living close to agriculture development may be adversely affected by negative visual impact or general nuisance caused by odour emissions, dust, smoke, chemical fumes, noise, or increased traffic movements for example. All these factors need to be carefully considered as part of the application process.

Noise



- 8.81 Noise can be created by machinery, power plants and vehicle movements associated with some agricultural operations so the impact on residents and the general amenity of the area needs to be carefully considered as part of the planning application process. Mitigation measures to reduce the noise impact should be included in the design, as appropriate.

Odour

- 8.82 The type and strength of odour will vary according to the land use, weather conditions and individual perception. Odours arising from farming activities can be quite common and may be associated with the storing and spreading of animal manures and slurries, which are often linked to operational matters outside of the planning system. However, developments requiring planning permission, e.g. intensive livestock units, can generate strong odours which vary over the production cycle and can be affected by weather conditions. The impact of this needs to be carefully considered on local residents and the general amenity of the area, including the in-combination effect.
- 8.83 Planning policy requires that the effects of pollution on health, the environment or general amenity should be taken into account. Any odour-generating proposals, that are likely to impact on general amenity, would be required to provide an odour assessment and odour management plan. The Institute of Air Quality and Management provide guidance on these.

Light pollution

- 8.84 Careful consideration should be given to any artificial lighting that is included as part of the development proposals. Artificial lighting can be a source of annoyance to people, harmful to wildlife and undermine enjoyment of the countryside or the night sky, especially in areas with intrinsically dark landscapes.

Landscape and Visual Impact



- 8.85 In Breckland, where the high quality of the landscape is part of the intrinsic character of the area, the visual impact of major agriculture development can be a significant negative planning issue. Valued landscape is irreplaceable and must be conserved if sustainable development is to be achieved. Applications for major agricultural development will be expected to not only to fully address the landscape impacts of the proposal, both individually and in the context of other similar developments but also endeavour to enhance it.
- 8.86 The Council's planning policies and associated text detail the importance of ensuring that change is appropriate to its setting and is not permitted to overwhelm the inherent character of the landscape. The landscape's ability to accept a proposed development without undue harm will be a primary consideration.
- 8.87 Certain types of agricultural development have the potential to have a detrimental impact on the landscape, particularly industrial scale agriculture such as large poultry units, silage covers, anaerobic digesters and storage buildings. The introduction of agricultural development in a previously open countryside can, in itself, visually impact adversely on the rural landscape, as well as its tranquil nature, by virtue of increased activity in the area with an increase in light and noise, particularly if it is a large-scale scheme. Furthermore, development can lead to a reduction in the quality of landscape character, such as loss of key landscape features (hedgerows, trees, alteration of the natural topography), and any associated infrastructure e.g. road widening and visibility splays or the incremental development of existing buildings.
- 8.88 All Agricultural development will be expected to demonstrate how any of the above impacts have been considered and put forward proposals to minimise them.

Biodiversity and Geodiversity



- 8.89 Biodiversity can be defined as the variety of sites, habitats and species within a specified locality and is influenced by factors such as geology, topography and climate. Geodiversity refers to the natural processes and variety of rock, minerals, fossils, soils, landforms, and natural processes that have shaped the landscape.
- 8.90 Agricultural development is eligible for mandatory 10% biodiversity net gain and further details on providing information to demonstrate the biodiversity uplift to support planning applications can be found in Policy ENV02.
- 8.91 Geodiversity supports the soils in which crops are grown, provide the aggregates for building development, contribute to the landscape in the formation of rocks, hills and water courses as well as supporting the filtering, storing and purification of our water supplies. Any geodiversity issues are expected to be considered within any planning application.

Agricultural Development Near Protected Habitat Sites

- 8.92 Breckland is home to several protected habitat sites, as outlined in Policy ENV09, and these need to be referred to with regards any development proposals within the vicinity of these protected sites, a Habitats Regulations Assessment (HRA) may be required as part of the application process to determine whether the proposal could have a likely significant effect on a Ramsar Site, Special Protection Areas, and Special Areas of Conservation. Furthermore, applications for major developments will be screened by the Council to determine whether a proposed project is likely to have significant effects on the environment and whether an Environmental Impact Assessment (EIA) is required. Schedule 1 and Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 set out the circumstances when an EIA will be required for agricultural related development.
- 8.93 Natural England has prepared specific guidance for agricultural development in the vicinity of the Brecks SPA to avoid impacts including cumulative impacts on the Stone Curlew, Night Jar and Woodlark bird populations.



8.94 Natural England has advised that the following development criteria for agricultural development is not likely to have any significant effect on the SPA:

- The proposed building is located further than 1500m away from the SPA boundary.
- For those parts of the SPA that are also designated as Breckland Farmland SSSI, proposed buildings which are within the 1500m of the SPA boundary but more than 1500m away from potential stone curlew nesting sites.
- A proposed new building that would be completely masked from the SPA by existing built development.
- A proposed re-development of an existing building that would not alter its footprint.
- New agricultural buildings of less than 120m².
- Extension to existing agricultural buildings of less than 120m² or 100% of the original whichever is less.

8.95 All planning applications for agricultural development in this area should have regard to this advice, particularly for development which is within the 1500m of the SPA boundary, as outlined in ENV 09 and ENV 11. C

Ammonia and Nitrogen Deposition and Air Quality

8.96 Air quality is affected adversely by ammonia, which is harmful both to the natural environment and human health. 87% of ammonia is produced by the agricultural sector, with dairy and beef contributing 48% of all agricultural emissions. Ammonia gas is released to the atmosphere from cattle manures and slurries. Housing manure and the handling, storage and spreading of slurry all contribute to this pollution, along with nitrogen fertilisers.

8.97 The UK has adopted legally binding international targets to reduce emissions of ammonia by 2020 and 2030 through The Clean Air Strategy 2019, stating that a combination of regulations, permitting and support will be introduced to reduce

emissions from livestock accommodation, the storing and spreading of manures and the application of fertilisers.

8.98 In Breckland the levels of ammonia and rates of nitrogen deposition are above those considered to cause loss of species and habitat damage on protected habitat sites such as The Brecks. The Council has been working through the Shared Nitrogen Action Plan with Natural England, Nature Groups, local landowners and Suffolk Local Authorities to put in place measures and policies to address impacts of air quality on The Brecks and other protected habitat areas.

8.99 Potential adverse impacts on air quality from ammonia are most likely to arise from:

- An agricultural building to house livestock (primarily beef and dairy cattle, pigs, or poultry); and/or
- Any new or expanded pit, tank, or lagoon for storing slurry; and/or
- Any anaerobic digester with combustion plant; and/or
- Any anaerobic digester without combustion plant

8.100 Depending on the scale and proximity of the proposed development to either a European Protected Site or a Site of Special Scientific Interest, a planning application for any of the above may need to be accompanied by an Air Quality Impact Assessment (AQIA). Whether or not an assessment needs to be undertaken can be established by consulting the SSSI Impact Risk Zone (IRZ) layer on MAGIC3. This assessment must include, as a minimum, a Simple Calculation of Atmospheric Impact Limits (SCAIL)⁴ assessment.

8.101 If a SCAIL assessment is required with the application Natural England should be consulted. A SCAIL assessment is not required, however, to accompany planning applications for agricultural buildings to house, primarily, sheep or horses.

Water Consumption

8.102 Hotter, drier spring and summer growing seasons mean agricultural businesses require more water to irrigate crops in the warming climate. 60% of England's



irrigation licences are located in East Anglia and the Water Resources East Regional Plan projects that water needs for irrigation could more than double by 2050 (from 190 Ml/d today to between 264 and 479 Ml/d by 2050).

- 8.103 The Council is working with Water Resources East and local farming groups to put in place water management plans to manage the water supply more efficiently across all sectors, including agriculture.
- 8.104 The agricultural sector is vulnerable to water supply issues as it “often relies on direct abstraction from the environment, a number of these licences have been revoked in Norfolk. On-farm reservoirs, even where present, may only store water for one season or one crop cycle ahead. Climate change is increasing the need for additional storage. Otherwise, there is a risk that sufficient water will not be available to irrigate crops.”
- 8.105 All new agricultural developments should, where possible, utilise water harvesting and reuse systems to collect and store run-off and stormwater in their schemes. These also have additional benefits in reducing run-off volumes and preventing water quality degradation downstream.
- 8.106 Additionally, in any development proposals that are reliant on the use of a private water supplies, consideration should be given as to whether any increased abstraction will impact on the water supplies of local residents and businesses. In the event that this may be a concern, the applicant may be requested to supply a hydro-geological assessment which examines the impacts.

Water Quality

- 8.107 Part of Breckland is in the catchment of the River Wensum and The Broads, which have high levels of protection under European law as Special Areas of Conservation (SAC) for being two of the best examples of natural watercourses in Europe and for their associated aquatic ecological interest. These river catchments have significantly declined in quality over recent years due to high concentrations of

nitrogen and phosphorus within the water, which have exceeded favourable condition limits. This is a significant issue on water quality and ecology.

- 8.108 Following a legal case, known as the 'Dutch Case', Natural England advised all affected local authorities, with nutrient issues in their river courses, that all new development needed to demonstrate 'Nutrient Neutrality' (no net increases of nutrients from the development and associated activities) to be approved under the Habitat Regulations 2017
- 8.109 Diffuse pollution from some agricultural operations can also significantly increase phosphorus levels entering the river system, particularly from the use of fertilisers, livestock farming, the storing of slurry and anaerobic digesters.
- 8.110 Farmers are required to operate within various regulations that are outside the remit of the local authority's control. However, the appropriate regulations for the reduction and prevention of agricultural pollution 2018 and the Farming Rules for Water are relevant to water quality and agricultural practices. Any intensification of existing farming practices must demonstrate that they are legally compliant in terms of this legislation for further development to be approved. However, if the proposed development enables legal compliance to be achieved, this will need to be explained within the application.

Flood Risk

- 8.111 The Strategic Flood Risk Assessment (SFRA) assesses the levels of flooding within Breckland. It aims to ensure that planning policies and any allocated development sites will not increase the risk of flooding onsite or anywhere else in their surrounding areas. It identifies the District's main flood risk areas, taking into account all sources of flooding and other flooding strategies in the area. This will include, not only those areas identified by the Environment Agency, but also Norfolk County Council (Lead Local Flood Authority LLFA) and local intelligence to identify a more complete record of flood prone areas.

8.112 Flood risk and surface water run-off should be carefully addressed. Active management techniques and mitigation measures proposed should also be taken into account. In areas particularly prone to flooding and in respect of planning applications for major agriculture developments (sites of 1 hectare or more), the Environment Agency will be consulted. A Flood Risk Assessment may be necessary in accordance with the requirements of the NPPF, paragraph 173.

8.113 Sustainable water management will be required to be an integral element of development, in order to reduce flood risk. All SuDs features should be designed in accordance with Ciria SuDs Manual.

Highway Safety and Access

8.114 The primary cause for concern in relation to transport issues is the increase in the number and frequency of large farm machinery and lorry movements on narrow rural lanes. This can lead to worries over highway safety, noise, damage to highway surfaces and their verges, as well as small narrow bridges, over time and the mud and dust in the roads causing hazardous driving conditions.

8.115 Therefore, consultation should take place with the local highway authority (Norfolk County Council) prior to the submission of planning applications to ensure that issues of highway safety are addressed.

Public Rights of Way (PRoW)

8.116 If a proposed new agricultural development directly affects a Public Rights of Way an assessment will be required to accompany the application. It is important to ensure that the agricultural developments, whilst taking into account the need for the new development, does not have a significant impact on public rights of way. Both the use and enjoyment of public rights of way should not be adversely affected.

Historic Environment



- 8.117 Breckland's historic environment and heritage assets (those elements of significance with statutory protection) are significant contributors to sustainable development. Together they contribute to the distinctiveness of the District and help to create a sense of place. A well cared for historic environment is a key attractor for tourism and investment and generally contributes to a good quality environment.
- 8.118 As the location for some of the development proposals associated with agriculture might be in close proximity to, or be located within, historic farmsteads they could potentially have a significant impact on the setting of designated and other national or regionally important sites. These impacts will be assessed at the pre-determination stage of a planning application and, where appropriate, mitigation measures to address any adverse impacts.

ENV 11: Agricultural Intensification

Proposals that involve major agricultural development or intensification must have considered and addressed the following issues:

Residential Amenity

All applications need to consider their impact on any nearby residential amenity, including noise, odour and light pollution, and demonstrate how any of these impacts have been considered and mitigated.

Noise

Any proposals which involve the increase in machinery or operations which are likely to increase noise adversely on any nearby residential property, European Protected Sites for Species sensitive to noise and/or prevailing landscape acoustic character would be required to provide a noise impact assessment, with associated provisions to minimise



or mitigate the increase in noise. This would apply to any proposals which would increase existing operations.

Odour

Any proposals which are likely to release odours or add to existing odorous processes, including but not limited to, intensive animal rearing, processing animal remains or the storage of animal waste, which are likely to impact on nearby residential amenity, would be required to provide an odour assessment and associated odour management plan for the proposal.

Light pollution

Any proposals involving outdoor lights associated with the proposed agricultural development should set out the purpose of the lights, which should, in any event, be:

- a) Fully Shielded (enclosed in full cut off flat glass fittings)
- b) Directed downwards to where the light is needed (mounted horizontally to the ground below horizon height and not tilted upwards)
- c) Switched on only when needed (no dusk to dawn lamps)
- d) No brighter than necessary, with a colour temperature of less than 3000K and, ideally, to a maximum of 500 lumens.
- e) White light low energy lamps (preferably LEDs) and not orange or pink sodium sources

Landscapes and Visual Impact

All agricultural proposals will be required to demonstrate how they have considered the impact of their development on the surrounding countryside and how these impacts have been addressed in the design of their proposals.

Biodiversity and Geodiversity



As a minimum, all agricultural proposals (except a few exemptions) will be required to meet the mandatory requirement of 10% Biodiversity Net Gain.

Proposals should consider any geodiversity impacts of their schemes and avoid such impacts. However, if these cannot be avoided, proposals should demonstrate how these would be minimised and mitigated for.

Agricultural Development near The Brecks SPA

All proposals which are within the 1,500m constraint zone of the Brecks are required to provide a HRA to demonstrate the need for the facility and justify why it cannot be located elsewhere on the farm outside of the buffer and justify why this is the best location within the buffer.

Additional information would be required:

- On the lighting scheme, including information on the light impacts of the proposal. The scheme should demonstrate how the layout of the building has been designed to avoid vehicle headlights and any lighting from doorways and windows. Any security lighting must not spill towards the SPA.
- To demonstrate that no increase of pedestrian activity within the SPA area would result from the development proposals.
- To demonstrate that there is no significant increase in noise levels and, if required, provide a noise impact assessment.

For proposals for grain or fodder stalls a pest management plan would be required.

Ammonia and Nitrogen Deposition and Air Pollution

For any applications within 10Km of a European Protected Site, which include an agricultural building to house any of the following livestock - beef and dairy cattle, pigs, or poultry - or to create a new, or expand an existing, pit, tank, or lagoon for storing



slurry or for an anaerobic digester with a combustion plant, an air quality impact assessment will be required.

For applications for anaerobic digesters without a combustion plant, within 500m of a European Protected Site, an air quality impact assessment will be required.

Water Consumption

Any proposals which require the use of water within its operations should include a water management plan demonstrating the efficient use of water, including the use of water harvesting and reuse systems where possible.

Any potential impact from the development scheme on water supplies for local residents should include a hydrogeological assessment with the application.

Water Quality

All new agricultural development which may adversely affect water quality e.g. through the increase of livestock, slurry provision or water run off within the designated nutrient sensitive catchment areas of the River Wensum SAC and The Broads SAC, are required to demonstrate how these impacts have been considered to reduce their impacts through building design, slurry covers, waste management systems and other nutrient management measures.

Any applications which involve increased livestock in proximity of a river course will be expected to demonstrate measures to reduce the nutrient inputs into the River Wensum SAC or The Broads SAC e.g., by restricting livestock access to the riverbank through fencing and the implementation of sediment traps.

Any intensification of existing farming practices must demonstrate that they are legally compliant in terms of having the necessary permits for further development to be approved. Any new development which enables legal compliance will need to be explained within the application.

Flood Risk and Surface Water Run Off

In areas particularly prone to flooding and in respect of planning applications for major agriculture developments (sites of 1 hectare or more) the Environment Agency will be consulted. A Flood Risk Assessment may be necessary in accordance with the requirements of the NPPF, paragraph 103.

Where such a Flood Risk Assessment is deemed necessary it should be appropriate to the scale and nature of the development and should consider:

- a) Flood risk and surface water run-off implications;
- b) Any increased risk arising elsewhere;
- c) Measures proposed to deal with these risks and effects, e.g. restricting run off to the Greenfield rates;
- d) An explanation of what attenuation measures are in place designed to the 1% with climate change standard to prevent flood risk;
- e) How the scheme is designed to prevent run-off and erosion issues;
- f) Sustainable drainage systems should be utilised where possible following the latest CIRIA SuDs Manual.

Highways Safety and Access

Any potential impact on existing highways should be considered early on through consultation with the Local Highways Authority.

Public Rights of Way

Any development that has an adverse impact on Public Rights of Way would have to provide thorough justification for its impact.

The Historic Environment



The Local Plan seeks to protect the historic environment and heritage assets from any adverse effects from development including agricultural development.

Any development proposals likely to have a potential impact on a heritage asset would be required to provide a detailed heritage statement.

Open Space

- 8.119 Open space is defined in the Town and Country Planning Act (TCPA) 1990 as 'land laid out as a public garden, or used for the purposes of public recreation, or land which is a disused burial ground'. Allotments are also included under the definition of open space. Open space should be taken to mean all open space of public value, including not just land, but also areas of water such as rivers, canals, lakes and reservoirs which offer important opportunities for sport and recreation and can also act as a visual amenity.
- 8.120 The NPPF states that policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. Assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports, and recreational facilities in the local area. Information gained from the assessments is then used to determine what open space, sports and recreational provision is required.
- 8.121 For planning policies to be 'sound' local authorities are required to carry out a robust assessment of need for open space, sport, and recreation facilities. The most recent audit of all open space provision within Breckland District, excluding Thetford Forest, was undertaken in 2015. Work to update this assessment is underway in order to take account of potential changes in the provision and quality of space over



the last 10 years and to note additional areas of space that may have been created within and as part of new development.

- 8.122 The current Open Space Assessment (OSA) evaluated the quantity, quality and accessibility of open space and recreational land provision in the Breckland District (excluding Thetford Forest) and recommended standards and effective mechanisms for appropriate provision to be secured to meet future needs. The assessment noted that Breckland District has a deficit, both quantitatively and qualitatively, in outdoor playing space provision.
- 8.123 The 2015 study showed that, when assessing overall playing space in the District at a Fields in Trust (FIT) guidance of 2.56 ha per 1000 population, 70% of the Parishes in the District did not meet the FIT guidance. The five Market Towns of Attleborough, Dereham, Swaffham, Thetford and Watton were shown to have the largest deficiencies in total playing space provision for their populations compared to the FIT guidance, with Thetford having the largest deficiency of any Parish in the District. The Updated Open Space Assessment and Playing Pitch Strategy will take into account any new open space or playing pitch provision, as a result of housing development, since the adoption of the current Local Plan and provide a new assessment on deficiencies and/or over-supply.
- 8.124 The Accessible Natural Green Space Standard (ANGST) requires that sites of accessible green space, of at least 2ha in size, are available per 1,000 people, based on no one living more than 300m from the nearest area of natural green space. It also recommends that no one should live more than 2km from at least one accessible site of at least 20 ha; 5 km from at least one accessible site of at least 200 ha; and 10 km from at least one accessible site of 500 ha.
- 8.125 In conclusion, the Breckland Open Space, Sport, and Recreation study 2015 also recommended that:



- The standard found acceptable in the open space assessment of 2.56 ha of open space (0.8 ha for children's play and 1.76 ha for outdoor sport) per 1,000 population should be used as a local standard for open space provision and;
- that there should be a greater focus on provision of new facilities to address quantitative deficits.

8.126 The updated Open Space and Playing Pitch Strategy will review the progress in addressing these quantitative deficits and provide recommendations for the new Local Plan where there should be a greater focus on provision of new facilities to address quantitative deficits, which will be delivered through new housing development;

8.127 All new children's play and outdoor sports areas should be designed with regard to FIT and Sport England standards, to ensure the highest quality of open space area is provided; and

8.128 In terms of outdoor sports, all dwellings in major housing areas must be within 1.2km of outdoor sports areas as recommended by FIT. Outdoor sport areas should be located near to public transport routes, have good provision for car parking and have easy access for pedestrians and cycles. In terms of children's play areas, all dwellings in housing areas should be within 100m of a local area for play (LAP), 400m of a local equipped area for play (LEAP) and within 1,000m of a neighbourhood equipped area for play (NEAP), as recommended by FIT. These conclusions and recommendations for Plan making will be reviewed once up to date evidence and a revised Open Space Assessment is completed.

8.129 Further guidance on Open Space Design has been developed within the Breckland Design Guide 2024.

8.130 In order to improve food security and sustainability within Breckland, major developments of 100 dwellings or more will be required to set aside an area of land for new allotment use. Allotments improve the well-being and quality of life of



communities by providing a cheap source of good food, healthy outdoor exercise and social interaction, and enhance the biodiversity and green infrastructure in an area. They can benefit all groups, from those on limited income to those who are financially secure but take pleasure in growing their own food. By providing economic, social and environmental benefits allotments contribute towards the three core principles of sustainable development. Allotments play an important role in providing areas of green space within urban environments.

- 8.131 The Open Space assessment found that the District holds 52 ha. of allotment land across 49 sites. Many of the allotment sites have waiting lists, demonstrating that there is a shortfall of provision. There are no new allotments directly proposed within the Plan but the Council is bringing forward a policy within the Plan to secure the provision of allotment land on large allocations, where there is an identified need, to meet demand from the occupiers of new developments.



ENV 12: Open Space, Sport & Recreation

Open space designations, as identified through latest evidence, are shown on the Policies Map.

Existing Provision

Development that would result in the loss of existing designated open space will only be permitted if:

- a) It can be demonstrated (through a local assessment) that there is an excess of recreational or amenity open space in the settlement and the proposed loss will not result in a current or likely shortfall during the plan period;
- b) Recreational facilities within the open space will be enhanced by the proposed development on an appropriate portion of the open space; or,
- c) The community would gain greater benefit from the development providing a suitable alternative recreational or amenity open space in an equally accessible and convenient location.

New Provision

All new residential development of 11 or more dwellings will be expected to provide a contribution towards outdoor playing space equivalent to 2.56 hectares per 1,000 population, which equates to 25.6m² of outdoor playing space per person.

As set out in the Open Space Assessment (2025) this 25.6m² is broken down to 17.6m² of outdoor sport area and 8m² of children's play space.

There is a presumption that for developments comprising of 25 dwellings or more, outdoor playing space will be provided within the development site. Where on site provision is provided, the space should be of an appropriate type to serve the needs of

the development well related to the proposed residential properties and having regard to relevant standards.

The Open Space Assessment (2025) demonstrates the minimum expected requirements for children's play, based on the number of dwellings proposed.

On sites of 25 dwellings and above - Minimum of 1 Local Area for Play (LAP)

On sites of 50 dwellings and above - Minimum of 2 LAPs

On sites of 80 dwellings and above - Minimum of 1 Local Equipped Area for Play (LEAP)

On sites of 200 dwellings and above - Minimum of 2 LEAPs + Outdoor Sport Area

On sites of 400 dwellings and above - Minimum of 1 Neighbourhood Equipped Area for Play (NEAP)

With residential development priority should be given to the provision of children's play areas since the facility is most likely to be required within an easy reach of dwellings and will be required to conform to the 0.8ha per 1,000 people standard in provision of children's play area.

It is recognised that there may be cases where the direct provision of outdoor playing space on site is not the preferred option. It may be that outdoor playing space does not represent an efficient use of land in the context of the site location or that there is a deliverable opportunity to secure a more meaningful area of outdoor playing space that better serves the whole community in close proximity to the application site.

Contributions in lieu of on-site provision for sites of 25 or more dwellings will be the exception and will need to be supported by robust evidence from the applicant that on site provision is not appropriate and/or viable.

For sites of fewer than 25 dwellings on site provision will be preferable, but may not be appropriate in all cases and proportionate evidence will be required from the applicant to demonstrate that on site provision is not appropriate. Any contribution will need to



be towards a specific deliverable scheme in consultation with the relevant Parish Council and the developer contributions policy in this document. It will be secured through a Section 106 agreement.

Where it is not possible to accommodate outdoor sports areas onsite negotiations will occur on a site-by-site basis to determine specific provision and financial contributions, taking into account the financial viability of the development.

In addition to the on-site and off-site contributions a contribution will be required for 10 years' maintenance of the facility. Off-site contribution will be proportional to the type of facility provided and will be calculated, having regard to the need for land acquisition, provision of facilities and 10 years' maintenance.

Where it can be established through an up-to-date Open Space Assessment that a proposal is located in a Parish assessed to have sufficient play space, provision for other forms of open space, which will be informed by the findings of the Open Space Assessment (OSA), would be considered as potential to mitigate the specific impacts arising from the proposal.

Provision of land on site for use as allotment plots will be required on all developments of 100 or more dwellings at a minimum of 0.25 hectares per 1000 population generated. Prior to the land being made available an agreement shall be reached as to the party responsible for the adoption and ongoing management of the allotment, whether it be a town/parish council, or management company responsible for the open space on the development.

Land for allotments must;

- Have power and water made available to the edge of the site;
- Have appropriate vehicular access available to the edge of the site;
- Have aerated soil that has not been compacted by plant machinery; and,
- Have appropriate boundary fencing / gates installed.



Occupancy Rates

One Bedroom – 1.5 persons.

Two Bedroom – 2.0 persons.

Three Bedrooms – 2.5 persons.

Four Bedrooms – 3.0 persons.

Five Bedrooms – 3.5 or more persons.

Any additional provision on open space will be informed by the Open Space Assessment. Additional guidance on the design of Open Space can be found in the Breckland Design Guide.

Provision of land on site for use as allotment plots will be required on all developments of 100 or more dwellings at a minimum of 0.25 hectares per 1000 population generated. Prior to the land being made available, an agreement shall be reached as to the party responsible for the adoption and ongoing management of the allotment, whether it be a town/parish council, or management company responsible for the open space on the development.

Land for allotments must;

- d) Have power and water made available to the edge of the site;
- e) Have appropriate vehicular access available to the edge of the site;
- f) Have aerated soil that has not been compacted by plant machinery; and,
- g) Have appropriate boundary fencing / gates installed.

Local Green Space

8.130 The NPPF introduced a new designation of “Local Green Space” as a way to provide special protection against development for green areas of particular importance to



local communities. The NPPF outlines that, once designated, development on Local Green Space should only be considered appropriate in very special circumstances. National Policy also states the designation should only be used:

- Where the green space is in reasonably close proximity to the community it serves;
- Where the green area is demonstrably special to a local community and holds a particular local significance, for example, because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- Where the green area concerned is local in character and is not an extensive tract of land.

8.131 Breckland District Council supports Neighbourhood Plan groups in identifying Local Green Spaces in their Neighbourhood Plans. The Policies Maps will be updated in recognition of any Local Green Spaces designated in made neighbourhood plans.

8.132 In addition, as part of this Plan making process, a number of responses were received seeking designation of land as Local Green Space. From these submissions several sites are considered as potential locations for designation, as outlined in the Local Green Space policy.

ENV 13: Local Green Space

Applications relating to Local Green Space will be determined in accordance with national policy.

In addition to existing areas of Local Green Space and areas identified through Neighbourhood Plans, the following locations are identified as potential locations for Local Green Space Designation:

006: Old Highways Surveyor Land, Burton Manor, Southburgh, Cranworth



007: Old School, Playing Field, Cranworth
009: Cranworth Village Green, Cranworth
001: Playing Field behind Croxton Village Hall, Croxton
023: Land to north of Lolly Moor, Westfield, Dereham
015: Gressenhall Playing Field, Gressenhall
068: Dereham Road/Old Hall Road, Mattishall
032: North of Dereham Road, west of Back Lane, Mattishall
033: Rayners Way / Dereham Road, Mattishall
039 / 040: Cathedral Meadows, Church Lane, North Elmham
041: Prince William Wood, Orchard Close, North Elmham
005: Land to rear Wayland Road, Rockland All Saints
021: North End, Snetterton
002: Old Swaffham to Watton Railway (Sporle Road and Norwich Road), Swaffham
012: Open space at Swans Nest, Otter Road (site including Play Area adjacent Clover Road), Swaffham
018: Village Hall Playing Fields, Swanton Morley
019: Playing field, Manns Lane, Swanton Morley
020: Cricket Club, The Angel, Swanton Morley

Regenerative Farming



8.133 Key elements of regenerative agriculture include limiting soil disturbance and maintaining soil cover, increasing crop diversity and fostering agricultural diversity and rotation.

8.134 A Regenerative Farming local plan policy integrates social, economic and ecological principles into planning to create sustainable and resilient food systems, often by protecting agricultural land, promoting local food supply chains, supporting small-scale farmers and incorporating practices that build soil health and reduce environmental impact.

8.135 Regenerative farming considers the following key land use planning issues:

- Environmental Policies that promote sustainable land management, soil health and the protection and enhancement of natural habitats.
- Biodiversity Policies that set targets for increasing biodiversity, which can support practices like increasing crop diversity and habitat creation.
- Climate Change Mitigation and Adaptation policies, aimed at reducing carbon emissions and adapting to climate change, as regenerative agriculture contributes to both.
- Sustainable Development policies that define a sustainable pattern of development, as these should align with the goals of regenerative farming.

8.136 The NPPF seeks to improve the environment and adapt to climate change. Paragraph 187 states: *“Planning policies and decisions should contribute to and enhance the natural and local environment by:*

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and*



other benefits of the best and most versatile agricultural land, and of trees and woodland;

- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;*
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;*
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and*
- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.”*

8.137 Breckland's land use is dominated by arable agriculture, with over two-thirds of the area under cultivation, historically favoured by its light, workable soil, making it a significant area for food production. The region also includes grazing land in river valleys, which feature smaller, hedge-bounded fields. There are also intensive pig rearing units and associated agricultural buildings, alongside environmental stewardship schemes for heathland management.

8.138 BMV Agricultural land is graded from 1 to 3a. The highest grade of land is that which:

- gives a high yield or output
- has the widest range and versatility of use
- produces the most consistent yield
- requires less input



8.139 Agricultural land classification maps are available on the Magic Map Application (defra.gov.uk)¹. Agricultural land is vital for ensuring the UK's food security, bolstering rural economies and safeguarding the environmental and cultural heritage of the countryside. It supports local food production, reduces dependency on imports and helps maintain biodiversity and traditional landscapes that define rural Britain.

8.140 To sustain long-term food security and healthy soils in a changing climate, the protection of the best and most versatile (BMV) land is key to ensure that food production is not negatively impacted by development.

ENV 14: Regenerative Farming

Planning permission for development which would lead to the loss of Grade 1, 2 and 3a agricultural land will only be permitted where:

- a) the land is allocated for development in the Local Plan; or
- b) it has been clearly demonstrated that, for significant development of agricultural land that would result in the loss of Best and Most Versatile land, there are no other more suitable and sustainably located sites available and that the need for the development is sufficient to override the need to protect Best and Most Versatile agricultural land.

For development on BMV land a Construction Method Statement should be submitted with the planning application and include a soil survey and soil management plan. These should demonstrate evidence of good practice for soil management during and after construction.

Agritech Development and Community Growing Spaces



- 8.141 Agritech developments can significantly improve farm performance, in terms of both profits and the environment. This could be achieved through more intensive horticulture, such as vertical farming and polytunnels.
- 8.142 In terms of commercial agritech food growing opportunities the current Local Plan identifies over 140 ha of land for general employment, which would allow for vertical farming on allocated employment land and on other brownfield urban land, which was not allocated for other purposes. But, it is important to note that commercial agritech food growing may also be acceptable in the countryside too.
- 8.143 It is proposed that, at this initial stage, the Plan needs to set a positive framework for local food growing and provide more detail on how this can be achieved.
- 8.144 Vertical farming is a system of food production that has a modularity, which allows for use of vertical space to produce food in three dimensions i.e. stacking production, whereas more traditional methods of food production are reserved to singular flat levels (such as a field or greenhouse).
- 8.145 Vertical farming often integrates and works within controlled climate systems. These systems use modern technologies (controlling factors such as light, humidity, temperature and nutrient availability) to create optimum growing conditions in an artificial setting. This is done to produce high quality food with additional benefits of increased efficiency, vital at a time of high energy costs.
- 8.146 The nature of vertical farming also allows for maximising crop production in a limited space, making it adept for food production. When considering food security and shortened, or simplified, food chains, vertical farming holds great potential as many more species can be grown in these environments all year round.
- 8.147 A wide range of systems can be encompassed under the umbrella term of vertical farming. It can be commercial or for personal consumption, be that from a spare room or even on the kitchen windowsill. Therefore, there are clearly significant spectrums and levels of complexity and size that can be achieved within vertical



farming. More basic systems range from hydroponic systems (plant produced in a non-soil media with nutrient rich water) to complex automated systems such as aeroponic (with nutrient rich mist) or aquaponics (inclusion of fish to produce plant nutrition in the system). Although these types of vertical farming are inherently different, they do all adhere to the same fundamental principles and, therefore, generally, have similar benefits and problems.

- 8.148 Although vertical farming has numerous benefits, other factors must be considered. There are often large capital requirements and a need for a commercial setting, particularly if it is to be an automated system, including the provision of lighting. They have a tendency to require high energy inputs but, when looking at production on the whole, it can be very efficient and require only a relatively small area of land.

ENV 15: Agritech Development and Community Growing Spaces

The Council will:

- a) Protect existing community food growing spaces such as allotment gardens where there is a demonstrated need,
- b) Support the provision of new community food growing spaces in or near existing housing estates,
- c) Encourage the temporary use of vacant sites and land awaiting development for food growing space,
- d) Consider agri-tech food sector development, including vertical farming schemes, on sites allocated for employment use, where these conform with other policies in the Plan.



9. Design Quality and Principles

- 9.1 This section relates to raising the standards of design in the District, ensuring that future development is recognisably of its place and that it contributes to the District's character and distinctiveness as it evolves over time. High standards are expected in the design, construction, and implementation of new development from the early design work and master planning, its architecture, landscaping and ecological benefits, infrastructure, and sustainability.
- 9.2 The Council has prepared two documents to support good design, which are based on the National Design Guide's ten characteristics of well-designed places, and followed the process outlined by the National Model Design Code. The Breckland Landscape and Settlement Character Assessment, which was completed in 2023, built upon the work of the Breckland Landscape Character Assessment in 2007; these documents form the framework to describe the character of areas. They are also the basis for the Breckland Design Guide, which was adopted in 2024. The Council expects new development to create attractive, thriving, and engaging places to live in, that contribute to local communities' quality of life. Developers and their agents will be expected to refer to and abide by the guidance within the Breckland Design Guide and the Breckland Landscape and Settlement Character Assessment in all their development proposals.
- 9.3 The Council has set out six design priorities for the design of new development in Breckland and these are described within the Breckland Design Guide. The Guide also provides guidance on these priorities. These also form the vision and objectives for development design in Breckland. These six design priorities are:
- Development which complements and enhances its context.
 - Development which has inclusive engagement processes.
 - Development which integrates with nature.

- Development which encourages active travel and mitigates the impact of vehicles.
- Development which contributes to a distinctive local identity.
- Development which incorporates climate responsive design. See the Chapter on Climate Change for further information on this theme.
- Development which complements and enhances its context.

9.4 The Council believes that good design begins with a thorough understanding of the site and its context. The Breckland Landscape and Settlement Character Assessment has been prepared to help applicants understand Breckland's character. Development proposals must demonstrate their understanding and explain how their development responds positively to the local context through the submission of design and access statements with their applications. New development should be inspired by the quality and character of the architecture, townscapes, and landscapes of Breckland and draw on the positive examples from the surrounding area. All new development design should be well-integrated into its local context but also be future proofed so that new places and buildings will continue to contribute to the distinctive identity of places in the future as well as today.

Development which has inclusive engagement processes.

9.5 The Council considers that the involvement of Breckland's communities in the development of their towns and villages is vital to the success of shaping them for the future. Communities bring essential local knowledge, which can help a development integrate well into its local area. Collaboration and open engagement are encouraged as this achieves good outcomes for everyone including housebuilders, developers, their design teams and agents, communities, and the Council. Developers should engage with the local community and the Council early on in their proposals. Any proposals that have differed from the community's advice should clearly state in their application documentation their reasons for doing so.

Development which integrates with nature.

- 9.6 Breckland's landscapes contribute to the District's identity and create attractive settings for its settlements. New development should integrate and complement the natural landscape by incorporating and celebrating existing mature landscape features including hedgerows - which not only provide ideal habitats for biodiversity but can also integrate a new building into the landscape. Roadside hedgerows also provide effective amenity privacy and screening for residents. Development proposals should also encourage greater biodiversity in their schemes and further information on biodiversity can be found in Policy ENV 03 on Biodiversity Net Gain. New development should also contribute to the wellbeing of communities by providing better access to nature. In considering development proposals consideration will be given to the landscape strategy of the development as well as developments overall contribution to its local context. These landscape strategies should be considered early on in the design process and not as an afterthought.

Development which encourages active travel and mitigates the impact of vehicles.

- 9.7 Movement networks have shaped Breckland's settlements and continue to inform the layout and patterns of development. Movement strategies have a vital role in encouraging active travel and reducing the use of the private car, by maintaining or creating links to existing services within a settlement or a nearby settlement. Accessible and well-connected developments that are sited close to existing services and facilities will make for healthier and more enjoyable places to live. Walking and cycling should be prioritised, whilst still enabling the safe movement of vehicles, with traffic calming methods which are appropriate to the character of the location. Car parking should be designed to be unobtrusive and not detract from the overall attractiveness of the development.

Development which contributes to distinctive local identity.



- 9.8 Responding appropriately to local identity and contributing to creating local character are key to raising design standards and creating attractive additions to places that look and feel part of Breckland. The design of development should be inspired by the distinctive qualities of the place where it is situated and should respond genuinely to the local character. Rather than be a superficial nod to a particular historic character type, a contemporary design response may be more appropriate where it reflects, evolves, or innovates local identity. In all cases, new built development must be well-designed and built so that it functions well for all users, is attractive in the long-term and becomes a valued part of the District's heritage in the future.

DES 01: Promoting High Quality Design

The Council will require high quality design in all development within the District, i.e. design that:

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

Innovative and contemporary design where it enhances sustainability will be encouraged and promoted across the District.

DES 02: Integrating Development With Nature



Development proposals should be designed around existing mature landscape features which support local character or biodiversity.

Existing mature trees and hedgerows should be retained as they are important landscape features, as well as aiding biodiversity. They integrate development into the landscape and provide privacy and screening.

Removal of hedgerows and trees should be clearly and robustly justified in any planning application.

Development proposals should maintain locally important views, open spaces or landscape features, particularly in edge of settlement or rural locations. Locally important views, open spaces and features are those which have been identified within Neighbourhood Plans or have been identified as intrinsically linked to the character through the Breckland Landscape and Settlement Character Assessment.

Development proposals in rural villages which have a “dispersed” or “interrupted” character with existing gaps, should ensure that some form of gap is retained to maintain the local character.

Landscape strategies should be considered early on in the development design and applicants should demonstrate how the built development has been designed to work alongside the landscape strategy. Landscape strategies should include a rationale of how they complement the building and contribute to the wider landscape, with planting regimes proposed which enhance the landscape character of the site, encourage biodiversity, and provide access to nature, both within the development and beyond the site constraints. Landscape Strategies should be submitted together with the development scheme. Conditions may be imposed to ensure ongoing retention and maintenance of approved landscaping strategies. Within landscape strategies, boundary treatments should be of high quality and the materials used should reflect the buildings of the local area. Green boundaries such as hedges are encouraged due to

their biodiversity value. Closed boarded fences for street frontages will not be acceptable.

DES 03: Distinctive Local Identity

New development should relate to the positive local character and enhance it, evolving and innovating existing character in a way that is appropriate to local circumstances. Applicants should demonstrate how their schemes have achieved these criteria with reference to the Breckland Design Guide and other appropriate guidance.

Proposals should retain, where possible, existing building and landscape features and incorporate them positively into their development proposal. Development blocks should be designed to create well defined streets and orientated to maximise environmental performance.

Plot sizes should be appropriate to the character of the local area. and comparable to nearby development. They should be of a sufficient size and shape to allow for amenity space, parking, services, and waste to be accommodated, without cluttering the street scene or impacting on residents' amenity space. High density detached housing with narrow gaps between houses create a poor-quality amenity and street scene and will not be acceptable.

Boundary treatments should be of high quality and the materials used should reflect the buildings of the local area. Green boundaries such as hedges are encouraged due to their biodiversity value. Closed boarded fences for street frontages are not acceptable.

Building heights should relate to the buildings and landscape features in their immediate context and follow the rhythm and character of the area. A step change from



the building height character of the area must be justified through thorough analysis of how it responds sensitively to the local character.

Roof forms should correspond to the surrounding context; this includes the type, pitch, orientation of ridges, materials and colour and the scale and treatment of other functional elements such as dormer windows and chimneys. Roofs should be designed, where possible and appropriate, to accommodate sustainable features such as solar panels and water management features.

Buildings should be well proportioned in their elevations as well as the location, orientation and size of entrances and windows. Regard should be had to symmetry in fenestration, especially when visible in the street scene.

All new developments should incorporate any service elements such as e.g. utilities, waste, recycling and, where possible, cycle storage, EV charging points and air source heat pumps without impacting the street scene.

More guidance on this Design Theme can be found in the Breckland Design Guide, which should be referred to in all planning applications.

Shop Fronts, Advertising and Signage

- 9.9 Through its Future Breckland work, the Council wishes to preserve the distinctive character features and rich heritage of local centres, in order to provide an attractive retail experience for both local residents and visitors. This work enabled Historic England's Historic Action Zone Programme for Swaffham Town Centre, leading to improvements to the town centre. The Council is keen to see further improvements, in all of its Market Towns, in development design, particularly within town centres but also within Key Service Parish areas.



- 9.10 The Breckland Landscape and Settlement Character Assessment provides descriptions of the distinct characters of each Market Town but also of the common characteristics of town centres, which can assist developers with their schemes. Any development within a town centre needs to have regard to these characteristics.
- 9.11 Good quality shopfronts, including signage and advertisements, not only attract shoppers, encouraging them to stay and spend in the town centre, but they also provide interest to the street scene, making a vital contribution to the character of the street and the vitality of our Market Towns and retail areas. Poorly designed shop fronts and advertising signs which are visually intrusive are detrimental to the health of our Market Town centres.
- 9.12 Although the following policies are mainly applicable to Market Towns, they will also be applied to any shop frontage, advertising, and signage applications within villages.

DES 04: Shop Fronts, Advertising and Signage

All proposals to alter an existing shopfront or create a new shopfront, including the installation of external security measures, advertisements or canopies, or advertisements proposed in any other location of which it forms a part, and the street scene in which the proposal is located:

- a) Must not adversely affect amenity and / or public safety.
- b) Should relate well to the design of the host building and street scene and its setting in terms of its materials, form, colour palette and proportions.

In all town centre areas, including conservation areas, new shop fronts, fascias, awnings, canopies, advertisements, lighting styles and other alterations to commercial premises must be of a high standard of design which respects the character of the street scene and/or Conservation Area and the building to which they relate.



Historic Shopfronts should be retained or restored where possible.

Standardised shopfronts, unsympathetic House signs, projecting box signs, internally illuminated signs and externally lit signs will not normally be granted consents. Where it can be demonstrated that a premises relies principally on trading after dark, externally illuminated signs sympathetic to the character of the building and the surrounding area may be permissible.



10. Community

Healthy lifestyles

- 10.1 The built and natural environments are key determinants of health and wellbeing. The NPPF states that one of the three overarching objectives of the planning system is supporting strong, vibrant, and healthy communities. Planning Guidance on Health and Wellbeing highlights that consideration should be given to how new development, especially new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. The Health and Social Care Act (2012) gave local authorities new duties and responsibilities for health improvement and requires every local authority to use all levers at its disposal to improve health and wellbeing; Local Plans are one such lever.

Breckland's Health and Wellbeing

- 10.2 In Breckland there is a greater average life expectancy for men and women, of 80 years and 84 years respectively, when compared to the rest of England. However, despite 43.1% of Breckland's population reporting good health, women can expect to live their last 20 years in poor health i.e. from the age of 64, and 17 years, from the age of 63 for men. Breckland, compared to the rest of Norfolk scores lower on the Index of Multiple Deprivation with a score of 19.6 compared to 21.2. However, there are pockets of deprivation in the Market Towns of Dereham, Swaffham, Thetford and Watton as well as in the village of Griston, which are in the 20% most deprived neighbourhoods in England. These higher rates of multiple deprivation are based on levels of income, employment, education, and crime. These factors all contribute to poorer health outcomes and are influenced by the built and natural environment.
- 10.3 Breckland suffers from the same health issues impacting many other areas of the country; obesity affects 68.9% of the population in Breckland, compared to 63.5%

for England; mental health issues are increasing, particularly following the COVID years, with an average of 13.82% of patients suffering from depression and 22.4% of residents experiencing loneliness, which is higher than the national average. High physical inactivity rates, at 20.7%, and high levels of smoking and alcohol consumption also add to the health challenges in the District. The planning system has a role to play in helping to alleviate these health issues through locating development in sustainable locations and designing wellbeing into schemes to create healthy places to live.

10.4 The Norfolk Joint Strategic Needs Assessment and the Breckland Health and Wellbeing Strategy has identified several key drivers of education, employment, wealth, housing, nutrition, family life, transport, and social isolation, that play a significant role in the health outcomes in Breckland. These key drivers are directly linked to the demand for health provision and are all influenced by the built and natural environment. Ensuring a healthy and safe environment that contributes to people's health and wellbeing is, consequently, a key objective of the Council.

10.5 It is now widely understood that the design of neighbourhoods can influence physical activity levels, travel patterns, social connectivity, food consumption, mental and physical health and wellbeing outcomes. A check list of six healthy planning themes which create healthy places to live has been identified, and these are illustrated here in Barton and Grant's Health Map (2006). These themes are; Partnership and Inclusion, Healthy Environment, Vibrant Neighbourhoods, Active Lifestyles, Healthy Housing and Economic activity. These themes are



reflected in the policies throughout the Local Plan, the guidance in the Breckland Design Guide and follow the principles of Building for a Healthy Life.

Determinants of health and wellbeing (Barton and Grant, 2010)

- 10.6 Along with designing healthy places to live, planning policies and decisions should make sufficient provision for facilities, such as health infrastructure, in order to achieve healthy, inclusive, and safe places that support healthy lifestyles. Engagement between Local Planning Authorities and relevant organisations will help ensure that planning policy documents support both these aims.
- 10.7 Decision making in development will form part of an holistic approach to health and wellbeing, incorporating services across the Council, including Planning, coordinated through the Health and Wellbeing Partnership and engagement and joint working with the Norfolk and Waveney Integrated Care Board.
- 10.8 Breckland Council, along with other Norfolk Local Authorities, the Norfolk and Waveney Integrated Care Board, Health Partners, Public Health Norfolk, and Public Health Suffolk created the Planning in Health Engagement Protocol.
- 10.9 The Protocol provides a process in which relevant NHS organisations and local authorities should consult to ensure that health considerations are adequately accounted for in plan making and planning applications. This not only includes health service provision but also considers that the design of development promotes healthy lifestyles, for example through active travel or good air quality. The protocol is triggered for all housing development of 50 dwellings or more, care facilities, housing for the elderly, student accommodation, any development which would result in a significant loss of public open space and any other housing development



which is considered to significantly impact on health services or have significant health implications.

COM 01: Healthy Lifestyles

New development in Breckland is expected to contribute to the protection and improvement of the physical, social, and mental health and wellbeing of Breckland's residents and to refer to the Breckland Design Guide in creating healthy places to live which are:

- a) Inclusive, safe, and attractive places to live, which encourage social interaction and provide for all age groups and abilities.
- b) Designed to enable active and healthy lives through prioritising access to inclusive, active, and environmentally sustainable forms of travel and through promoting road safety and managing the negative effects of road traffic.
- c) Diverse in a mixture of housing types and tenures that meet the needs of all sectors of the population: the elderly, those with disabilities, extended families, low-income households, and those seeking to self-build.
- d) Energy efficient homes with good standards of indoor air quality and ventilation and adaptable to the impact of climate change.
- e) Protected from environmental factors such as noise, ground and water contamination, flood risk, vibration, and poor indoor and outdoor air quality.



- f) Employment diverse in the variety of quality employment opportunities for all skillsets and abilities along with the education and training facilities to enable residents to fulfil their potential.
- g) Socially enriched with social infrastructure to support development such as health, leisure and education which is accessible and inclusive.
- h) New green infrastructure as well as protecting and enhancing existing green infrastructure to promote well-being.
- i) Digitally inclusive through high quality broadband and other digital services to homes, educational facilities, and employment.

Health and Social care partners and Public Health are to be consulted on all planning applications for housing developments of 50 dwellings or more, and for care homes, housing for the elderly, student accommodation and developments involving the loss of public open space.

The Council will also consult those partners on those sites less than 50 dwellings where there is likely to be cumulative impact (exceeding 50 dwellings) when considered with other contiguous application/s or applications close by.

New development and Health Impact Assessments

10.10 Development where there is likely to be clear health implications will require a formal Health Impact Assessment (HIA). These will normally be, but are not limited to, large and complex proposals. In such cases the developer will be required to commission such an assessment from an independent and reputable body. For developments of five or more dwellings, or non-residential development above 1,000 square metres, a Healthy Planning Checklist should be included as part of the supporting documentation with planning applications. Further information on the



Healthy Planning Checklist is available in Appendix 2 of the Planning in Health Protocol (2022)

- 10.11 A HIA is a well-established and widely used range of techniques, which systematically checks that a policy or project will not have unforeseen and negative effects. Approaches to HIAs may range from a quantitative emphasis, relying heavily on epidemiological analysis or a qualitative analysis, drawing on community or stakeholder perceptions, or a combination. The methodology should be agreed with the NHS Norfolk / Norfolk County Council Public Health at an early stage.

COM 02: New Development and Health Impacts

New development will be expected to take appropriate steps to avoid/mitigate potential negative effects on health and facilitate enhanced health and well-being through the provision of conditions supportive of good physical and mental health.

Where possible, new development should also seek to reduce disparities in health between different parts of Breckland by addressing detrimental environmental social and economic conditions.

Development in Air Quality Management Areas and those areas identified as affecting or likely to affect the control of relevant pollutants within the Air Quality Management Area, should be consistent with the local air quality action plan

Developers will be expected to demonstrate the above, through the following criteria:

- a) A Health Impact Assessment where the Council considers there are likely to be clear health implications from the proposal.
- b) A Healthy Planning Checklist for development of 5 dwellings or more or 1,000m² of non-residential development or more.



- c) An assessment of the likely impact of the development on air quality, for development of Five dwellings or more or 1,000m² of non-residential or more, in or impacting on areas identified as at risk of exceeding air quality objectives.

Protection of amenity

- 10.12 A core principle identified in the NPPF is to create places that are safe, inclusive, and accessible and which promote health and wellbeing, with a high standard of amenity for existing and future users.
- 10.13 The following policy, applying to all forms of development within the District including changes of use, taken together with the Plan's Design and Community policies and the Breckland Design Guide, seeks to ensure a high- quality design and quality of life for all existing and future occupiers of land and buildings. This policy sets out relevant considerations for assessing the effects of proposals relating to amenity issues.
- 10.14 The development of land and buildings presents the opportunity to provide improvements to the social and economic well-being of everyone living, working, or visiting the District. The protection of the amenities of the District is fundamental to the economic and social well-being of the District. If Breckland is to thrive in the region it must be promoted as an attractive place to work as well as live; the District's environmental and cultural assets are key to this promotion.
- 10.15 For the purposes of this policy, 'amenity' is defined as those desirable features of a place that ought to be protected or enhanced in the public interest. For example, residential amenity includes the protection of adequate levels of sunlight/daylight, access, privacy, outlook, private open space, as well as safeguarding from unacceptable noise and disturbance (including traffic), smell, dust, insects and light pollution from, for example, commercial or agricultural uses etc.



- 10.16 The potential impact of development needs to be considered both on an individual as well as a cumulative basis. The continuance of existing businesses should not have unreasonable restrictions placed on it because of the introduction of new and incompatible land uses. Such matters will be an important planning consideration in relation to amenity expectations.

COM 03: Protection of Amenity

For all new development, consideration will need to be given to general amenity impact issues, especially residential amenity. Development will not be permitted which causes unacceptable effects on the residential amenity of neighbouring occupants or that does not provide for adequate levels of amenity for future occupants.

In assessing the impact of development on the living conditions of occupants, regard will be given to the following amenity considerations:

- a) The protection and retention of adequate areas of usable and secluded private amenity space for the occupiers of existing dwellings;
- b) The provision of adequate areas of usable and secluded private amenity space for the occupiers of proposed dwellings, in keeping with the character of the immediate surrounding areas;
- c) Overlooking of windows of habitable rooms and private amenity space;
- d) Overbearing impact/visual dominance;
- e) Overshadowing of private amenity space;
- f) Loss of daylight and/or sunlight to existing windows of habitable rooms;
- g) Odour, noise, vibration or other forms of nuisance such as artificial light pollution, insects, and vermin;
- h) Other forms of pollution (including contaminated land, dust, air pollution, for example the emission of particulates etc).

Community facilities

10.17 The Local Plan aims to support thriving urban and rural communities whilst protecting the intrinsic character and beauty of the countryside. Whilst the delivery of new development - in particular housing - will be directed to the most sustainable locations in line with the locational strategy. There is a need to support the settlement hierarchy, rural economy and sustainable communities through the retention and development of local services and community facilities, such as village halls, schools, rural shops, and public houses.

10.18 For the purposes of this policy, community facilities are defined as:

- Local shops
- Meeting places
- Indoor and outdoor sports venues
- Recreation/play areas
- Cultural buildings
- Public houses
- EV charging/petrol filling stations, and
- Places of worship.

10.19 These, and the provision of new facilities at an appropriate scale to the settlement, will be supported.

10.20 The NPPF supports economic growth in rural areas, in order to create jobs and prosperity, by taking a positive approach to sustainable new development. Planning policies and decisions should: plan positively and promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings and places of worship; ensure that established shops, facilities, and services are able to develop and



modernise in a way that is sustainable and be retained for the benefit of the community; and, support sustainable growth of rural businesses, diversification of agricultural businesses and rural tourism and leisure developments.

- 10.21 It is recognised that local shops, and other community facilities such as pubs, post offices, EV charging/petrol filling stations and sports and leisure facilities perform a valuable role in providing for daily needs in local communities across Breckland, not only by reducing the need to travel for convenience goods shopping but by helping to maintain a sense of place and uniqueness for Breckland's rural communities. The loss of a valued local community facility or service can significantly reduce a community's ability to meet its day to day needs and have an adverse impact on the wellbeing and social interaction of that community.
- 10.22 Accessibility to facilities and services remains a key issue for many communities in the District. To reduce the need to travel to access everyday facilities, and to maintain sustainable communities, the Council supports the provision and retention of community facilities as reflected through the proposed hierarchy of centres.
- 10.23 The strategic economic policy direction regarding the retail hierarchy seeks to maintain and support provision in smaller villages serving more localised rural needs. The policy approach being to retain essential, facilities especially where they are the only such facility within a village. Local retail provision will be supported at a scale proportionate to the existing size and catchment but not to a level which would undermine similar provision in neighbouring villages. Other community facilities such as pubs, village halls, libraries, places of worship and schools also play a vital role in ensuring Breckland is a great place to live, work, learn and visit.
- 10.24 Proposals which would result in the loss of a community facility must demonstrate that efforts have been made to retain the facility and that opportunities for conversion to alternative community uses have also been explored.
- 10.25 Supporting information should typically include:

- Marketing information such as the length of time for sale and the asking price.
- Details of the level of interest generated and any offers received.
- Consultation with, and level of interest from, the local community / service providers on a possible alternative community use.
- Whether there is scope for the multi-use of buildings or innovative ways of combining a range of services and facilities on one site.

10.26 In addition, under the Localism Act 2011, local communities can propose to add to the local register an asset of community value. Neighbourhood Plans are also well placed to highlight the valuable role of local centres and community facilities and can identify deficiencies in the provision of community facilities and help to safeguard existing ones.

COM 04: Protecting and enhancing Community Facilities

The creation, enhancement and expansion of community facilities will be supported where this would enhance the existing offer, benefit the local economy and be of a suitable scale and type for its location and in locations close to the area that they will serve.

Proposals, including change of use (not authorised by permitted development rights), which result in the loss of local community buildings / facilities (most recently used for this purpose, where the use has ceased), will not be permitted unless:

- a) it can be demonstrated that there is no local need for the facility or that its continuing function is no longer viable following appropriate marketing, or
- b) an equivalent facility in terms of quality is provided to serve the same community in as accessible a location.



All proposals relating to the provision, loss or redevelopment of Indoor Sports Facilities will have regard to the key findings and recommendations of the latest guidance on Indoor Sport and Built Sports and Recreational Facilities.



11. Resilient and adaptable infrastructure

Transport

11.1 This section sets out the Council's approach to managing growth in car travel and its linked impacts on the local economy, the environment, and communities. Norfolk's fourth Local Transport Plan, sets out a range of objectives for transport and accessibility, by 2036, focused upon:

- Embracing the future – maximising use of new technology.
- Delivering a sustainable Norfolk – seeking to ensure new development is beneficial to Norfolk's society, environment, and economy.
- Enhancing connectivity – making it as easy as possible for residents and businesses to travel from a to b in Norfolk.
- Enhancing Norfolk's quality of life – Encouraging active travel to
- Improve residents' health and working towards zero carbon.
- Increasing accessibility – ensuring everyone has access to the facilities and services they require.
- Improving transport safety – to create a network which encourages safe usage of our roads and to protect vulnerable transport users.
- A Well Managed and Maintained Transport Network – apply new and innovative technology where it will be most effective.

11.2 The District's economy is such that there are high levels of out commuting and commuting to and from the District's key settlements and Market Towns which puts pressure on the road network during peak periods. 2021 census data showed over 10,000 residents travel 10-20km to their place of employment and 60% of travel to work journeys are undertaken by car or van. In addition, within Breckland services such as health and education tend to also be sited within the key settlements and Market Towns. This means that significant numbers of people must travel relatively



long distances to access everyday facilities, often with the added challenge of variable quality public transport.

- 11.3 Two strategic vehicular routes run through the District. These two routes are recognised as core corridors for the East region by the Sub- Regional Transport Body as set out in the Transport East Strategy. The A11 connects Norwich with Cambridge connecting the strategic growth areas of Attleborough, Thetford and Snetterton Employment Area. Following a high- profile campaign, the remaining single carriageway section of the A11 between Thetford and Barton Mills was dualled during 2013 and 2014. This completes the dualling of the A11 between the M11 and Norwich.
- 11.4 The A47 runs west to east from Birmingham to Lowestoft connecting Swaffham and Dereham but at present is not fully dualled. The A47 Alliance comprises local authorities, local enterprise partnerships (LEP's), the business community, MPs and stakeholders stretching from Lowestoft to Peterborough. This body has presented a clear business case and lobbied Central Government to commit funding for improvements to the A47. In 2024 National Highways began work on dualling the A47 from North Tuddenham to Easton. This scheme will complete the dualling of the route between Dereham and Norwich making a major enhancement to connectivity for the north of Breckland.
- 11.5 Strategic road improvements must not be at the expense of environmental quality and significantly must not result in an adverse impact to the integrity of Breckland SPA, unless it can be demonstrated that there are Imperative Reasons of Overriding Public Interest (IROPI) in accordance with the Habitats Directive. Early evidence gathering in relation to the SPA interest is required for strategic transport improvements which impact on The Brecks, in order to inform the appraisal of options and project design. Road improvements should not be promoted within 200m of Breckland SAC and within 1,500m of Breckland SPA unless IROPI can be demonstrated.

- 11.6 Public transport services in the District are principally provided by the bus due to the rural nature of the District. Bus services focus on linking the District's Market Towns with shopping and employment destinations at Norwich, King's Lynn, and Bury St. Edmunds. Infrequent services link rural areas with Market Towns, principally on market days. The Norfolk County Council Breckland Movement Plan (Dec 2021) does highlight that accessibility levels are lowest across Breckland, this is one of the factors why a digitised Demand Responsive Transport solution is being developed in this area as part of the Rural Mobility Fund. Breckland does have a lower than Norfolk average share of journeys made by bus 1.28% compared to 4.75%.
- 11.7 Reducing the reliance on the private car and promoting active lifestyles are mutually beneficial aims which can be achieved by supporting sustainable travel options. However, it should be recognised that for some communities' public transport, walking and cycling are not realistic options and therefore travel by car will remain an essential option for many people living in more remote rural areas. Recognising that there is a need to manage the growth in car travel, the Council seeks to widen sustainable transport choices and, particularly for shorter local journeys, encourage a reduction in car use. Additionally, to assist in reducing the need for longer distance travel, the Council will focus on retaining rural employment and local facilities in smaller settlements and encouraging home working. The NCCBIP does show that whilst the proportion of journeys made by bus is below the County average, journeys undertaken by bicycle are higher and walking makes up 20% of journeys in Breckland compared to the Norfolk average of 11.5%.
- 11.8 The District, in common with many other places, has an ageing population where the car will, over time as people get older and live longer, become a less feasible method of transport for an increasing number of residents.
- 11.9 Sustainable transport policy INF 01 therefore seeks to widen the choice of travel opportunities using public transport, walking, and cycling. In accordance with the principles of housing policy, parking standards may need to be reviewed over time

to provide for new initiatives in line with climate change and low carbon objectives. This might include provision of dedicated spaces with charging points for electric vehicles; small and low-carbon vehicles; shared community 'pool' vehicles, and local delivery vehicles.

- 11.10 In May 2023 Norfolk County Council published a Countywide Local Cycling and Walking Infrastructure Plan that seeks to identify project. This draft Plan outlines indicative improvements and active travel routes for a number of key towns and villages in Breckland including Attleborough, Dereham, Thetford, Swaffham and Watton. As this Infrastructure Plan is finalised and implemented this Local Plan will support its delivery.
- 11.11 Meanwhile, the current Walking and Cycling and Walking Action Plan (2016) and Countywide Local Cycling and Walking Infrastructure Plan 2024 the seeks to encourage walking and cycling illustrating the advantages to productivity, health, and wellbeing, reducing carbon emissions, and encouraging tourism. The Action Plan highlights the following cycling trails within the District: Peddars Way; Little Ouse Way; Nar Valley Way; Wensum Way; and Angles Way.
- 11.12 When considering the opportunities to encourage walking and cycling within the District, it is also necessary to consider the perceptions of safety. Studies have shown that the perceptions of safety in relation to both walking and cycling can result in people choosing to make journeys by the private car.
- 11.13 Sustrans, a leading charity that supports people to travel on foot and by bicycle, promotes a number of circulars within Breckland including: The Thetford Circular; The Swaffham Loop; and Route 13, which runs from Fakenham to London and passes through the Market Towns of Dereham and Watton and also connects the District to the north Norfolk coast. To encourage the use of low emission vehicles to support improvements in air quality, the Council will be working in partnership with Norfolk County Council to achieve the appropriate provision of electric vehicle charging points, particularly for large scale housing, retail, and commercial developments.



INF 01: Sustainable Transport

The Council will work in partnership with the local highway authority (Norfolk County Council) to promote a safe, efficient, and convenient sustainable transport system. This will be achieved through:

- a) Supporting improvements to the road and rail connections both within the District and to the wider area;
- b) Locating development so as to ensure wherever possible, new development is accessible to sustainable modes of transport and makes provision for improved public transport;
- c) Promoting improved access to, and interchange between, all modes of transport to key settlements and town centres;
- d) Reducing the need to travel by private car in towns and villages and increasing the proportion of shorter journeys made on foot or cycle; thereby providing a genuine alternative to the car and helping to facilitate a modal shift and commensurate reduction in carbon emissions;
- e) Promoting and improving safety, security, and healthy lifestyles by encouraging walking and cycling, creating, and improving links to existing routes and, for new developments, ensuring the provision of facilities such as secure, accessible bicycle parking with changing facilities on site.

Development should:

- a) Seek to minimise the need to travel;
- b) Promote opportunities for sustainable transport modes;
- c) Not adversely impact on the operation or safety of the strategic road network;
- d) Improve accessibility to services; and support the transition to a low carbon future.



INF 02: Transport Requirements

Developments should be of high quality, sustainable in design, construction and layout as well as offering maximum flexibility in the choice of travel modes for all potential users. Proposals will be permitted that:

- a) Integrate satisfactorily into existing transport networks;
- b) Mitigate impacts on the local or strategic highway networks arising from the development itself, or the cumulative effects of development, through the provision of, or contributions towards, any relevant transport improvement deemed to be necessary, including those secured by legal agreement;
- c) Protect, and where possible enhance, access to public rights of way;
- d) Provides safe, suitable, and convenient access for all users, including appropriate parking and servicing provision in terms of amount, design, and layout (Appendix 2 provides a starting point);
- e) Avoids inappropriate traffic generation and does not compromise highway safety.

Major development proposals should include an assessment of the impacts of new development on the existing transport network; and demonstrate how they will maximise connectivity within and through a development and to the surrounding areas, including the provision of high quality and safe pedestrian and cycle routes.

Where potential transport impacts are identified, developers will be expected to produce Transport Assessments to assess the impacts and identify appropriate mitigation, together with Travel Plans where appropriate.

Flood Risk & Surface Water Drainage

11.14 All new development should be located so as to minimise flood risk resulting from that development and cumulatively from other development in the vicinity. The



policy approach is to steer development towards areas of low flood risk, Flood Zone 1. National policy requires that a sequential and exception test be applied by reference to identified flood zones.

- 11.15 Flood risk across Breckland is not as widespread compared to many areas of Norfolk; flooding usually occurs adjacent to rivers and other watercourses or in low-lying areas. However, it can also occur elsewhere, such as surface water flooding, groundwater flooding caused by springs, or where buildings or other structures affect the natural drainage of the land. Evidence on flood risk is contained within the latest Strategic Flood Risk Assessment (SFRA) and Sequential Test. A full update to the SFRA is being finalised and will replace the 2017 SFRA.
- 11.16 Norfolk County Council is the Lead Local Flood Authority (LLFA) with responsibility for managing local flood risk and surface water flooding and the take up of sustainable drainage systems, as well as being tasked with coordinating the management of local flood risk and the provision of advice to LPAs on drainage for new major development.
- 11.17 The Water Cycle Study, SFRA and any subsequent Surface Water Management Plan will inform the level of detail required to accompany planning applications identified in any designated groundwater protection zones and/or critical drainage catchments, or other areas where there is evidence that there is likely to be an increased risk of surface water flooding (e.g. as a result of specific topography with catchment areas feeding into identified flood-vulnerable areas).
- 11.18 This policy requires surface water drainage issues to be addressed in planning applications, both to ensure that such issues and associated flood risk are considered, and to ensure that the impact of drainage measures on the form and visual appearance of developments is properly taken into account in the assessment of new development. Where necessary the Council will seek to impose Grampian conditions to ensure that appropriate upgrades are completed to the sewerage network in advance of new development taking place.

- 11.19 The use of soft landscaping and permeable surface materials should be maximised. On-site rainwater storage (ponds, basins, and swales), living roofs and walls (where appropriate) will be required unless the developer can provide justification to demonstrate that this would not be practicable or feasible within the constraints or configuration of the site and would compromise wider regeneration objectives.

INF 03: Flood Risk & Surface Water Drainage

All new development will:

- a) Be located to minimise the risk of flooding, mitigating any such risk through design, and implementing sustainable drainage (SuDs) principles.
- b) Incorporate appropriate surface water drainage mitigation measures to minimise its own risk of flooding and should not materially increase the flood risk to other areas. Particular care will be required in relation to habitats designated as being of international importance in the area and beyond which are water sensitive, as well as habitats designated of regional or local importance. Care will also be required in water sensitive zones specifically the nutrient sensitive zones to the East of the District.
- c) Demonstrate it has consulted the Lead Local Flood Authority.

Developers will be required to show that the proposed development would:

- d) Not increase green field run off rates and vulnerability of the site, or the wider catchment, to flooding from surface water runoff from existing or predicted water flows;
- e) Wherever practicable, have a positive impact on the risk of surface water flooding in the surrounding area adjacent to the development; and
- f) Address potential impact of infiltration upon groundwater Source Protection Zones and/or Critical Drainage Catchments. This will be minimised through the installation



of infiltration and attenuation measures to dispose of surface water in accordance with sustainable drainage system (SuDS) principles and the refinements to, and evolution of, the technical evidence base and guidance (as may be updated and superseded over the life of this Plan).

Proposals for vulnerable development in medium (zone 2) and higher flood risk areas (zones 3a and 3b) must be accompanied by a site-specific flood risk assessment, clearly identifying whether the development will be safe for its lifetime, taking account of the vulnerability of its users, and whether there may be any potential increase or reduction in flood risk elsewhere. In line with the sequential test, areas of functional floodplain should be protected from development. Where possible, through proposals for redevelopment, opportunities to reinstate areas of functional flood plain should be taken (e.g. reducing building footprints or relocating to lower flood risk zones).

Consideration should be given to assessing opportunities to undertake river restoration and enhancement as part of a development to make space for water.

Enhancement opportunities for renewing assets will be encouraged, where viable (e.g. de converting, the use of bio engineered river walls, raising bridge so fits to take into account climate change). Any proposals for enhancement and restoration of the river corridor should be subject to consultation with Norfolk County Council as Lead Local Flood Authority, and in relevant cases with neighbouring authorities.

In the case of major development on unallocated sites, if a District-wide sequential test shows that it isn't possible to use an alternative site, the applicant will need to submit an additional exception test in line with national policy on Flood Risk Assessments.

All applications should reflect best practice and the Lead Local Flood Authority (LLFA) guidance document April 2024, and any updated version providing the appropriate information required to assist in the determination of such application as issued by the LLFA. This includes the requirement to provide details of means of adoption and

maintenance of the systems over the lifetime of the development at the pre application stage. In adherence with this guidance, drainage strategies must also consider the potential increase in the volume of run off from a development as a result of increases in the area of impermeable surfaces. Although run off rates may be restricted to equivalent greenfield rates, the duration over which the site could discharge at this rate is likely to increase.

Renewable Energy

- 11.20 The NPPF supports the transition to a low carbon future in a changing climate and encourages the use of renewable resources, including the development of renewable energy. National policy as a whole supports and encourages the development of renewable energy sources.
- 11.21 Renewable energy is central to the economic, social, and environmental dimensions of sustainable development. In meeting the challenge and to help increase the use and supply of renewable and low carbon energy, the Council recognises the need to have a positive strategy to promote renewable energy generation, whilst at the same time ensuring that the adverse impacts are addressed satisfactorily, including the cumulative landscape and visual impacts.
- 11.22 There are many different types of renewable energy choices, from solar energy, wind, and biomass through to energy efficient installations such as combined heat and power and ground source heating. All of these technologies and methods of construction have a role to play in meeting Government targets and are seen as positive outcomes for the District. The Council will therefore support and encourage the generation of energy from renewable sources. These will be permitted unless there are unacceptable site specific or other impacts that could not be outweighed by wider environmental, social, economic, and other benefits.



Solar Photovoltaic Farm Planning Considerations

- 11.23 As a rural District, Breckland is particularly suited to solar farms. The Government's solar Photovoltaic (PV) strategy was published in 2014. The aim is to create more financial certainty and investor confidence in order to realise the long-term potential for solar PV in the UK at a large and small scale. There is no cap on capacity. It is the Government's ambition to see "more ambitious deployment, perhaps approaching 20 Gigawatts (GW) early in the next decade". In Breckland in January 2024, installed PV capacity was reported at 57.34MW with a further 114MW of capacity currently under construction, awaiting commencement or subject to a live planning application - therefore, total installed capacity may reach 172MW in the near term. Currently installed PV capacity in Breckland is equivalent to 15% of total operating capacity within Norfolk.
- 11.24 Whilst large scale facilities provide an opportunity for greater energy production (as well as potential enhancement to biodiversity), it is also of importance that they are carefully planned and screened to ensure any amenity and visual impacts are minimised. The NPPF states that applicants for energy development should not have to demonstrate the overall need for renewable or low carbon energy and that applications should be approved if their impacts are (or can be made) acceptable.
- 11.25 The Governments' Planning Practice Guidance (PPG) on renewable and low carbon energy sets out a set of planning considerations at a national level to assess the impact of large-scale ground-mounted solar photovoltaic farms. National Policy Statement for Renewable Energy Infrastructure (EN-3) also sets out factors influencing site selection and design, technical consideration, impacts and mitigations. Development proposals should have regard to the PPG and EN-3, in addition to this local policy on renewable energy in order to ensure the proposal is acceptable and can be supported by the Council. Key planning considerations include the quality of agricultural land, the visual and landscape impact, the effect on landscape of glint and glare and on neighbouring uses and aircraft safety, the

impact of security infrastructure such as lights and fencing and the impact on the setting of heritage assets.

- 11.26 The Council will consider favourably opportunities for biodiversity enhancements around arrays, the potential for complete restoration of the land and appropriate mitigation such as landscape buffers (trees and hedgerows) where compatible in the context of the Council's Landscape Character Assessment and Settlement Fringe Study.
- 11.27 Whilst large scale ground-mounted PV solar farms developments can have a negative impact on the rural environment, particularly in undulating landscapes, the visual impact of a well-planned and well-screened solar farm can be properly addressed within the landscape if planned sensitively.
- 11.28 Large-scale ground-mounted solar proposals should avoid Best and Most Versatile (BMV) land (ALC Grades 1–3a). Applications affecting BMV must submit up-to-date ALC mapping and clear justification, demonstrating avoidance/minimisation and why lower grade/brownfield alternatives are not suitable.
- 11.29 Where multiple solar proposals are brought forward in proximity, applicants must provide a cumulative impact assessment and demonstrate collaboration (e.g. coordinated construction programmes, shared haul routes/cable corridors, and harmonised screening) to minimise landscape and community effects.

Anaerobic Digestion Planning Considerations

- 11.30 Anaerobic digestion (AD) is a natural process in which micro-organisms break down the organic matter found in wet biomass waste (such as sewage sludge, animal manure and slurry and waste food) in the absence of oxygen, to produce biogas (mainly a mixture of around 60% methane and 40% carbon dioxide) and digestate (a nitrogen rich fertiliser). The National Non-Food Crops Centre (NNFCC) runs the Government's Anaerobic Digestion Portal (<http://www.biogas-info.co.uk/>) – a gateway to information on anaerobic digestion, biogas and digestate. Reference



should also be made to 'The Anaerobic digestion strategy and action plan', published by government on 14 June 2011 and an update on progress on detailed actions published in July 2012. Anaerobic Digestion proposals are regarded as waste treatment facilities, where feedstock is classified as waste under relevant legislation and so relevant related national and county best practice guidance and policies will apply.

- 11.31 Anaerobic Digestion proposals raise a number of planning issues including visual and landscape impacts arising from industrial scale plant / buildings; location concerns (in sustainability terms relative to the source of biomass and where relevant combined heat and power (CHP); electricity and/or gas grid connection), potential odour impacts, air emissions, noise impacts, protection of the water environment and traffic impacts. Failure to supply adequate environmental information to accompany planning applications for anaerobic digestion projects can be a key cause of delay in determining a planning application. Breckland Council therefore encourages early pre-application engagement on all renewable energy projects to optimise project assessment and delivery.

Wind energy development

- 11.32 In recent years, new wind energy development in Norfolk has been driven by the favourable conditions offshore, and the potential for larger turbines producing higher amounts of energy. Within Breckland, a substation has been constructed near Necton, to enable the energy generated from offshore wind farms to connect to the National Grid.

All Renewable Energy Environmental Concerns

- 11.33 In relation to all renewable or low carbon energy development the Government's NPPG also states that: the need for renewable or low carbon energy does not automatically override environmental protections; cumulative impacts require particular attention, especially the increasing impact that large scale solar farms can



have on landscape and local amenity as the number of solar arrays in an area increases; local topography is an important factor in assessing whether large scale solar farms could have a damaging effect on landscape and recognise that the impact can be as great in predominately flat landscapes as in hilly or mountainous areas; also, that great care should be taken to ensure heritage assets are conserved in a manner appropriate to their significance, including the impact of proposals on views important to their setting. Overarching National Policy Statement for Energy (EN-1) sets out the clear need for environmental requirements, minimising impacts and achieving environmental enhancements.

11.34 The District Council undertook a 'Call for Sites' for Renewable Energy Generation in March 2025. 7 sites were put forward at that time. Having reviewed the information submitted, the Council is not proposing to allocate specific sites for renewable energy generation at this time. The Council's assessment of the sites that were put forward concluded that none were clearly suitable and deliverable within the Plan period. The Policy below (INF 04) sets a positive framework within which any renewable energy generation proposals would be assessed.

INF 04: Renewable Energy Development

The Council supports proposals for new renewable energy and low carbon development, subject to consideration of the impact of the development and whether this can be made acceptable. Proposals will be considered having regard to the extent to which there are:

- a) Adverse impacts on the local landscape, townscape or designated and non-designated heritage assets assessed in line with the policies of this Plan;

- b) Adverse effects on residential amenity by virtue of outlook / overbearing impact, traffic generation, noise, vibration, overshadowing, glare, or any other associated detrimental emissions, during construction, operation, and decommissioning;
- c) An irreversible loss of the highest quality agricultural land;
- d) Cumulative impacts of renewable energy development on an area;
- e) Adverse impacts upon designated wildlife sites; nature conservation interests; and biodiversity, assessed in line with the policies of this Plan.

Proposals will be permitted where the impact is, or can be made, acceptable. Applications will be expected to demonstrate that any adverse impacts can be mitigated.

Proposals for renewable energy development including the landward infrastructure for offshore renewable schemes requiring planning permission will be assessed to determine whether the benefits they bring in terms of the amount and usability of energy generated outweigh any adverse impacts.

When attributing weight to any harm, in addition to other relevant policies in the Local Plan, regard will be given to national policy and guidance, statutory duty and legislation which seeks protection and enhancement of the landscape; designated and non-statutory heritage assets.

Where appropriate the authority will consider the need for planning conditions requiring the decommissioning and removal of all plant and ancillary equipment, and if necessary, the restoration of land, on the cessation of use.

Solar Energy Development

The effective use of land by focusing large scale solar farms on previously developed and non-agricultural land, will be encouraged provided that it is not of high environmental value.



Particular factors that the Council will need to consider where a proposal involves greenfield land include:

- f) The proposed use of any agricultural land has been shown to be necessary and
- g) Poorer quality land has been used in preference to higher quality land, where possible;
- h) The proposal allows for continued agricultural use where applicable and/or;
- i) Encourages biodiversity improvements around arrays.

Telecommunications

11.35 Modern and effective telecommunications systems are essential for the continuing development of the economy, and the planning system has an important role in facilitating the improvement and expansion of the telecommunications network. However, whilst there are considerable economic and social benefits associated with the development of telecommunication infrastructure, it is important that such development does not have a significant adverse impact on amenity or environmental quality. Therefore, the Council will seek to ensure that acceptable provision can be made for telecommunications development, whilst ensuring that any adverse impacts associated with development are minimised.

11.36 The visual impact of telecommunications development is a particularly important consideration. When seeking approval for the installation of new telecommunications equipment, applicants will be expected to demonstrate that they have taken all reasonable measures to minimise the visual impact of the proposed development on the local environment. In particular, the design and siting of installations should be informed by the context of the wider locality, including the careful consideration of the height, scale, siting, colours, and materials to be used. Installations should also be sited where they would not impede roadside

visibility splays and sight lines. Any building-mounted installation should also be sensitively designed so that the architectural quality and character of the building is not compromised.

- 11.37 The provision of suitable broadband infrastructure can be an important factor which helps attract investment to the District and facilitates home working. The need for Superfast broadband is a key issue for Breckland and more widely Norfolk. Therefore, proposals to improve broadband speeds and coverage will be encouraged and supported. To date, Better Broadband for Norfolk (BBfN) has seen access to Superfast broadband delivered to over 200,000 premises in Norfolk, increasing coverage from 42% in summer 2013, to over 96% of Norfolk properties during summer 2022 this increased to 97% at the end of 2023 (Norfolk Strategic Infrastructure Delivery Plan 2022).
- 11.38 High quality digital infrastructure is crucial to the success of businesses and also plays a vital role in enhancing the provision of local community facilities, services, and employment. Well-connected places attract modern businesses and can create the conditions for new clusters of digital and creative businesses to emerge. Access to high quality digital infrastructure can also facilitate social inclusion, enable home working, diversify the rural economy, enhance educational and social opportunities, as well as improve access to a wide range of services that are increasingly provided online. Consequently, high quality digital infrastructure will make a significant contribution towards the delivery of sustainable development.
- 11.39 New development should ensure that it has considered any need and demand resulting from the development and taken proactive steps in engaging with service and infrastructure providers to ensure that there is high-speed fibre broadband connectivity or mobile internet coverage in the development.
- 11.40 Some telecommunications development benefits from permitted development rights under Part 24 of the General Permitted Development Order 1995, (as amended). Where the development is subject to the prior approval procedure, prior



approval will be required by the Council where there is considered to be a significant visual or other impact in terms of the siting and appearance of the development.

INF 05: Telecommunications

The Council will support proposals for the provision and improvement of telecommunications infrastructure provided that:

- a) The installation and any associated apparatus are sited and designed to avoid any unacceptable impact on visual and residential amenity, highway safety, the historic environment and the character and appearance of the area where it would be sited;
- b) Any building mounted installations would not have an unduly detrimental impact on the character or appearance of the building;
- c) It has been demonstrated that there are no reasonable opportunities for sharing a site, mast, or facility with existing telecommunications infrastructure in the area that would not result in a greater visual impact.

The Council expects proposals for residential and business development to include sufficient on site Superfast and Ultrafast broadband infrastructure to enable connectivity to wider networks.

Developer Contributions

11.41 To deliver the Spatial Strategy it will be necessary to direct development to locations where, in order to achieve the wider sustainability advantages of the Strategy, it is known that existing infrastructure will need to be upgraded to meet the needs of all the new development. This is especially important when considering the sustainable urban extensions to Thetford and Attleborough, the growth for Dereham and strategic employment provision for Snetterton and Thetford Enterprise Park.



- 11.42 The Council, in conjunction with partners produced an Infrastructure Development Plan (IDP) to identify infrastructure needs and priorities and address any potential funding shortfalls. The principal focus of the IDP is the planned growth along the A11 corridor reflecting the spatial strategy and particular circumstances and challenges identified through evidence gathering. The IDP addresses the requirements set in the NPPF and therefore forms a key part of the evidence base for this Local Plan. The current IDP was prepared in 2017 and continues to inform the infrastructure requirements arising from the 2019 Breckland Local Plan for the period up to 2017. However, the IDP will be revised and updated as the detailed strategy and allocations for development to 2042 are established through the Local Plan review. The provision of infrastructure is a prerequisite of all development, and the Council will make best use of planning conditions and contributions (via Section 106 Agreements) as a means of providing infrastructure and enhancing facilities and services. Planning obligation requirements that relate to Norfolk County Council services such as education, highways, and adult services are clearly set out in the NCC's Planning Obligation Standards publication, which is updated annually.
- 11.43 Where infrastructure deficiencies exist, the Council is committed to achieving a consistent and co-ordinated approach to providing new or improved infrastructure through partnership working. The work with partners will involve other delivery bodies, authorities, developers, and other agencies and will positively foster a number of delivery mechanisms. Breckland Council will use its role to support and facilitate infrastructure provision including fully utilising the role of planning contributions and by taking a pro-active perspective in the development and implementation of Multi-Agency Agreements and Local Area Agreements influencing Breckland. Taking this approach to infrastructure provision will also enable disruption to the highway network to be managed, thereby reducing waiting times during construction and resultant emission of pollutants.



- 11.44 Ensuring infrastructure provision keeps pace with new development is a key component of delivering the Spatial Strategy for Breckland and meeting the various needs of the community. Directing the majority of growth to those areas with available key infrastructure such as healthcare, schools, energy supply, water treatment, transport facilities and other community infrastructure such as sport and recreation, libraries and community buildings will be the basis for sustainable communities in Breckland. This approach will deliver increased local accessibility to key services, ensuring their viability, whilst at the same time making the most of investments in existing infrastructure provision across Breckland.
- 11.45 The design of infrastructure through partnership, working with developers and infrastructure providers should mitigate any significant adverse impact on the landscape and ecologically sensitive areas within Breckland and ensure, where possible, benefits to the economic and social wellbeing of the local community.
- 11.46 On-site infrastructure will be secured based on the needs of each proposal and delivered directly by the developer, or through financial contributions and / or land. Off-site infrastructure will be secured through developer contributions. The Council will continue to seek developer contributions which, as appropriate, may for example include the following:
- Utilities;
 - Transport infrastructure (including walking, cycling and public transport / community transport initiatives);
 - Affordable Housing;
 - Community Infrastructure (including education, libraries, town and village halls, police, health and fire service provision);
 - Open Space, sport, and recreation;
 - Green Infrastructure;
 - Biodiversity management mitigation and management;
 - Landscaping (including street furniture and lighting);

- Flood Defences;
- Sustainable Drainage Systems (SuDS);
- Waste Management/recycling and composting facilities.

11.47 This list of infrastructure examples is meant as indicative only and should, therefore, not be viewed as being exhaustive.

INF 06: Developer Contributions

The Council will secure site specific developer contributions for developments of 10 or more dwellings or a gross internal floorspace of 1,000 square metres, excluding rural exception sites, in order to properly service, manage and mitigate the impact of development, subject to viability, which:

- a) Directly related to the development, is necessary to make the development acceptable and fairly and reasonably relate in scale and kind;
- b) Cannot be secured by planning conditions.

Details of significant infrastructure requirements are identified within the Council's Infrastructure Delivery Plan and emerging update Developer contributions will be required to secure infrastructure which is necessary to ensure:

- a) The delivery of affordable housing;
- b) The delivery of community infrastructure (including education, libraries, town and village halls, police, and fire service provision);
- c) The delivery and ongoing maintenance of formal and informal open space including allotments, sport, and recreation, play space or other facilities (or financial contribution) required directly to serve the development and contribute to local community facilities;



- d) Pedestrian and highway safety improvements necessary to mitigate the impact of development on the wider highway network and to secure satisfactory access to the development;
- e) A range of sustainable modes of transport that occupants and visitors to the development are able to access;
- f) The provision of health care facilities;
- g) The delivery of environmental infrastructure (biodiversity management, landscaping, flood defences, SUDs, waste management) and, where necessary their maintenance;
- h) The delivery of any other infrastructure requirements in a made Neighbourhood Plan.

The delivery of development will need to align with the provision of infrastructure. As such, development may require to be phased to ensure the provision of infrastructure in a timely manner. Planning obligations may be used to secure the phasing arrangement. Commuted payments will be sought to secure the necessary future maintenance of infrastructure.

Planning obligation requirements under the responsibility of the County Council such as education, highways, and adult services are clearly set out in the NCC's Planning Obligation Standards publication, which is updated annually.

Implementation Strategy

11.48 The NPPF sets a requirement for Local Plans to plan positively for the development and infrastructure required in the area. Furthermore, paragraph 162 states that "Local Planning Authorities should work with other authorities and providers to: assess the quality and capacity of infrastructure for transport, water supply, wastewater and its treatment, energy (including heat), telecommunications,



utilities, waste, health, social care, education, flood risk and coastal change management, and its ability to meet forecast demands”.

- 11.49 The Infrastructure Delivery Plan (IDP) addresses the requirements set in the NPPF and therefore forms a key part of the evidence base for this Local Plan. The current IDP was prepared in 2017 and continues to inform the infrastructure requirements arising from the 2019 Breckland Local Plan for the period up to 2017. However, the IDP will be revised and updated as the detailed strategy and allocations for development to 2046 are established through the Local Plan review.
- 11.50 A range of evidence has been gathered to develop the IDP through the commissioning of evidence, consideration of existing sources of data and information and primarily through ongoing dialogue with infrastructure providers. The evolving draft IDP has also been informed by ongoing feedback from statutory consultees. Reviewing comments made at each stage of Local Plan consultation, the IDP reflects discussions with external organisations to further understand, or where applicable seek potential resolutions to, identified infrastructure constraints. The IDP details information, including that received from statutory consultees such as Norfolk County Council in respect of highways and education and the Clinical Commissioning Group for health care provision. Feedback from statutory consultees and infrastructure providers has identified potential solutions for infrastructure constraints that, in some cases, will affect the development phasing of sites.
- 11.51 The IDP document examines infrastructure projects and provides a consideration for each of whether it is critical, essential, or desirable (as defined below) in order to help inform which infrastructure requirements are necessary for the deliverability of a specific allocation in the Local Plan.
- Critical – The development is dependent on the delivery of this infrastructure and will not be permitted without it. Examples include a new electricity power substation to provide power to businesses at Snetterton, where there is currently insufficient electricity capacity for expansion.



- Essential – The infrastructure is essential to the delivery of the development but there may be a number of options for the type of infrastructure provision and the costs associated with it. The infrastructure is necessary but is not so critical that the entire development is dependent on securing a specific identified piece of infrastructure.
- Desirable – Infrastructure that is sought to enhance the development. The development is not entirely dependent on this infrastructure.

11.52 A combination of funding mechanisms will be used to deliver new and improved infrastructure in Breckland; the primary source of funding coming from developers and landowners through legal agreements accompanying the grant of planning permission. For major development the sites will be phased to ensure essential infrastructure is delivered or funding provided prior to the completion of new developments. Other sources of funding include grant aid from public funding and private investment. Some improvements to infrastructure are not contingent on the Local Plan such as the Better Broadband for Norfolk initiative and improvements to the strategic road network such as the A47.

11.53 The purpose of monitoring and review is to assess the delivery and implementation of the new Local Plan. The Breckland Annual Monitoring Report provides a robust and effective review and monitoring approach. The Local Plan policies will be complemented by a monitoring framework to assess their effectiveness through robust monitoring mechanisms. This will allow the performance of the policies to be assessed and thereby serve to inform any subsequent changes post Plan adoption which may be required to ensure delivery of the Plan.

11.54 The Council is committed to delivering growth in accordance with the policies and proposals in this Local Plan. The implementation of the policies in the Breckland Local Plan will be assessed through a monitoring framework set in the Annual Monitoring Report (AMR). The AMR will contain monitoring indicators, which provide a trigger for the Council to act in accordance with this policy.



11.55 If the AMR indicates that the overall level of growth and/or that the delivery of specific development allocations is not being achieved, the Council will take a proactive approach to overcome issues affecting implementation, through the use of the following measures, where appropriate:

- Undertake an assessment of the relevant policy and implementation procedure to establish the issues affecting delivery; and/or
- Review the delivery of site-specific allocations; and/or
- Review the mechanisms for financial contributions to development, which may be impacting on development viability; and/or
- Consider external funding opportunities accessible to either the developer or the Council such as grants or loans to aid delivery; and/or
- Develop further working relationships with various partners across the public, private and voluntary sectors in order to look at ways to facilitate implementation; and/or,
- Consider the preparation of Supplementary Planning Documents to provide clearer guidance as to how policies should be implemented and/or
- Consider a partial or full review of the Plan, where considered necessary.



12. Site Specific Policies - Housing

Housing Allocations

- 12.1 The site-specific development proposals include general generic requirements unless specific additional detail is known.
- 12.2 The individual Policies below relate to the proposals in Chapter 5 of the draft Plan.
- 12.3 The sites are all shown on the interactive draft Policies Map. In addition, a site specific map is included alongside each individual site allocation, and can also be viewed online on the interactive Breckland Local Plan Map via the following link:

<https://www.arcgis.com/apps/mapviewer/index.html?webmap=6c1bf8a6f06b459da54d20b4f745777c>



Strategic Development Areas (SDA)

SDA 1: Frans Green, East Tuddenham



SDA 1: Frans Green, East Tuddenham

Proposals for the allocation as identified on the Policies Map, should provide approximately 2,000 dwellings.

A Masterplan that provides a strategic overview and framework to ensure that the development meets the requirements of the development plan, specific site requirements and that infrastructure can be provided in a comprehensive way must be prepared and must be prepared and submitted with the first outline planning application. Development will be subject to compliance with other policies in this Local Plan including on-site provision of the required proportion of affordable housing and appropriate contributions towards education, provision and monitoring of public open space and play areas, as well as other infrastructure, services and other community needs as agreed with the Local Planning Authority.

Ancient woodland on or adjacent to potential housing allocations must be treated as an irreplaceable habitat. Land should not be allocated where development which would result in the loss or deterioration of ancient woodland or ancient/veteran trees (NPPF paragraph 180(c)). Any allocation that lies within or adjacent to ancient woodland must show a permanent Ancient Woodland Protection Zone on any maps, exclude the woodland and its buffer from public open space, and require a minimum 15 m buffer as an absolute minimum (with a plan default to larger buffers of 30–50 m where there is a risk of recreation, pollution, hydrological change or connectivity loss).

Development proposals must:

- a) demonstrate a high-quality design reflecting the Breckland Design Guide and
- b) demonstrate appropriate safe and acceptable vehicle, pedestrian and cycle accesses on to Frans Green and other appropriate links to the local highway network, including the de-trunked A47 and



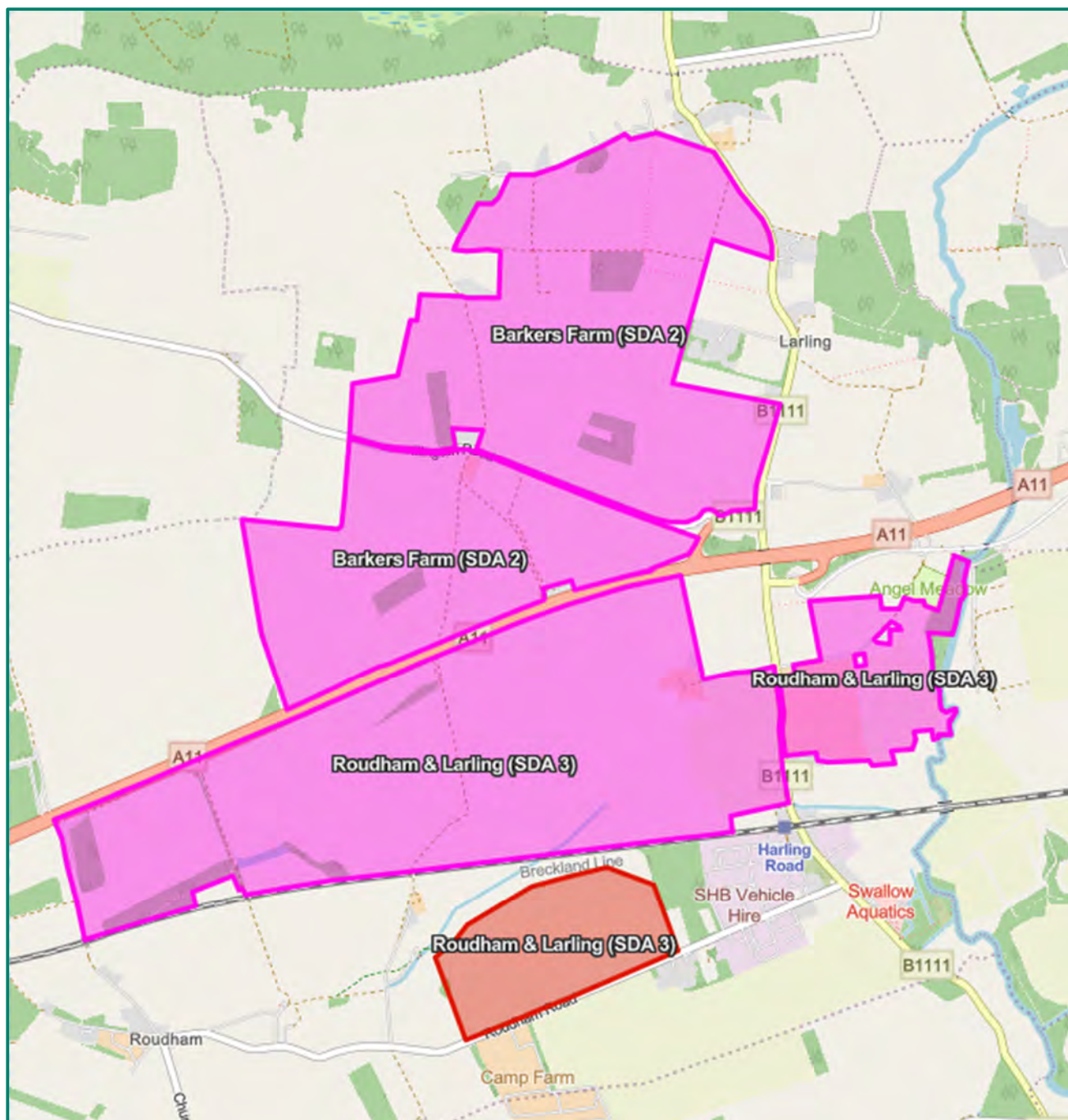
- c) incorporate any necessary off-site highway improvements to improve pedestrian and cycle access to key local services and facilities and
- d) demonstrate provision of the required level of Biodiversity Net Gain and
- e) include a landscaping scheme which is sympathetic to the surrounding area and.
- f) include a drainage strategy which accords with the most recent Lead Local Flood authority guidance and
- g) deliver a minimum of 25% affordable housing with an 90/10 split between rented affordable housing and low-cost affordable home ownership products and
- h) provide facilities and improvements to bus stops and public transport provision in the vicinity of the development and;
- i) provide a Utilities Statement to support the planning application to demonstrate how power, broadband, water supply (including water efficiency) and sewerage capacity will be made available in time to serve the site and
- j) provide for a nursing care facility and 25% homes built to the M4(2) accessible and adaptable standards and 5% in accordance with the Building Regulations M4(3) standard. and
- k) provide an area of public open space of a quantum appropriate to the size of the development in accordance with Policy ENV 12 of this Plan and
- l) be accompanied by both an appropriate construction environmental management plan and Arboricultural Method Statement in line with prevalent Natural England/Forestry Commission standing advice and best-practice guidance to ensure how a developer will avoid, minimise, and mitigate the potential negative environmental impacts of the development on adjoining Ancient Woodland and any mitigation measures required during construction to demonstrate how retained trees will be safeguarded during site preparation and construction stages and
- m) Demonstrate, through the ecological and arboricultural assessments, how the site layout will maintain and enhance ecological connectivity and green infrastructure



in line with the Norfolk Local Nature Recovery Strategy and the priorities of the Norfolk & Suffolk Nature Recovery Partnership.



SDA 2: Barkers Farm, Larling



SDA 2: Barkers Farm, Larling

Proposals for the allocation as identified on the Policies Map, should provide for approximately 3,000 dwellings.

A Masterplan that provides a strategic overview and framework to ensure that the development meets the requirements of the development plan, specific site requirements and that infrastructure can be provided in a comprehensive way must be prepared and must be prepared and submitted with the first outline planning application. Development will be subject to compliance with other policies in this Local Plan including on-site provision of the required proportion of affordable housing and appropriate contributions towards education, provision and monitoring of public open space and play areas, as well as other infrastructure, services and other community needs as agreed with the Local Planning Authority.

Development proposals must:

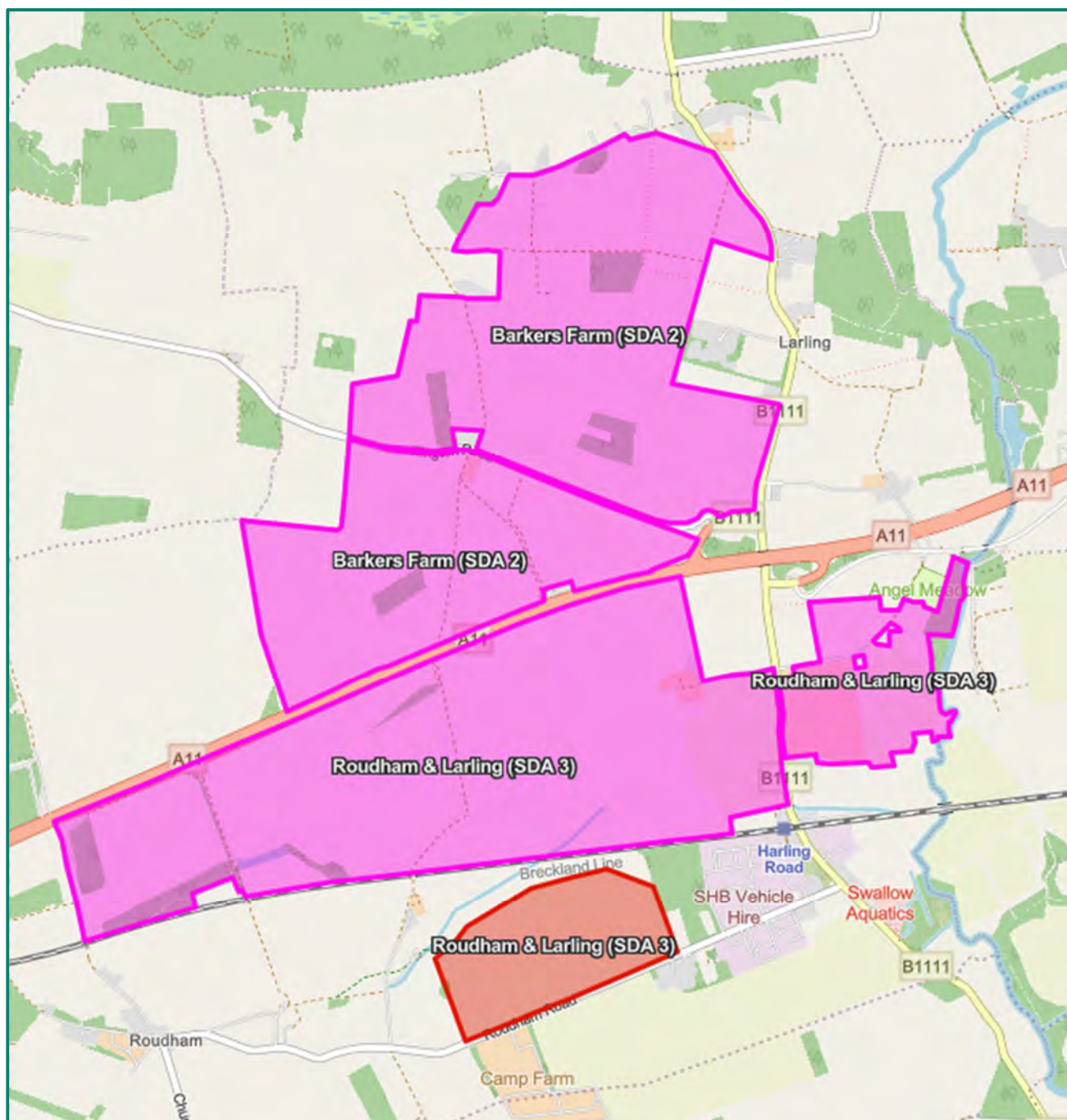
- a) demonstrate a high-quality design reflecting the Breckland Design Guide and
- b) demonstrate appropriate safe and acceptable vehicle, pedestrian and cycle accesses on to the A11 and other appropriate links to the local highway network and
- c) incorporate any necessary off-site highway improvements to improve a pedestrian and cycle access to key local services and facilities and
- d) provide facilities and improvements to bus stops and public transport provision in the vicinity of the development and
- e) provide a Utilities Statement to support the planning application to demonstrate how power, broadband, water supply (including water efficiency) and sewerage capacity will be made available in time to serve the site and
- f) demonstrate provision of the required level of Biodiversity Net Gain and
- g) include a landscaping scheme which is sympathetic to the surrounding area and



- h) include a drainage strategy which accords with the most recent Lead Local Flood authority guidance and
- i) deliver a minimum of 25% affordable housing with an 90/10 split between rented affordable housing and low-cost affordable home ownership products and
- j) provide for a nursing care facility and 25% homes built to the M4(2) accessible and adaptable standards and 5% in accordance with the Building Regulations M4(3) standard and
- k) Provide an area of public open space of a quantum appropriate to the size of the development in accordance with Policy ENV 12 of this Plan and
- l) demonstrate, through the ecological and arboricultural assessments, how the site layout will maintain and enhance ecological connectivity and green infrastructure in line with the Norfolk Local Nature Recovery Strategy and the priorities of the Norfolk & Suffolk Nature Recovery Partnership and
- m) The Masterplan must demonstrate how tree loss has been minimised. Any tree losses will need to be substantially mitigated with a thorough and in-depth landscaping scheme that demonstrates an overall gain for green infrastructure and biodiversity.



SDA 3: Roudham & Larling



SDA 3: Roudham & Larling

Proposals for the allocation as identified on the Policies Map, should provide for approximately 3,000 dwellings.

A Masterplan that provides a strategic overview and framework to ensure that the development meets the requirements of the development plan, specific site requirements and that infrastructure can be provided in a comprehensive way must be prepared and must be prepared and submitted with the first outline planning application. Development will be subject to compliance with other policies in this Local Plan including on-site provision of the required proportion of affordable housing and appropriate contributions towards education, provision and monitoring of public open space and play areas, as well as other infrastructure, services and other community needs as agreed with the Local Planning Authority.

Development proposals must:

- a) demonstrate a high-quality design reflecting the Breckland Design Guide and
- b) demonstrate appropriate safe and acceptable vehicle, pedestrian and cycle accesses on to the A11 and other appropriate links to the local highway network and
- c) incorporate any necessary off-site highway improvements to improve a pedestrian and cycle access to key local services and facilities and
- d) provide facilities and improvements to bus stops and public transport provision in the vicinity of the development and
- e) provide a Utilities Statement to support the planning application to demonstrate how power, broadband, water supply (including water efficiency) and sewerage capacity will be made available in time to serve the site and

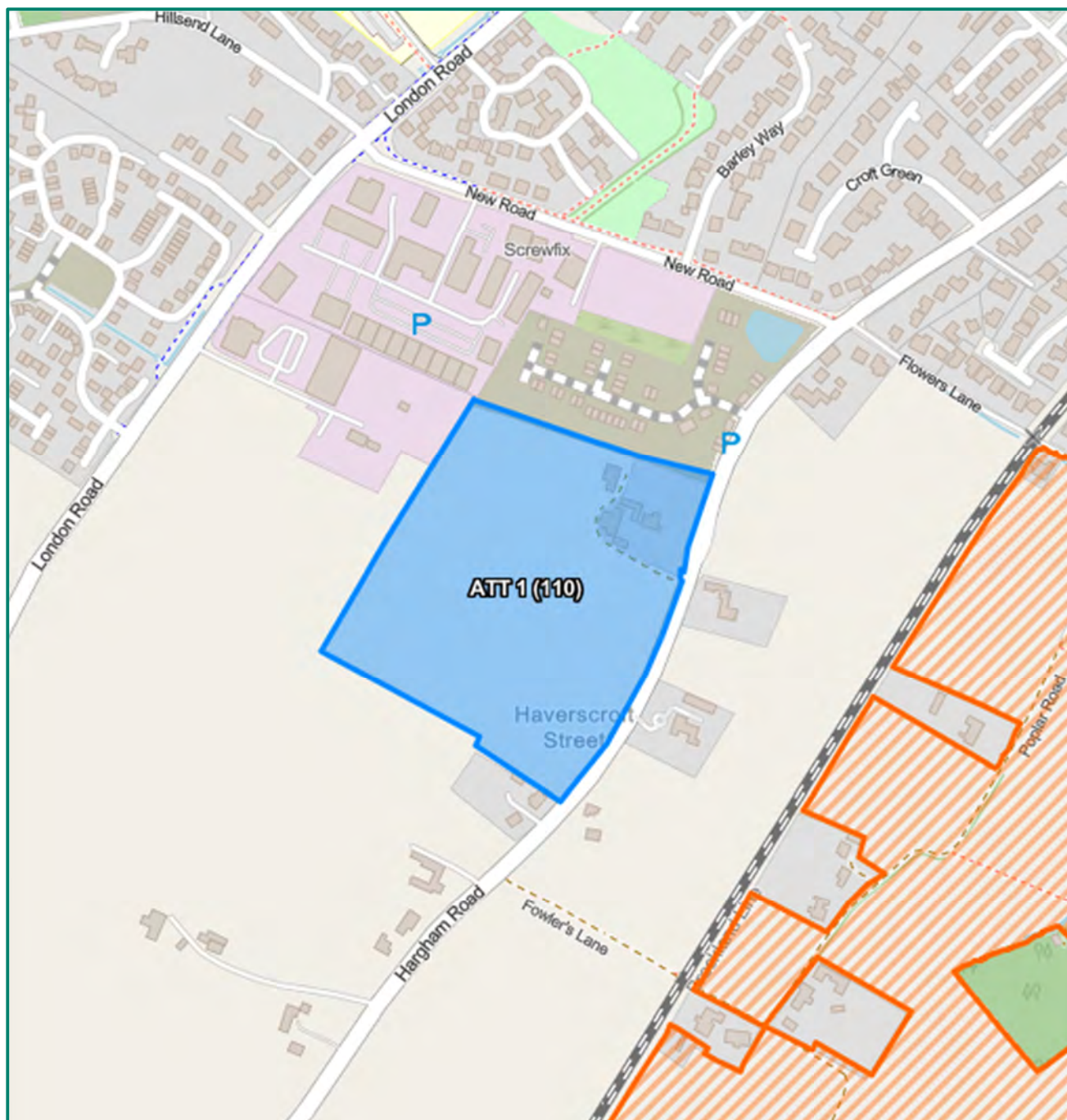
- f) demonstrate provision of the required level of Biodiversity Net Gain and
- g) include a landscaping scheme which is sympathetic to the surrounding area and
- h) include a drainage strategy which accords with the most recent Lead Local Flood authority guidance and
- i) deliver a minimum of 25% affordable housing with an 90/10 split between rented affordable housing and low-cost affordable home ownership products and
- j) provide for a nursing care facility and 25% homes built to the M4(2) accessible and adaptable standards and 5% in accordance with the Building Regulations M4(3) standard and.
- k) Provide an area of public open space of a quantum appropriate to the size of the development in accordance with Policy ENV 12 of this Plan and
- l) Demonstrate, through the ecological and arboricultural assessments, how the site layout will maintain and enhance ecological connectivity and green infrastructure in line with the Norfolk Local Nature Recovery Strategy and the priorities of the Norfolk & Suffolk Nature Recovery Partnership and.
- m) The Masterplan must demonstrate how hedgerow loss has been minimised. These are an important asset that will need to be retained as far as possible to align with BNG and to enhance ecological connectivity and green infrastructure in line with the Norfolk Local Nature Recovery Strategy and the priorities of the Norfolk & Suffolk Nature Recovery Partnership.



Market Towns

Attleborough

PROPOSAL ATT 1 (110): Land West of Hargham Road



PROPOSAL ATT 1 (110): Land West of Hargham Road

Proposals for the allocation as identified on the Policies Map, should provide for approximately 120 dwellings.

Development will be subject to compliance with other policies in this Local Plan including on-site provision of the required proportion of affordable housing and appropriate contributions towards education, provision and monitoring of public open space and play areas, as well as other infrastructure, services and other community needs as agreed with the Local Planning Authority;

The Council will need to be satisfied that the site is suitable for housing including assessments on, soil and groundwater investigations, and risk assessments to identify and mitigate any potential contamination

Development proposals must:

- a) Adhere to affordable housing and public open space requirements to be provided in accordance with agreed Council standards
- b) Demonstrate a high-quality design reflecting the Breckland Design Guide.
- c) Demonstrate a safe and acceptable vehicle access onto Hargham Road, including expansion of 30mph zone past the site's southern boundary.
- d) Incorporate any necessary off-site highway improvements to provide a pedestrian and cycle along Cley Road in order to access key local services and facilities to the north including Attleborough Town Centre.
- e) Provide a new foot and cycle way along the western side of Hargham Road to achieve an interconnected pedestrian and cycle access to the northeast corner of the site,



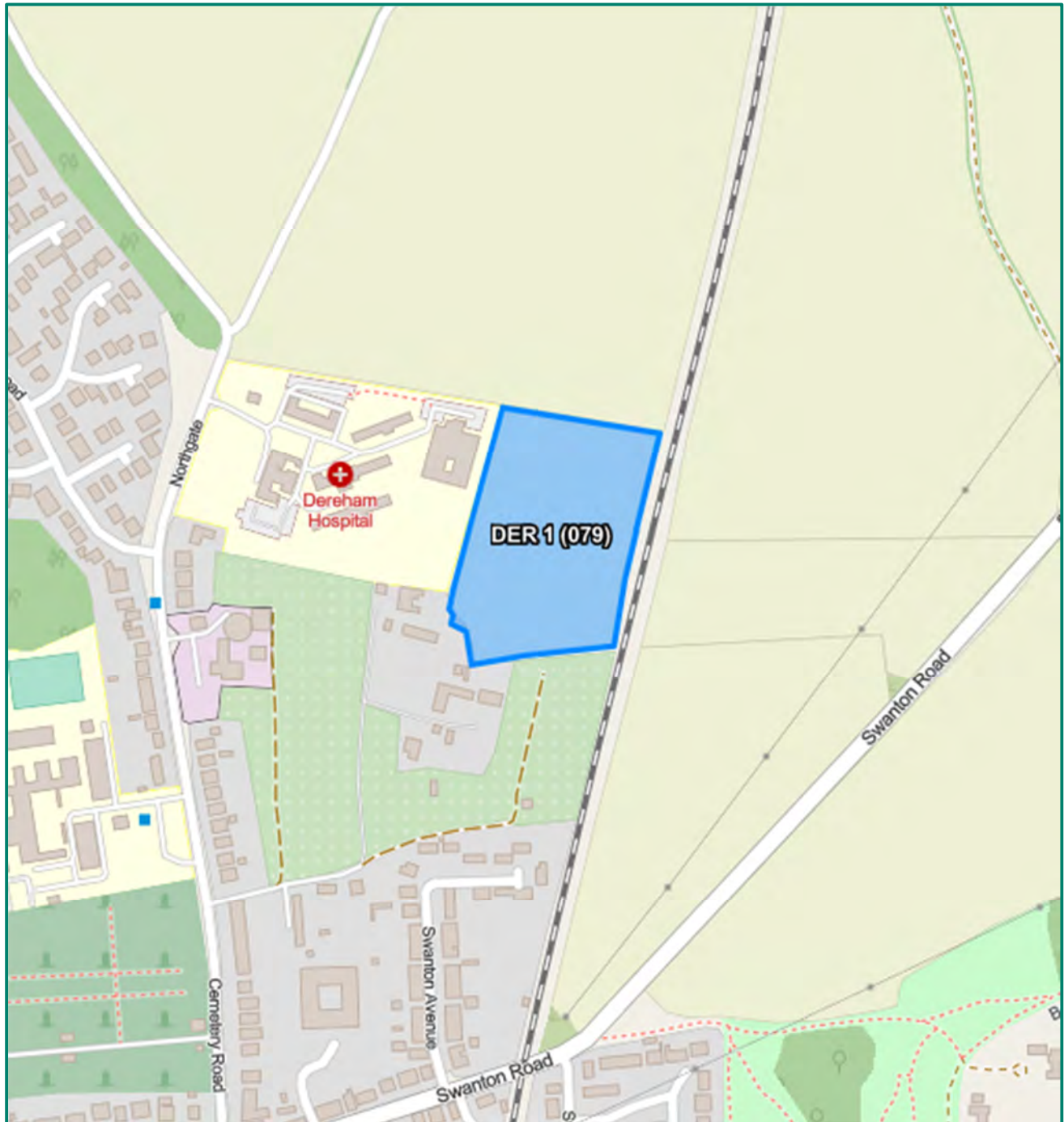
and along its eastern boundary.

- f) Facilities and improvements to provide bus stops and public transport in the vicinity of the development.
- g) Demonstrate provision of the required level of Biodiversity Net Gain in addition to appropriate wildlife mitigation measures and enhancement of existing habitats.
- h) Include a landscaping scheme which is sympathetic to the surrounding area including retention of existing dense and mature hedgerows within and surrounding the site where possible.
- i) Include a drainage strategy which accords with the most recent Lead Local Flood authority guidance.
- j) Provide an area of public open space of a quantum appropriate to the size of the development in accordance with Policy ENV 12 of this Plan.
- k) 25% homes built to the M4(2) accessible and adaptable standards and 5% in accordance with the Building Regulations M4(3) standard.



Dereham

PROPOSAL DER 1 (079): Land Behind Dereham Hospital



PROPOSAL DER 1 (079): Land Behind Dereham Hospital

Proposals for the allocation as identified on the Policies Map, should provide for approximately 30 dwellings.

Development will be subject to compliance with other policies in this Local Plan including on-site provision of the required proportion of affordable housing and appropriate contributions towards education, provision and monitoring of public open space and play areas, as well as other infrastructure, services and other community needs as agreed with the Local Planning Authority.

Development proposals must:

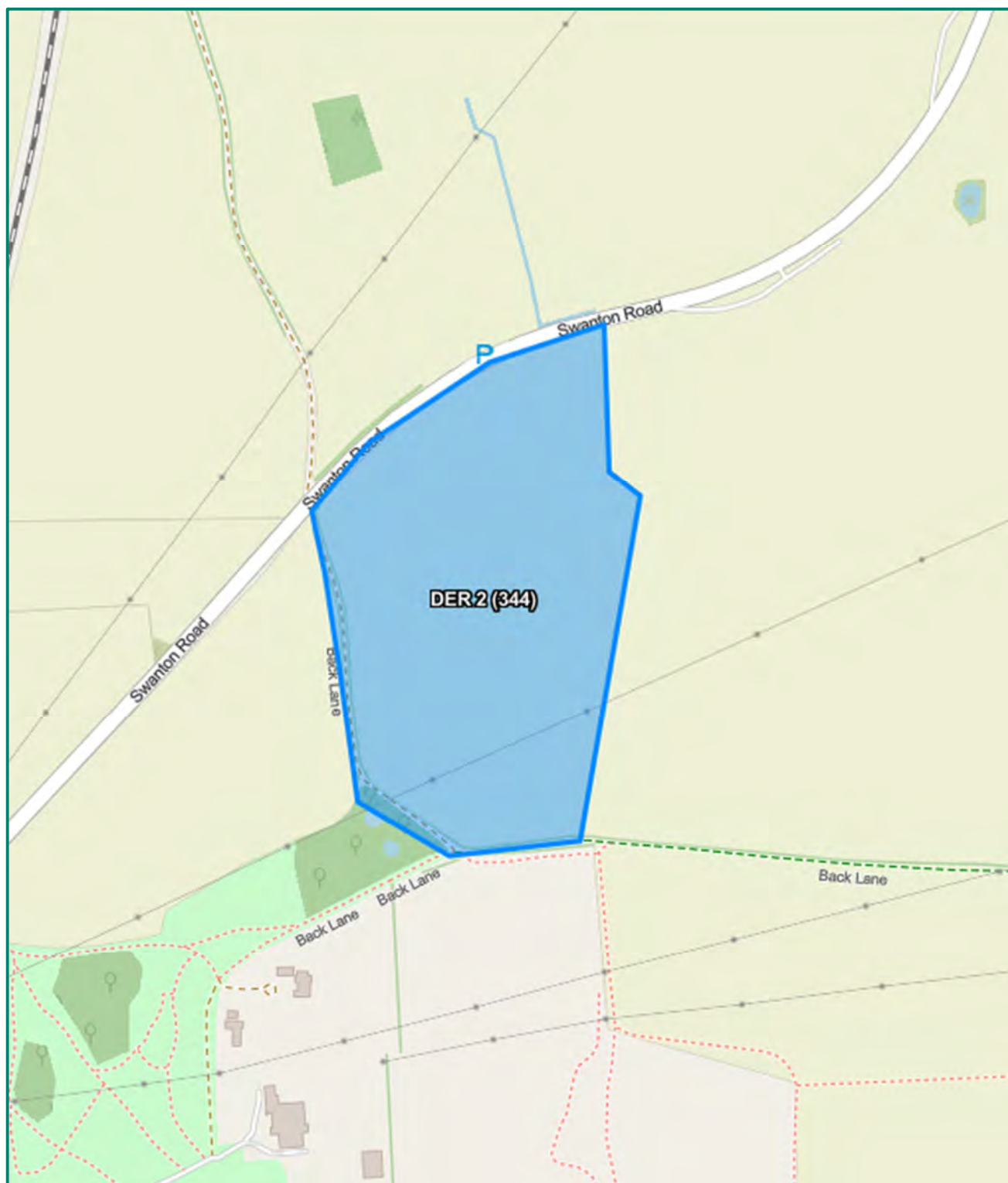
- a) Adhere to affordable housing and public open space requirements to be provided in accordance with agreed Council standards.
- b) Provide a masterplan for the site in conjunction with the –reorganisation or Dereham Hospital.
- c) Quantify the number of market, assisted living and retirement homes and demonstrate how these will be laid out within the site.
- d) Demonstrate a high-quality design reflecting the Breckland Design Guide.
- e) Demonstrate a safe and acceptable vehicle, pedestrian and cycle access onto Northgate, via the existing adjacent healthcare site.
- f) Incorporate any necessary off-site highway improvements to improve a pedestrian and cycle access to key local services and facilities.
- g) Demonstrate provision of the required level of Biodiversity Net Gain.



- h) Address the issue of Nutrient Neutrality in accordance with The Conservation of Habitats and Species Regulations 2017.
- i) Include a landscaping scheme which is sympathetic to the surrounding area.
- j) Include a drainage strategy which accords with the most recent Lead Local Flood authority guidance.
- k) Deliver a minimum of 25% affordable housing with an 90/10 split between rented affordable housing and low-cost affordable home ownership products.
- l) 25% homes built to the M4(2) accessible and adaptable standards and 5% in accordance with the Building Regulations M4(3) standard.
- m) Provide an area of public open space of a quantum appropriate to the size of the development in accordance with Policy ENV 12 of this Plan.



PROPOSAL DER 2 (344): Southeast of Swanton Road



PROPOSAL DER 2 (344): Southeast of Swanton Road

Proposals for the allocation as identified on the Policies Map, should provide for approximately 120 dwellings.

Development will be subject to compliance with other policies in this Local Plan including on-site provision of the required proportion of affordable housing and appropriate contributions towards education, provision and monitoring of public open space and play areas, as well as other infrastructure, services and other community needs as agreed with the Local Planning Authority.

Development proposals must:

- a) Adhere to affordable housing and public open space requirements to be provided in accordance with agreed Council standards.
- b) Demonstrate a high-quality design reflecting the Breckland Design Guide.
- c) Demonstrate a safe and acceptable vehicle, pedestrian and cycle access onto the existing roundabout on Swanton Road and one other point along Swanton Road.
- d) Incorporate any necessary off-site highway improvements to improve a pedestrian and cycle access to key local services and facilities.
- e) Demonstrate provision of the required level of Biodiversity Net Gain.
- f) Address the issue of Nutrient Neutrality in accordance with The Conservation of Habitats and Species Regulations 2017.
- g) Include a landscaping scheme which is sympathetic to the surrounding area.
- h) Include a drainage strategy which accords with the most recent Lead Local Flood

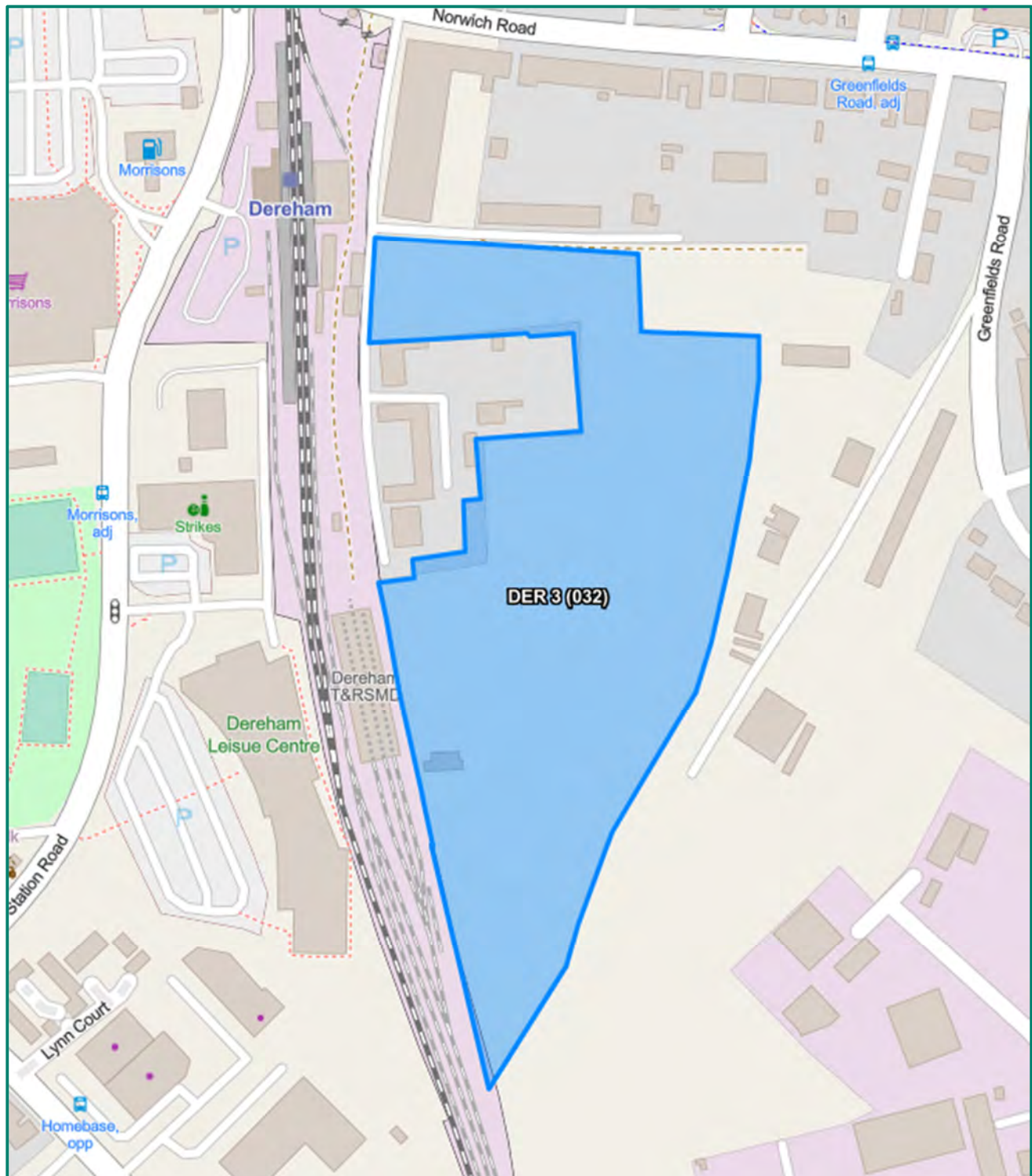


authority guidance.

- i) Deliver a minimum of 25% affordable housing with an 90/10 split between rented affordable housing and low-cost affordable home ownership products.
- j) 25% homes built to the M4(2) accessible and adaptable standards and 5% in accordance with the Building Regulations M4(3) standard.
- k) Provide an area of public open space of a quantum appropriate to the size of the development in accordance with Policy ENV 12 of this Plan.



PROPOSAL DER 3 (032): The Maltings, Norwich Road



PROPOSAL DER 3 (032): The Maltings, Norwich Road

Proposals for the allocation as identified on the Policies Map, should provide for approximately 120 dwellings.

Development will be subject to compliance with other policies in this Local Plan including on-site provision of the required proportion of affordable housing and appropriate contributions towards education, provision and monitoring of public open space and play areas, as well as other infrastructure, services and other community needs as agreed with the Local Planning Authority.

Development proposals must:

- a) Adhere to affordable housing and public open space requirements to be provided in accordance with agreed Council standards.
- b) Demonstrate a high-quality design reflecting the Breckland Design Guide.
- c) Demonstrate a safe and acceptable vehicle, pedestrian and cycle access onto Norwich Road.
- d) Incorporate any necessary off-site highway improvements to improve a pedestrian and cycle access to key local services and facilities.
- e) Demonstrate provision of the required level of Biodiversity Net Gain.
- f) Address the issue of Nutrient Neutrality in accordance with The Conservation of Habitats and Species Regulations 2017.
- g) Include a landscaping scheme which is sympathetic to the surrounding area.
- h) Include a drainage strategy which accords with the most recent Lead Local Flood

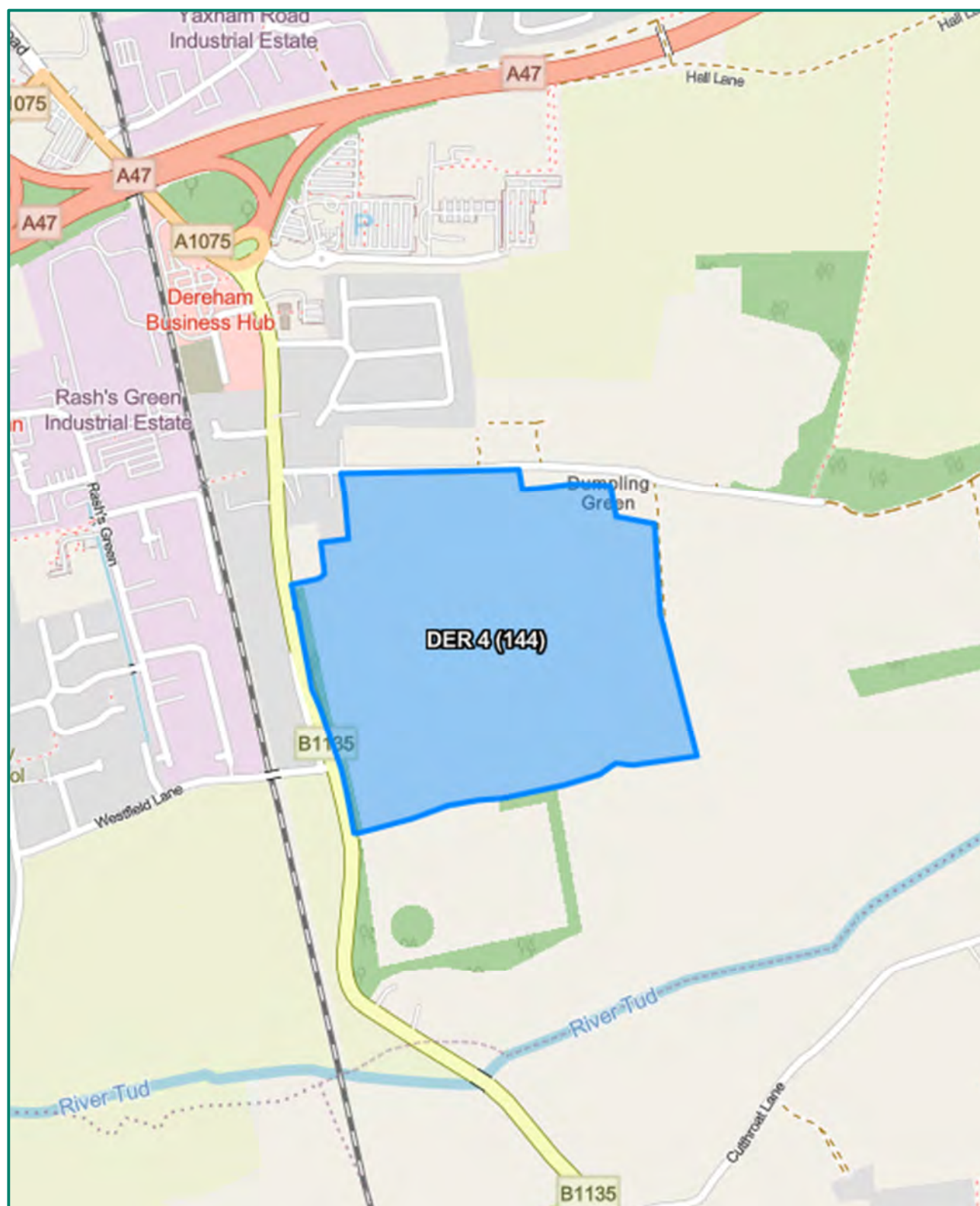


authority guidance.

- i) Deliver a minimum of 25% affordable housing with an 90/10 split between rented affordable housing and low-cost affordable home ownership products.
- j) 25% homes built to the M4(2) accessible and adaptable standards and 5% in accordance with the Building Regulations M4(3) standard.
- k) Provide an area of public open space of a quantum appropriate to the size of the development in accordance with Policy ENV 12 of this Plan.



PROPOSAL DER 4 (144): Dumphing Green



PROPOSAL DER 4 (144): Dumpling Green

Proposals for the allocation as identified on the Policies Map, should provide approximately 300 dwellings.

Development will be subject to compliance with other policies in this Local Plan including on-site provision of the required proportion of affordable housing and appropriate contributions towards education, provision and monitoring of public open space and play areas, as well as other infrastructure, services and other community needs as agreed with the Local Planning Authority.

Development proposals must:

- a) Adhere to affordable housing and public open space requirements to be provided in accordance with agreed Council standards.
- b) Demonstrate a high-quality design reflecting the Breckland Design Guide.
- c) Demonstrate a safe and acceptable vehicle, pedestrian and cycle access in two places along Yaxham Road.
- d) Incorporate any necessary off-site highway improvements to improve a pedestrian and cycle access to key local services and facilities.
- e) Demonstrate provision of the required level of Biodiversity Net Gain.
- f) Address the issue of Nutrient Neutrality in accordance with The Conservation of Habitats and Species Regulations 2017.
- g) Include a landscaping scheme which is sympathetic to the surrounding area.
- h) Include a drainage strategy which accords with the most recent Lead Local Flood

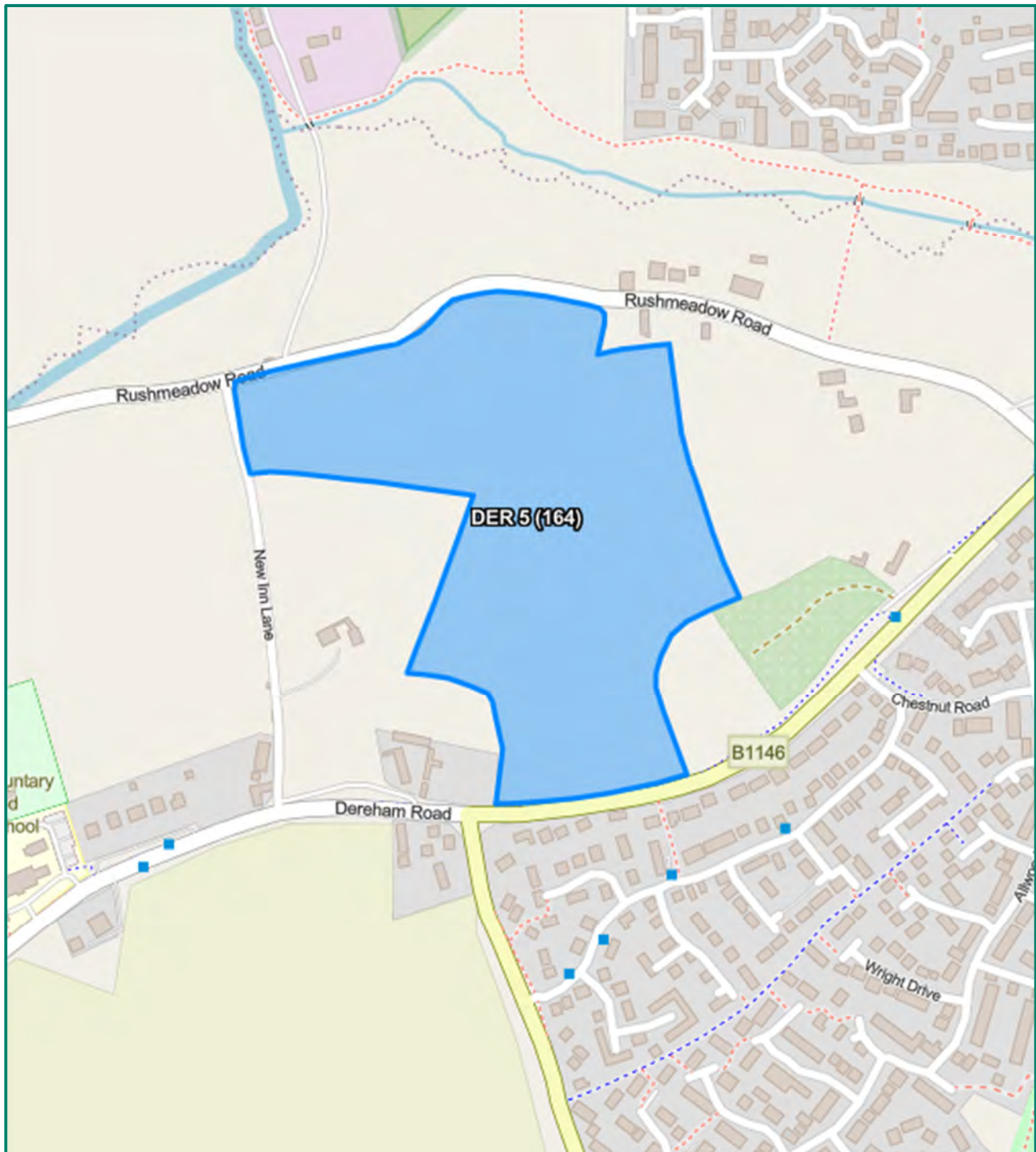


authority guidance.

- i) 25% homes built to the M4(2) accessible and adaptable standards and 5% in accordance with the Building Regulations M4(3) standard.
- j) Deliver a minimum of 25% affordable housing with an 90/10 split between rented affordable housing and low-cost affordable home ownership products.
- k) Provide an area of public open space of a quantum appropriate to the size of the development in accordance with Policy ENV 12 of this Plan. , which includes provision for children's play, outdoor sports and open parkland with well linked walking routes.



PROPOSAL DER 5 (164): North of Dereham Road



PROPOSAL DER 5 (164): North of Dereham Road

Proposals for the allocation as identified on the Policies Map, should provide for approximately 70 dwellings.

Development will be subject to compliance with other policies in this Local Plan including on-site provision of the required proportion of affordable housing and appropriate contributions towards education, provision and monitoring of public open space and play areas, as well as other infrastructure, services and other community needs as agreed with the Local Planning Authority.

Development proposals must:

- a) Adhere to affordable housing and public open space requirements to be provided in accordance with agreed Council standards.
- b) Demonstrate a high-quality design reflecting the Breckland Design Guide.
- c) Demonstrate a safe and acceptable vehicle, pedestrian and cycle access onto Dereham Road.
- d) Incorporate any necessary off-site highway improvements to improve a pedestrian and cycle access to key local services and facilities.
- e) Demonstrate provision of the required level of Biodiversity Net Gain.
- f) Address the issue of Nutrient Neutrality in accordance with The Conservation of Habitats and Species Regulations 2017.
- g) Include a landscaping scheme which is sympathetic to the surrounding area.
- h) Include a drainage strategy which accords with the most recent Lead Local Flood



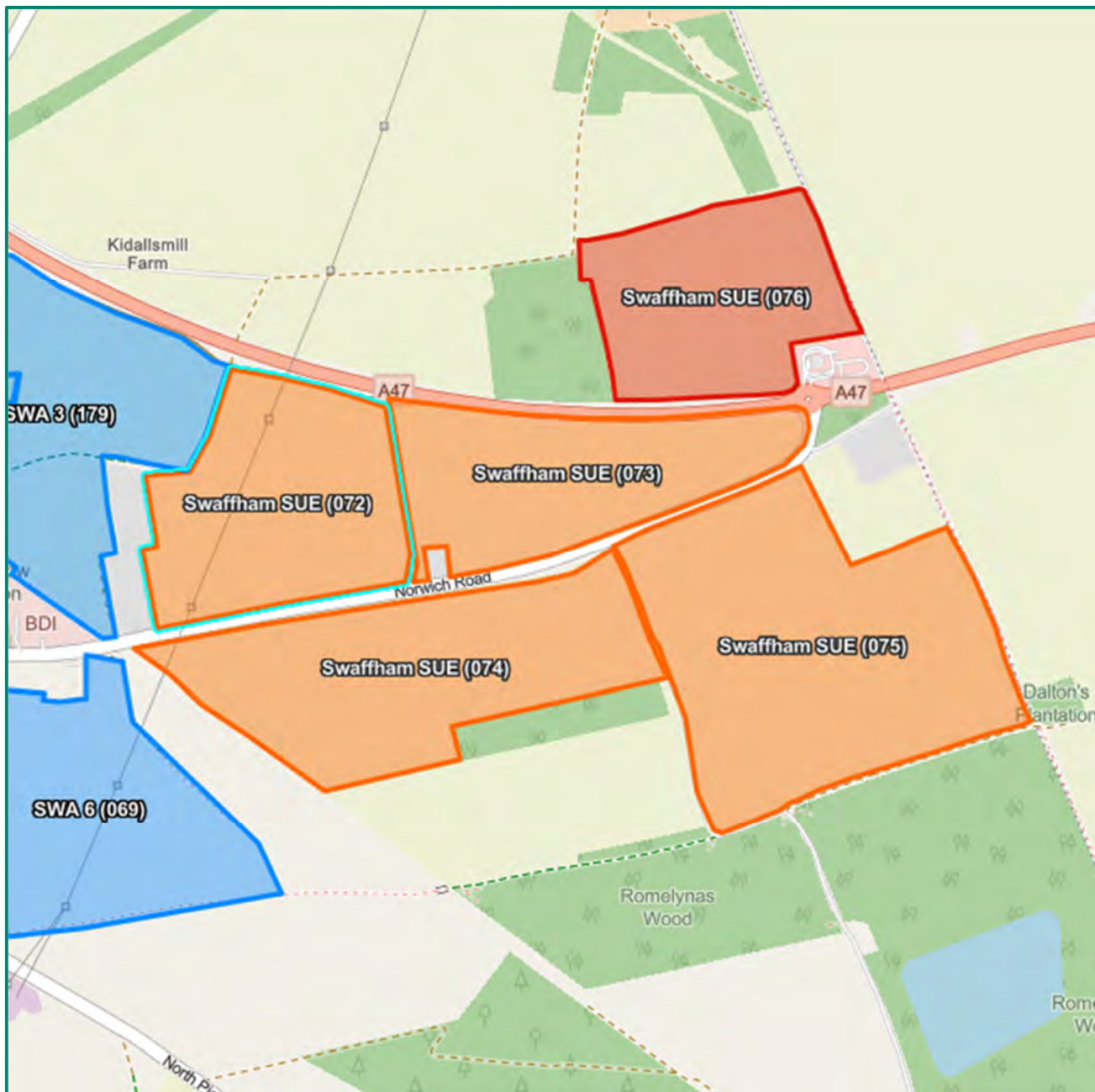
authority guidance.

- i) Deliver a minimum of 25% affordable housing with an 90/10 split between rented affordable housing and low-cost affordable home ownership products.
- j) 25% homes built to the M4(2) accessible and adaptable standards and 5% in accordance with the Building Regulations M4(3) standard.
- k) Provide an area of public open space of a quantum appropriate to the size of the development in accordance with Policy ENV 12 of this Plan. , which provides a suitable buffer to the WWTW to the north.



Swaffham

PROPOSAL Swaffham SUE (072): North of Norwich Road (West)



PROPOSAL Swaffham SUE (072): North of Norwich Road (West)

Proposals for the allocation as identified on the Policies Map, should provide for approximately 400 dwellings.

A Masterplan that incorporates sites (072, 073, 074 and 075) providing a strategic overview and framework to ensure that the development meets the requirements of the development plan, specific site requirements and that infrastructure can be provided in a comprehensive way must be prepared and must be prepared and submitted with the first outline planning application. Development will be subject to compliance with other policies in this Local Plan including on-site provision of the required proportion of affordable housing and appropriate contributions towards education, provision and monitoring of public open space and play areas, as well as other infrastructure, services and other community needs as agreed with the Local Planning Authority.

Development proposals must:

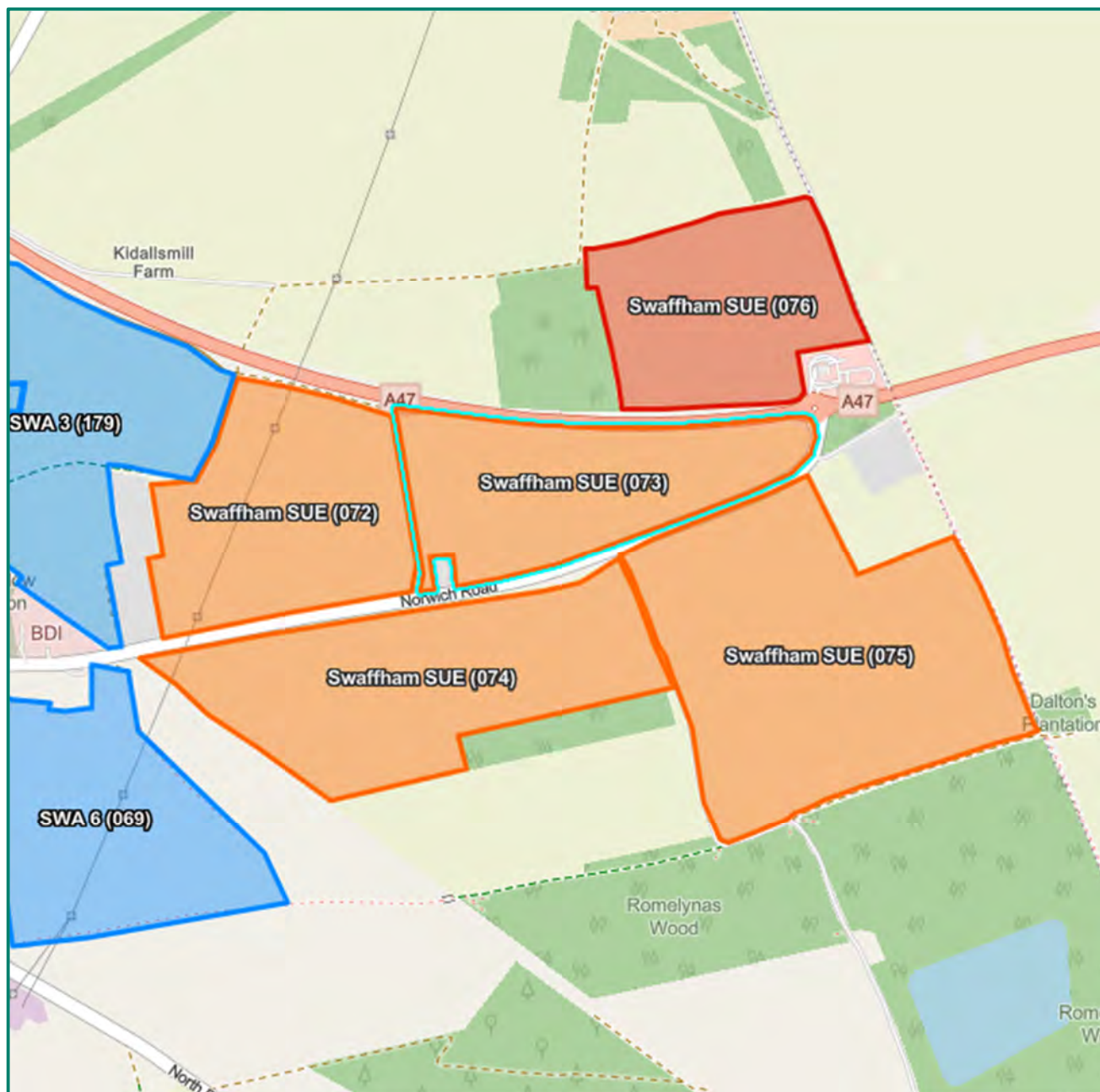
- a) demonstrate a high-quality design reflecting the Breckland Design Guide and
- b) demonstrate a safe and acceptable vehicle, pedestrian and cycle access onto Norwich Road including adequate visibility splays and
- c) incorporate any necessary off-site highway improvements to improve a pedestrian and cycle access to key local services and facilities and
- d) provide facilities and improvements to bus stops and public transport provision in the vicinity of the development and
- e) provide a Utilities Statement to support the planning application to demonstrate how power, broadband, water supply (including water efficiency) and sewerage capacity will be made available in time to serve the site and
- f) demonstrate provision of the required level of Biodiversity Net Gain and



- g) include a landscaping scheme which is sympathetic to the surrounding area and
- h) include a drainage strategy which accords with the most recent Lead Local Flood authority guidance and
- i) Swaffham SUE across all sites will provide for a nursing care facility and 25% homes built to the M4(2) accessible and adaptable standards and 5% in accordance with the Building Regulations M4(3) standard and
- j) deliver a minimum of 25% affordable housing with an 90/10 split between rented affordable housing and low-cost affordable home ownership products and
- k) provide an area of public open space of a quantum appropriate to the size of the development in accordance with Policy ENV 12 of this Plan and
- l) Development proposals must demonstrate, through the ecological and arboricultural assessments, how the site layout will maintain and enhance ecological connectivity and green infrastructure in line with the Norfolk Local Nature Recovery Strategy and the priorities of the Norfolk & Suffolk Nature Recovery Partnership and
- m) The Masterplan must demonstrate how tree loss has been minimised. Any tree losses will need to be substantially mitigated with a thorough and in-depth landscaping scheme that demonstrates an overall gain for green infrastructure and biodiversity.



PROPOSAL Swaffham SUE (073): North of Norwich Road (East)



PROPOSAL Swaffham SUE (073): North of Norwich Road (East)

Proposals for the allocation as identified on the Policies Map, should provide for approximately 300 dwellings.

A Masterplan that incorporates sites (072, 073, 074 and 075) providing a strategic overview and framework to ensure that the development meets the requirements of the development plan, specific site requirements and that infrastructure can be provided in a comprehensive way must be prepared and must be prepared and submitted with the first outline planning application. Development will be subject to compliance with other policies in this Local Plan including on-site provision of the required proportion of affordable housing and appropriate contributions towards education, provision and monitoring of public open space and play areas, as well as other infrastructure, services and other community needs as agreed with the Local Planning Authority.

Development proposals must:

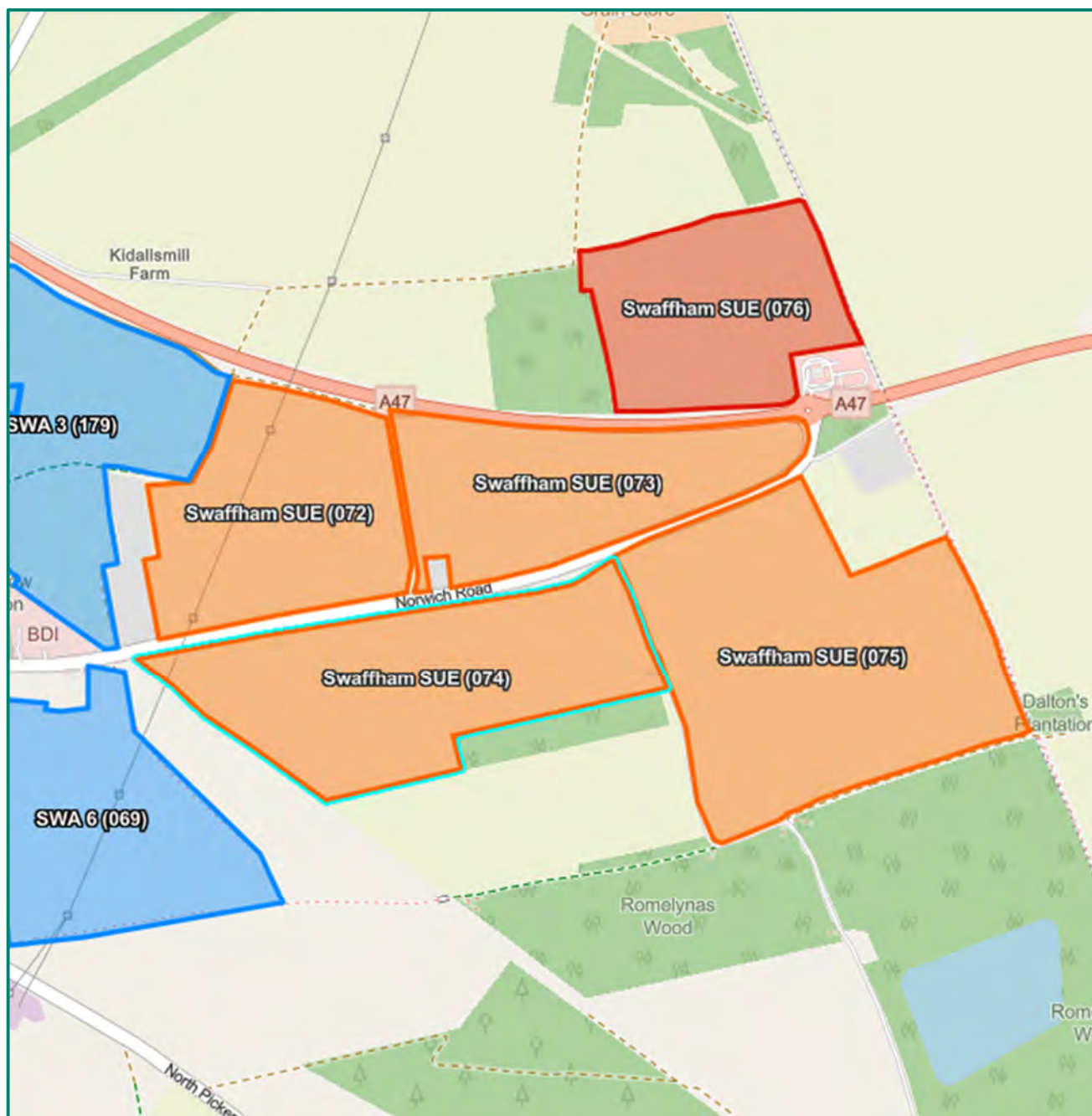
- a) demonstrate a high-quality design reflecting the Breckland Design Guide and
- b) demonstrate a safe and acceptable vehicle, pedestrian and cycle access onto Norwich Road including adequate visibility splays and
- c) incorporate any necessary off-site highway improvements to improve a pedestrian and cycle access to key local services and facilities and
- d) provide facilities and improvements to bus stops and public transport provision in the vicinity of the development and
- e) provide a Utilities Statement to support the planning application to demonstrate how power, broadband, water supply (including water efficiency) and sewerage capacity will be made available in time to serve the site and
- f) demonstrate provision of the required level of Biodiversity Net Gain and
- g) include a landscaping scheme which is sympathetic to the surrounding area and



- h) include a drainage strategy which accords with the most recent Lead Local Flood authority guidance and
- i) Swaffham SUE across all sites will provide for a nursing care facility and 25% homes built to the M4(2) accessible and adaptable standards and 5% in accordance with the Building Regulations M4(3) standard and
- j) deliver a minimum of 25% affordable housing with an 90/10 split between rented affordable housing and low-cost affordable home ownership products and
- k) provide an area of public open space of a quantum appropriate to the size of the development in accordance with Policy ENV 12 of this Plan and
- l) development proposals must demonstrate, through the ecological and arboricultural assessments, how the site layout will maintain and enhance ecological connectivity and green infrastructure in line with the Norfolk Local Nature Recovery Strategy and the priorities of the Norfolk & Suffolk Nature Recovery Partnership and
- m) The Masterplan must demonstrate how tree loss has been minimised. Any tree losses will need to be substantially mitigated with a thorough and in-depth landscaping scheme that demonstrates an overall gain for green infrastructure and biodiversity.



PROPOSAL Swaffham SUE (074): South of Norwich Road (West)



PROPOSAL Swaffham SUE (074): South of Norwich Road (West)

Proposals for the allocation as identified on the Policies Map, should provide for approximately 500 dwellings.

A Masterplan that incorporates sites (072, 073, 074 and 075) providing a strategic overview and framework to ensure that the development meets the requirements of the development plan, specific site requirements and that infrastructure can be provided in a comprehensive way must be prepared and must be prepared and submitted with the first outline planning application. Development will be subject to compliance with other policies in this Local Plan including on-site provision of the required proportion of affordable housing and appropriate contributions towards education, provision and monitoring of public open space and play areas, as well as other infrastructure, services and other community needs as agreed with the Local Planning Authority.

Development proposals must:

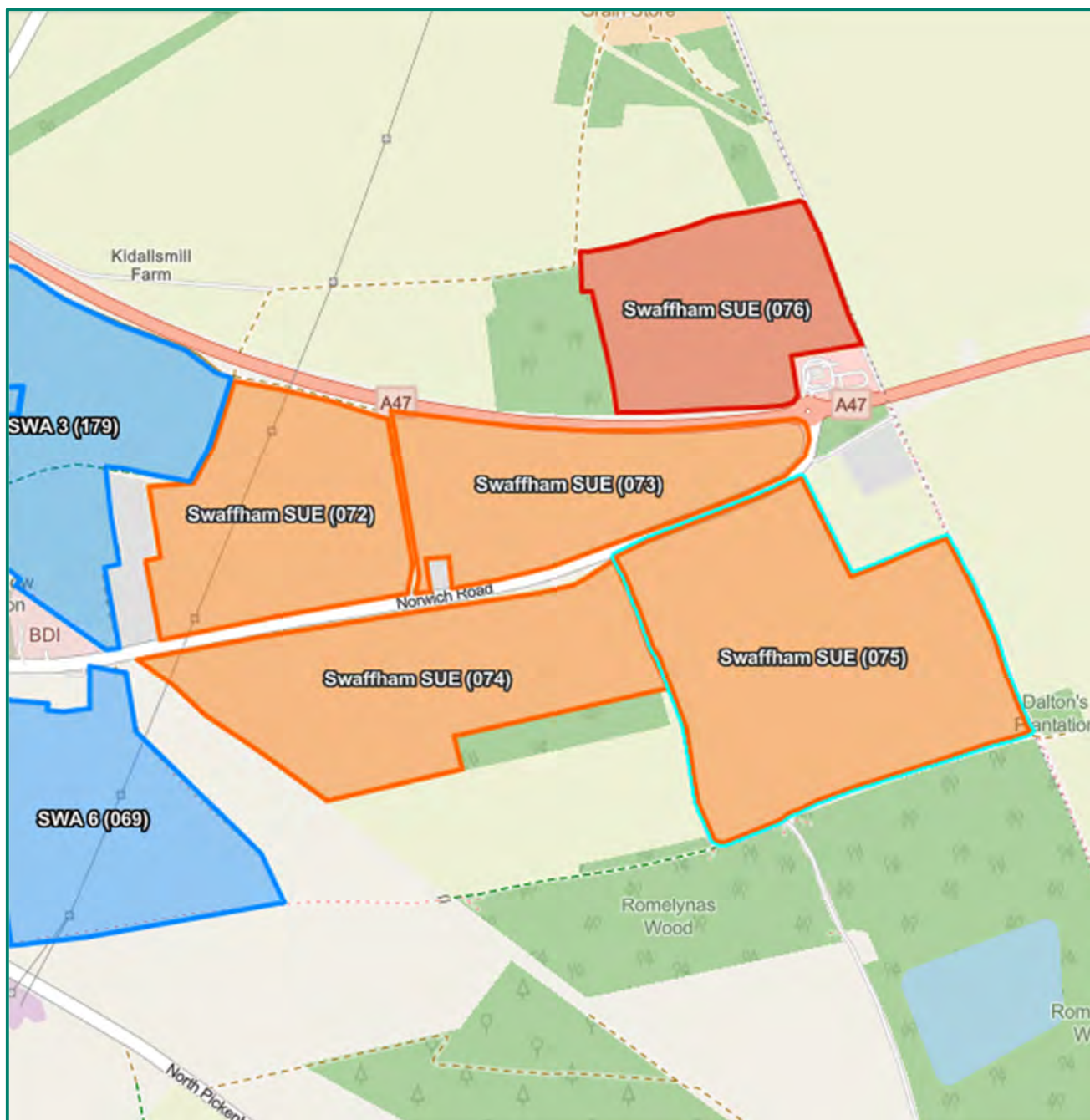
- a) demonstrate a high-quality design reflecting the Breckland Design Guide.
- b) demonstrate a safe and acceptable vehicle, pedestrian and cycle access onto Norwich Road including adequate visibility splays and
- c) incorporate any necessary off-site highway improvements to improve a pedestrian and cycle access to key local services and facilities and
- d) provide facilities and improvements to bus stops and public transport provision in the vicinity of the development and
- e) provide a Utilities Statement to support the planning application to demonstrate how power, broadband, water supply (including water efficiency) and sewerage capacity will be made available in time to serve the site and
- f) demonstrate provision of the required level of Biodiversity Net Gain and
- g) include a landscaping scheme which is sympathetic to the surrounding area and



- h) include a drainage strategy which accords with the most recent Lead Local Flood authority guidance and
- i) Swaffham SUE across all sites will provide for a nursing care facility and 25% homes built to the M4(2) accessible and adaptable standards and 5% in accordance with the Building Regulations M4(3) standard and
- j) deliver a minimum of 25% affordable housing with an 90/10 split between rented affordable housing and low-cost affordable home ownership products.
- k) provide an area of public open space of a quantum appropriate to the size of the development in accordance with Policy ENV 12 of this Plan and
- l) development proposals must demonstrate, through the ecological and arboricultural assessments, how the site layout will maintain and enhance ecological connectivity and green infrastructure in line with the Norfolk Local Nature Recovery Strategy and the priorities of the Norfolk & Suffolk Nature Recovery Partnership and
- m) The Masterplan must demonstrate how tree loss has been minimised. Any tree losses will need to be substantially mitigated with a thorough and in-depth landscaping scheme that demonstrates an overall gain for green infrastructure and biodiversity.



PROPOSAL Swaffham SUE (075): South of Norwich Road (East)



PROPOSAL Swaffham SUE (075): South of Norwich Road (East)

Proposals for the allocation as identified on the Policies Map, should provide for approximately 500 dwellings.

A Masterplan that incorporates sites (072, 073, 074 and 075) providing a strategic overview and framework to ensure that the development meets the requirements of the development plan, specific site requirements and that infrastructure can be provided in a comprehensive way must be prepared and must be prepared and submitted with the first outline planning application. Development will be subject to compliance with other policies in this Local Plan including on-site provision of the required proportion of affordable housing and appropriate contributions towards education, provision and monitoring of public open space and play areas, as well as other infrastructure, services and other community needs as agreed with the Local Planning Authority.

Development proposals must:

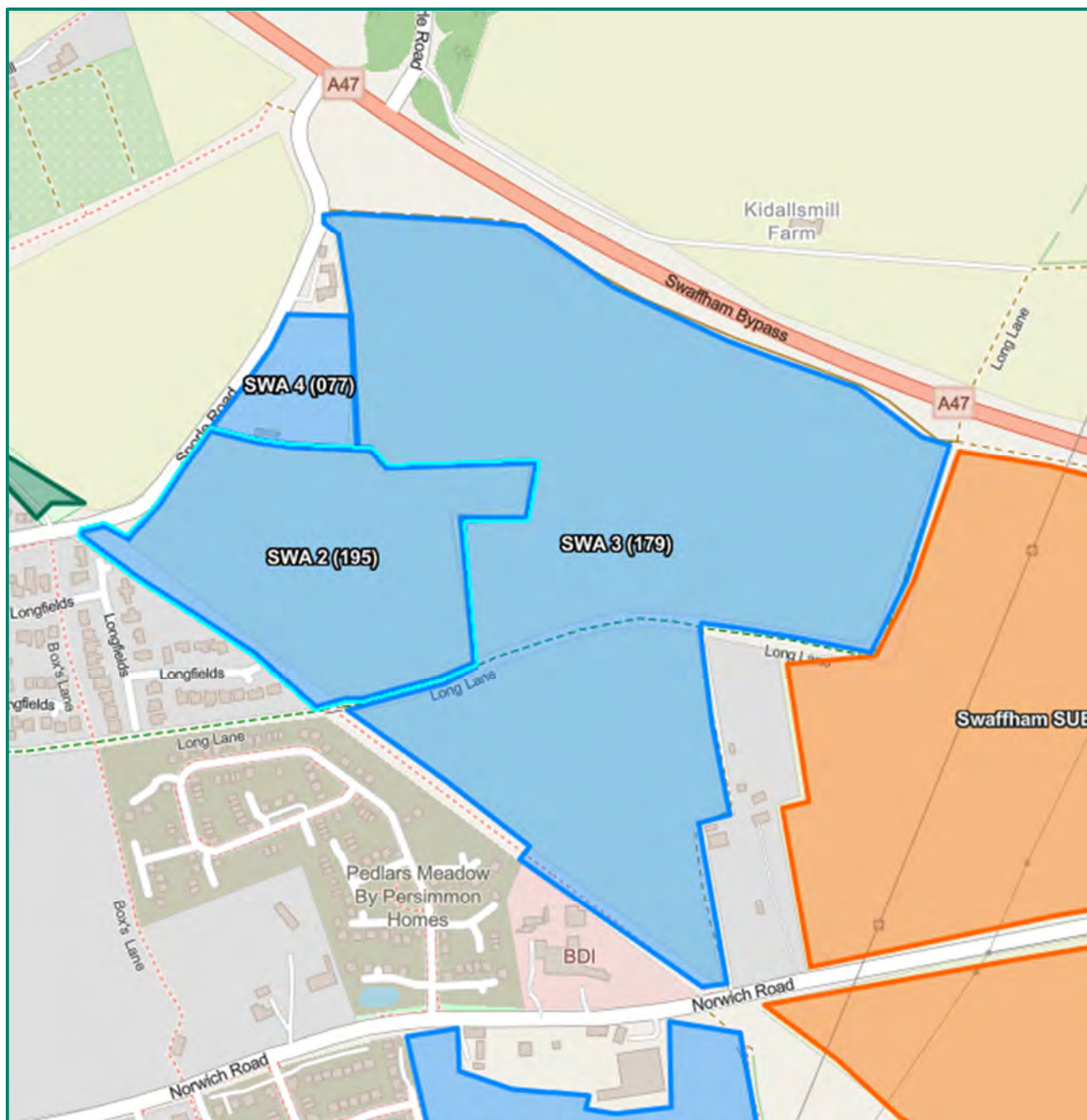
- a) demonstrate a high-quality design reflecting the Breckland Design Guide and
- b) demonstrate a safe and acceptable vehicle, pedestrian and cycle access onto Norwich Road including adequate visibility splays and
- c) incorporate any necessary off-site highway improvements to improve a pedestrian and cycle access to key local services and facilities and
- d) provide facilities and improvements to bus stops and public transport provision in the vicinity of the development and
- e) provide a Utilities Statement to support the planning application to demonstrate how power, broadband, water supply (including water efficiency) and sewerage capacity will be made available in time to serve the site and
- f) demonstrate provision of the required level of Biodiversity Net Gain and
- g) include a landscaping scheme which is sympathetic to the surrounding area and



- h) include a drainage strategy which accords with the most recent Lead Local Flood authority guidance and
- i) Swaffham SUE across all sites will provide for a nursing care facility and 25% homes built to the M4(2) accessible and adaptable standards and 5% in accordance with the Building Regulations M4(3) standard and
- j) deliver a minimum of 25% affordable housing with an 90/10 split between rented affordable housing and low-cost affordable home ownership products.
- k) provide an area of public open space of a quantum appropriate to the size of the development in accordance with Policy ENV 12 of this Plan and
- l) development proposals must demonstrate, through the ecological and arboricultural assessments, how the site layout will maintain and enhance ecological connectivity and green infrastructure in line with the Norfolk Local Nature Recovery Strategy and the priorities of the Norfolk & Suffolk Nature Recovery Partnership and
- m) The Masterplan must demonstrate how tree loss has been minimised. Any tree losses will need to be substantially mitigated with a thorough and in-depth landscaping scheme that demonstrates an overall gain for green infrastructure and biodiversity.



PROPOSAL SWA 2 (195): South Of Sporle Road, Swaffham



PROPOSAL SWA 2 (195): South Of Sporle Road, Swaffham

Proposals for the allocation as identified on the Policies Map, should provide for approximately 120 dwellings.

A masterplan is required for the site and must consider:

- a) The scheme will preserve or, where possible, enhance the setting of nearby designated and non-designated heritage assets. The design of the scheme should have regard to and respect the gateway location of the site;
- b) On site provision of the required proportion of affordable housing and contributions towards provision and monitoring of public open space and play areas, as well as other infrastructure, services and other community needs commensurate with the scale and location of this development proposal;
- c) A high-quality design reflecting the Breckland Design Guide that includes an appropriate layout and building design that includes noise attenuation measures resulting from the A47;
- d) The incorporation of any necessary off-site highway improvements to improve pedestrian and cycle access to key local services and facilities;
- e) The retention of any existing rights of way and creation of links to bus routes and bus stops creating safe routes to the town centre and key facilities within the town;
- f) A Utilities Statement will be required to support the planning application to demonstrate how power, broadband, water supply (including water efficiency) and sewerage capacity will be made available in time to serve the site;
- g) Deliver a minimum of 25% affordable housing with an 90/10 split between rented

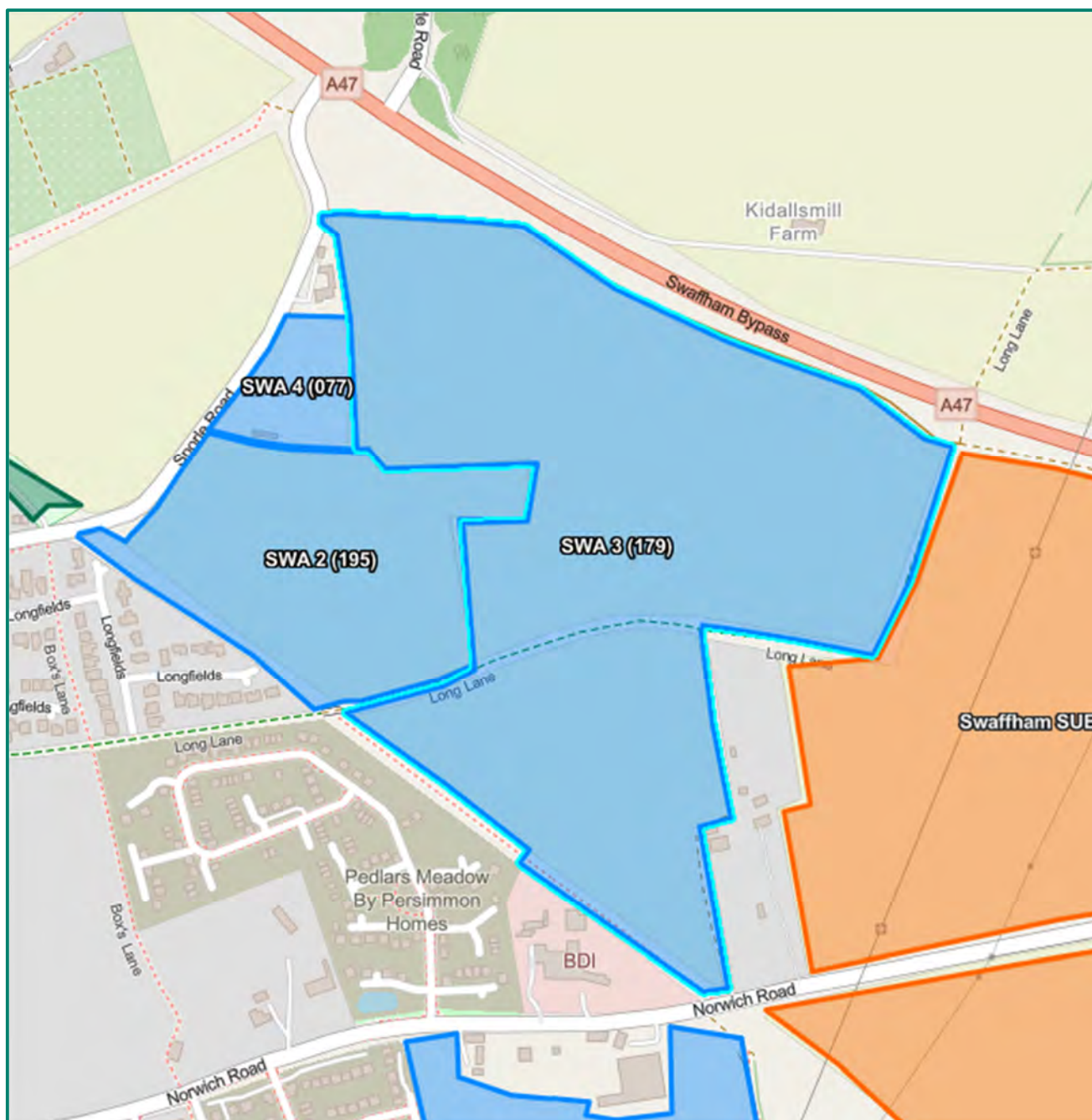


affordable housing and low-cost affordable home ownership products.

- h) 25% homes built to the M4(2) accessible and adaptable standards and 5% in accordance with the Building Regulations M4(3) standard.
- i) The retention and enhancement of native hedgerows and trees and provide green corridors connecting development sites, as well as providing for the required level of Biodiversity Net Gain, in accordance with policies in this is Local Plan as well as appropriate wildlife mitigation and improvement measures.



PROPOSAL SWA 3 (179): East Of Sporle Road, Swaffham



PROPOSAL SWA 3 (179): East Of Sporle Road, Swaffham

Proposals for the allocation as identified on the Policies Map, should provide for approximately 180 dwellings.

A masterplan is required for the site and must consider:

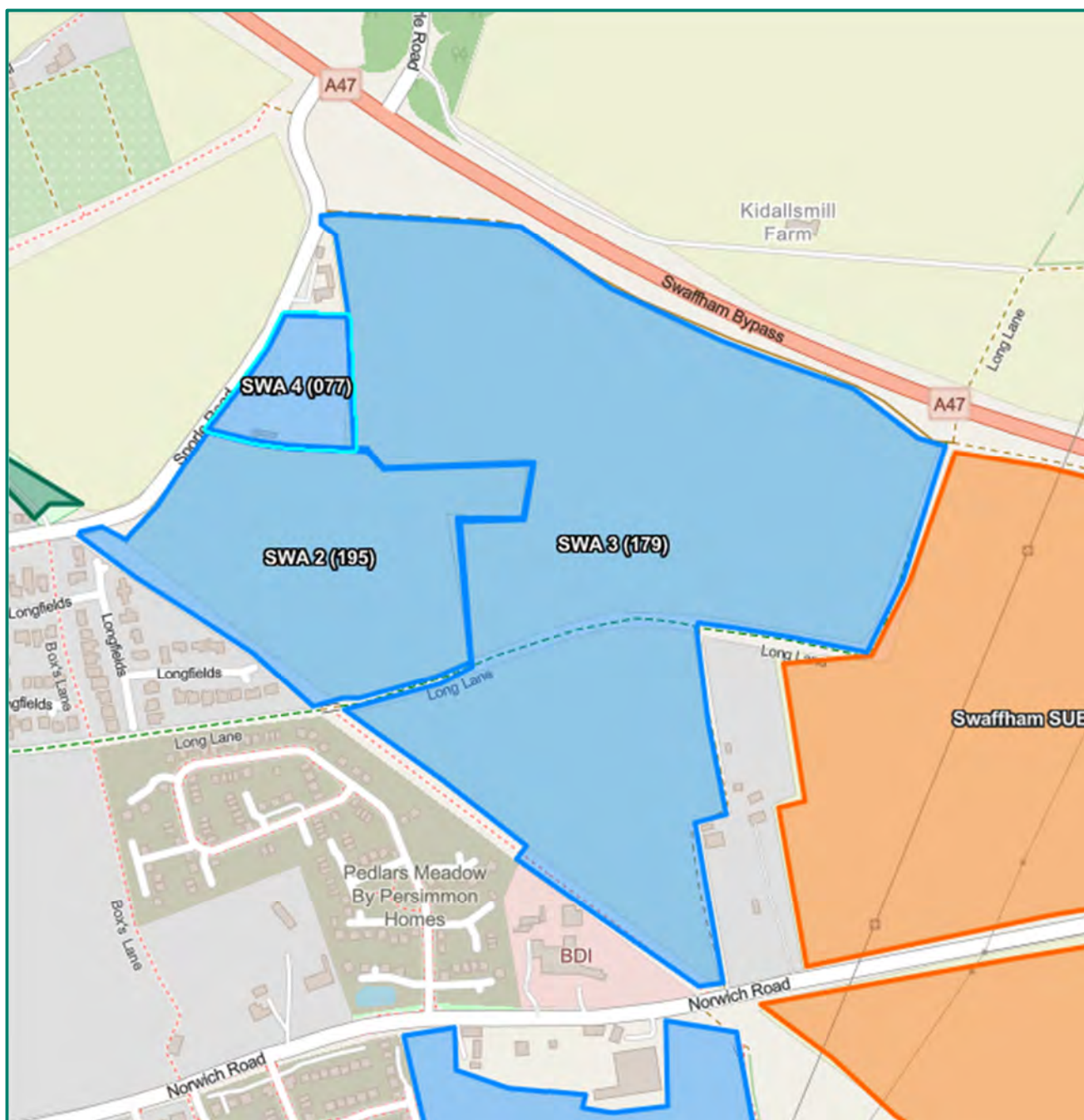
- a) The scheme will preserve or, where possible, enhance the setting of nearby designated and non-designated heritage assets. The design of the scheme should have regard to and respect the gateway location of the site;
- b) On site provision of the required proportion of affordable housing and contributions towards provision and monitoring of public open space and play areas, as well as other infrastructure, services and other community needs commensurate with the scale and location of this development proposal;
- c) A high-quality design reflecting the Breckland Design Guide that includes an appropriate layout and building design that includes noise attenuation measures resulting from the A47;
- d) The incorporation of any necessary off-site highway improvements to improve pedestrian and cycle access to key local services and facilities;
- e) The retention of any existing rights of way and creation of links to bus routes and bus stops creating safe routes to the town centre and key facilities within the town;
- f) A Utilities Statement will be required to support the planning application to demonstrate how power, broadband, water supply (including water efficiency) and sewerage capacity will be made available in time to serve the site;
- g) Deliver a minimum of 25% affordable housing with an 90/10 split between rented affordable housing and low-cost affordable home ownership products.



- h) 25% homes built to the M4(2) accessible and adaptable standards and 5% in accordance with the Building Regulations M4(3) standard.
- i) The retention and enhancement of native hedgerows and trees and provide green corridors connecting development sites, as well as providing for the required level of Biodiversity Net Gain, in accordance with policies in this is Local Plan as well as appropriate wildlife mitigation and improvement measures.



PROPOSAL SWA 4 (077): Stoneycroft House, Sporle Road



PROPOSAL SWA 4 (077): Stoneycroft House, Sporle Road

Proposals for the allocation as identified on the Policies Map, should provide for Approximately 12 dwellings.

Development will be subject to compliance with other policies in this Local Plan including on-site provision of the required proportion of affordable housing and appropriate contributions towards education, provision and monitoring of public open space and play areas, as well as other infrastructure, services and other community needs as agreed with the Local Planning Authority.

Development proposals must:

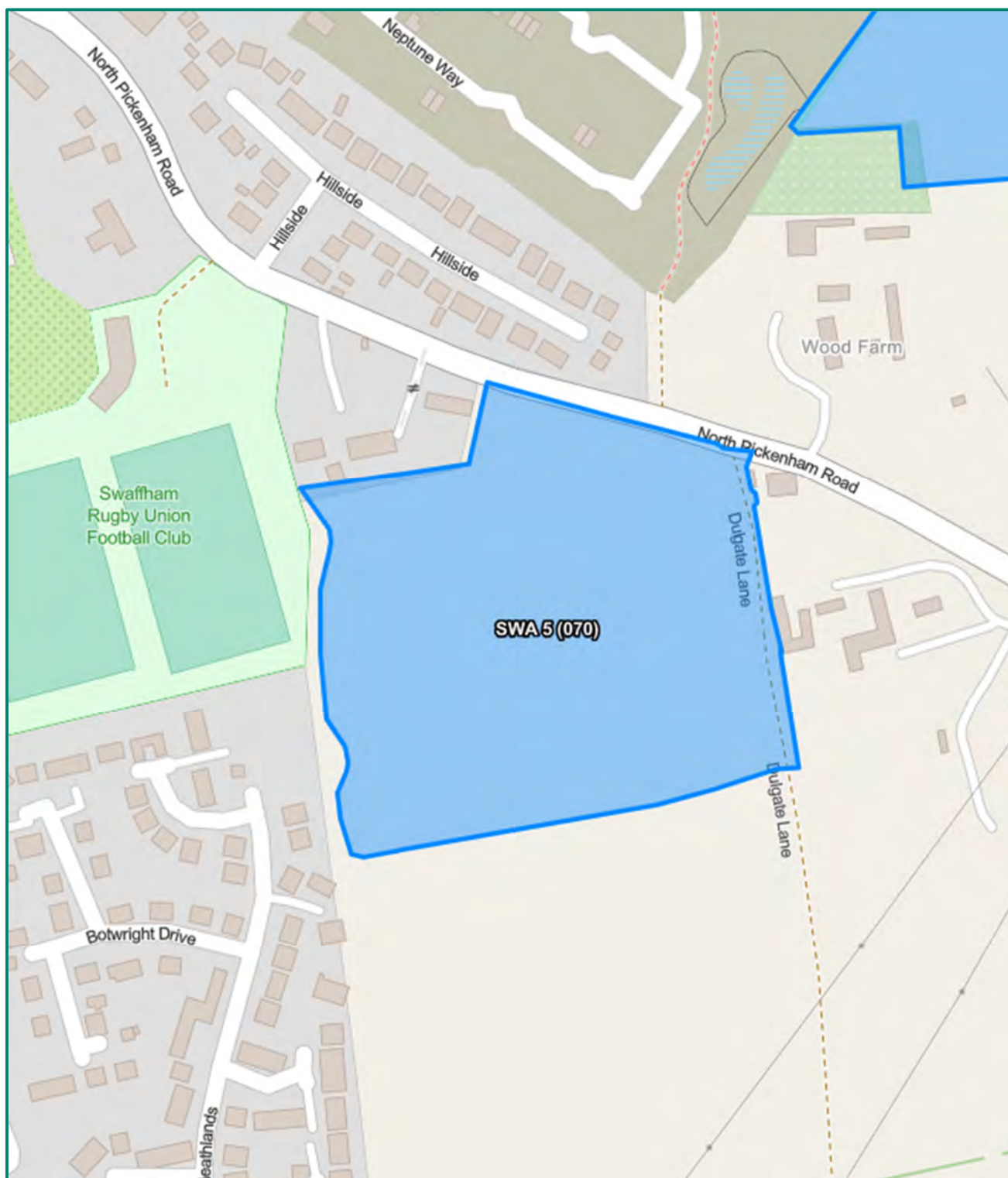
- a) Adhere to affordable housing and public open space requirements to be provided in accordance with agreed Council standards
- b) Demonstrate a high-quality design reflecting the Breckland Design Guide.
- c) Demonstrate a safe and acceptable vehicle access onto Sporle Road with adequate visibility splays, including expansion of 30mph zone to the north end of the road past the site's boundary.
- d) Incorporate any necessary off-site highway improvements to improve a pedestrian and cycle access to key local services and facilities to access Swaffham Town Centre.
- e) Incorporate interconnected pedestrian and cycle access between SWA 2 & 3 to the south and east as well as being in general conformity with neighbouring development.
- f) Facilities and improvements to bus stops and public transport in the vicinity of the development.



- g) Demonstrate provision of the required level of Biodiversity Net Gain in addition to appropriate wildlife mitigation measures and enhancement of existing habitats.
- h) Include a landscaping scheme which is sympathetic to the surrounding area.
- i) Include a drainage strategy which accords with the most recent Lead Local Flood authority guidance.
- j) Deliver a minimum of 25% affordable housing with an 90/10 split between rented affordable housing and low-cost affordable home ownership products.
- k) 25% homes built to the M4(2) accessible and adaptable standards and 5% in accordance with the Building Regulations M4(3) standard.
- l) Provide an area of public open space of a quantum appropriate to the size of the development in accordance with Policy ENV 12 of this Plan.



PROPOSAL SWA 5 (070): South of North Pickenham Road



PROPOSAL SWA 5 (070): South of North Pickenham Road

Proposals for the allocation as identified on the Policies Map, should provide for approximately 100 dwellings.

Development will be subject to compliance with other policies in this Local Plan including on-site provision of the required proportion of affordable housing and appropriate contributions towards education, provision and monitoring of public open space and play areas, as well as other infrastructure, services and other community needs as agreed with the Local Planning Authority.

Development proposals must:

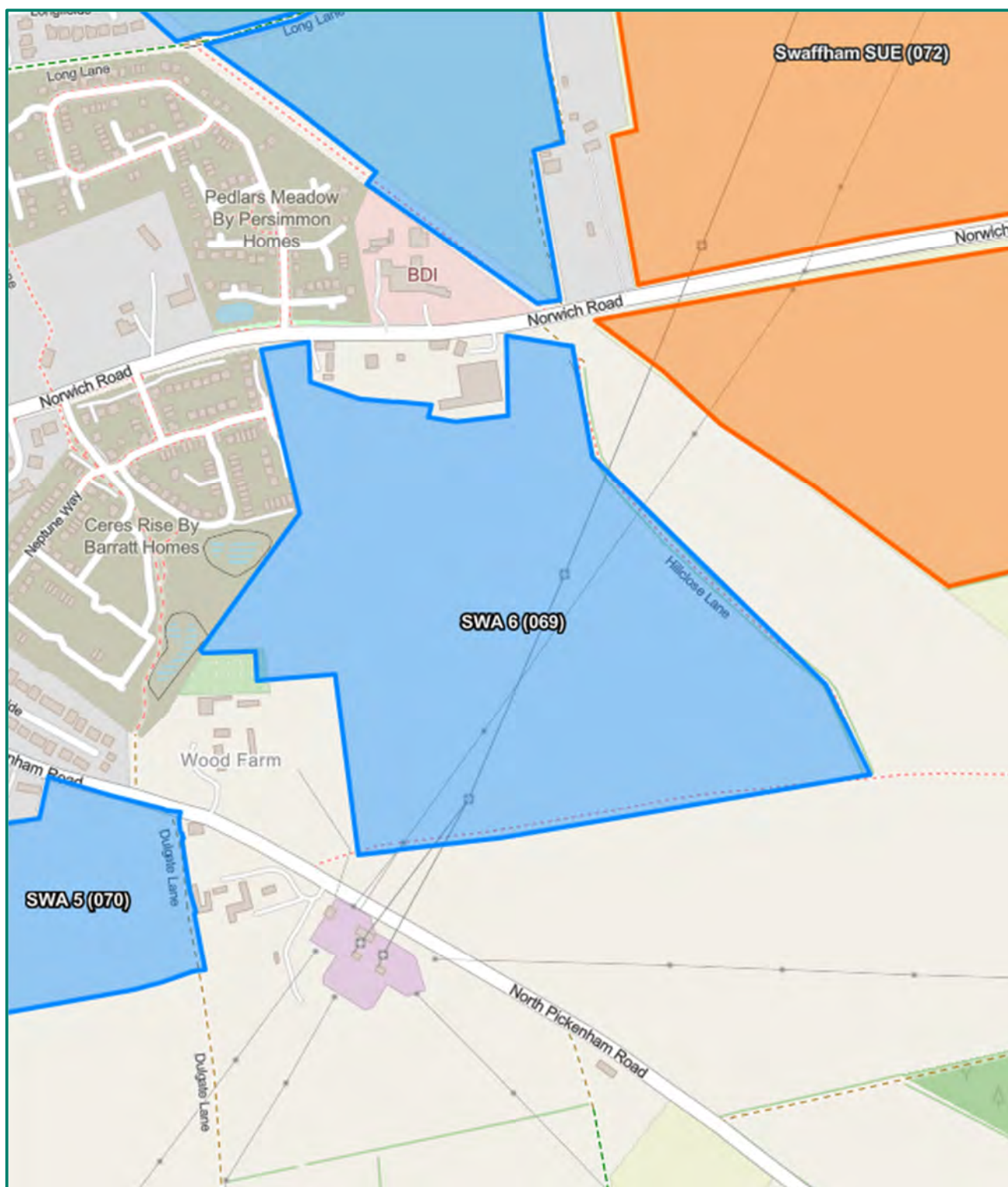
- a) Adhere to affordable housing and public open space requirements to be provided in accordance with agreed Council standards
- b) Demonstrate a high-quality design reflecting the Breckland Design Guide.
- c) Demonstrate a safe and acceptable vehicle, pedestrian and cycle access onto Norwich Road including adequate visibility splays.
- d) Incorporate any necessary off-site highway improvements to improve a pedestrian and cycle access to key local services and facilities.
- e) Demonstrate provision of the required level of Biodiversity Net Gain.
- f) Include a landscaping scheme which is sympathetic to the surrounding area.
- g) Include a drainage strategy which accords with the most recent Lead Local Flood authority guidance.
- h) Deliver a minimum of 25% affordable housing with an 90/10 split between rented affordable housing and low-cost affordable home ownership products.



- i) 25% homes built to the M4(2) accessible and adaptable standards and 5% in accordance with the Building Regulations M4(3) standard.
- j) Provide an area of public open space of a quantum appropriate to the size of the development in accordance with Policy ENV 12 of this Plan.



PROPOSAL SWA 6 (069): South of Norwich Road



PROPOSAL SWA 6 (069): South of Norwich Road

Proposals for the allocation as identified on the Policies Map, should provide for Approximately 300 dwellings.

Development will be subject to compliance with other policies in this Local Plan including on-site provision of the required proportion of affordable housing and appropriate contributions towards education, provision and monitoring of public open space and play areas, as well as other infrastructure, services and other community needs as agreed with the Local Planning Authority.

Development proposals must:

- a) Adhere to affordable housing and public open space requirements to be provided in accordance with agreed Council standards
- b) Demonstrate a high-quality design reflecting the Breckland Design Guide.
- c) Demonstrate a safe and acceptable vehicle access onto Norwich Road, including adequate visibility splays and upgrades to the junction on Norwich road to provide a staggered crossroads with Lancaster Road or filter lane into site.
- d) Incorporate any necessary off-site highway improvements to provide a pedestrian and cycle to link with existing path along Norwich Road in order to access key local services and facilities to the north including Swaffham Town Centre.
- e) Facilities and improvements to provide bus stops and public transport in the vicinity of the development.
- f) Demonstrate provision of the required level of Biodiversity Net Gain in addition to appropriate wildlife mitigation measures and enhancement of existing habitats.

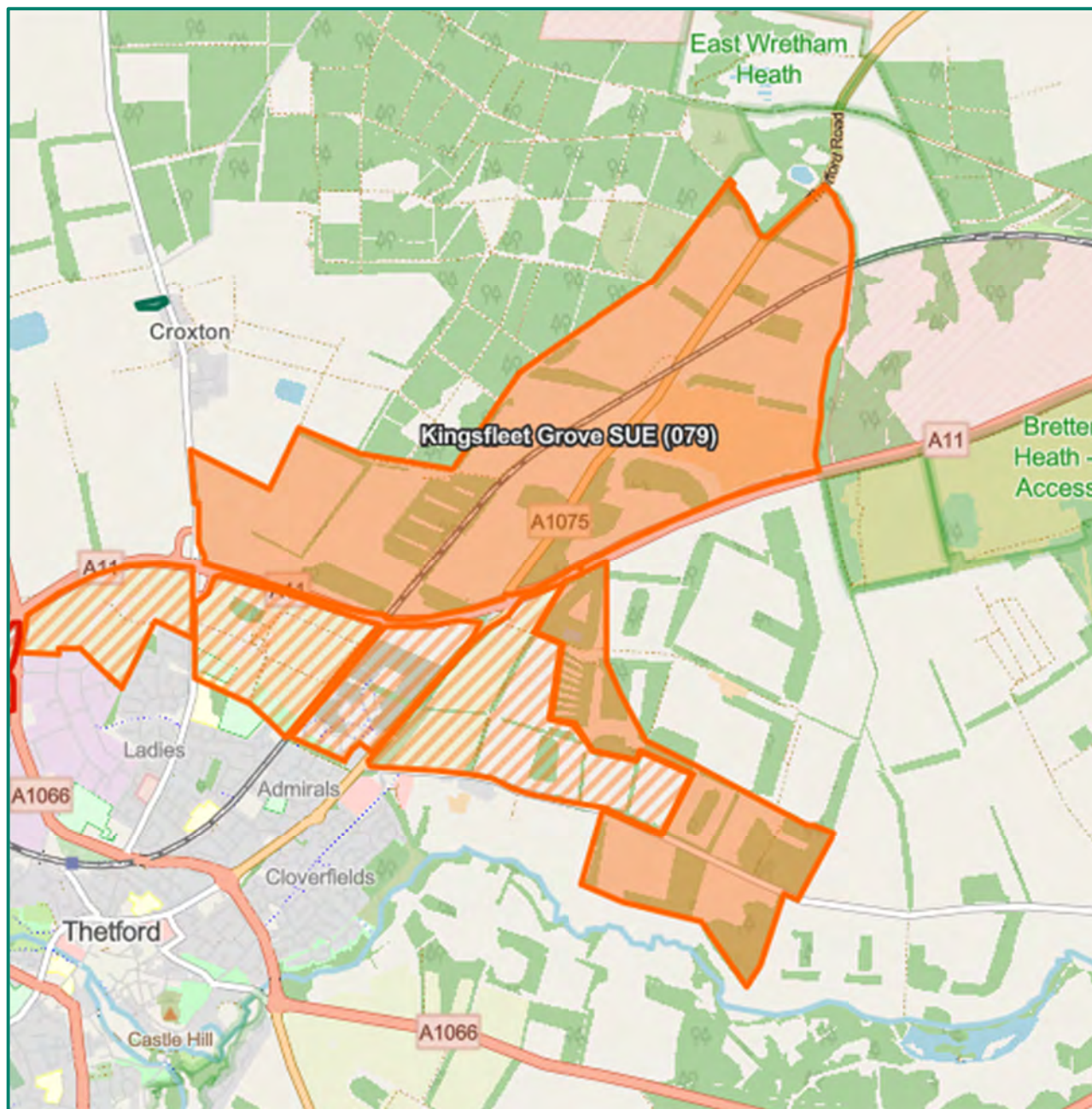


- g) Include a landscaping scheme which is sympathetic to the surrounding area including retention of existing hedgerow where possible.
- h) Include green active travel links to south of the site to integrate development with POS along Flora Road to southwest.
- i) Include a drainage strategy which accords with the most recent Lead Local Flood authority guidance.
- j) Deliver 10% of residential dwellings built to the M4(2) accessible and adaptable standards.
- k) Deliver a minimum of 25% affordable housing with an 90/10 split between rented affordable housing and low-cost affordable home ownership products.
- l) 25% homes built to the M4(2) accessible and adaptable standards and 5% in accordance with the Building Regulations M4(3) standard.
- m) Provide an area of public open space of a quantum appropriate to the size of the development in accordance with Policy ENV 12 of this Plan.



Thetford

PROPOSAL Kingsfleet Grove SUE (079)



PROPOSAL Kingsfleet Grove SUE (079)

Proposals for the allocation as identified on the Policies Map, should provide for approximately 2,000 dwellings.

A Masterplan providing a strategic overview and framework to ensure that the development meets the requirements of the development plan, specific site requirements and that infrastructure can be provided in a comprehensive way must be prepared and must be prepared and submitted with the first outline planning application. Development will be subject to compliance with other policies in this Local Plan including on-site provision of the required proportion of affordable housing and appropriate contributions towards education, provision and monitoring of public open space and play areas, as well as other infrastructure, services and other community needs as agreed with the Local Planning Authority.

Development proposals must:

- a) demonstrate a high-quality design reflecting the Breckland Design Guide and
- b) demonstrate appropriate safe and acceptable vehicle, pedestrian and cycle accesses on to the A11 and other appropriate links to the local highway network and
- c) Incorporate any necessary off-site highway improvements to improve a pedestrian and cycle access to key local services and facilities and
- d) provide facilities and improvements to bus stops and public transport provision in the vicinity of the development and
- e) provide a Utilities Statement to support the planning application to demonstrate how power, broadband, water supply (including water efficiency) and sewerage capacity will be made available in time to serve the site and
- f) demonstrate provision of the required level of Biodiversity Net Gain and
- g) include a landscaping scheme which is sympathetic to the surrounding area and

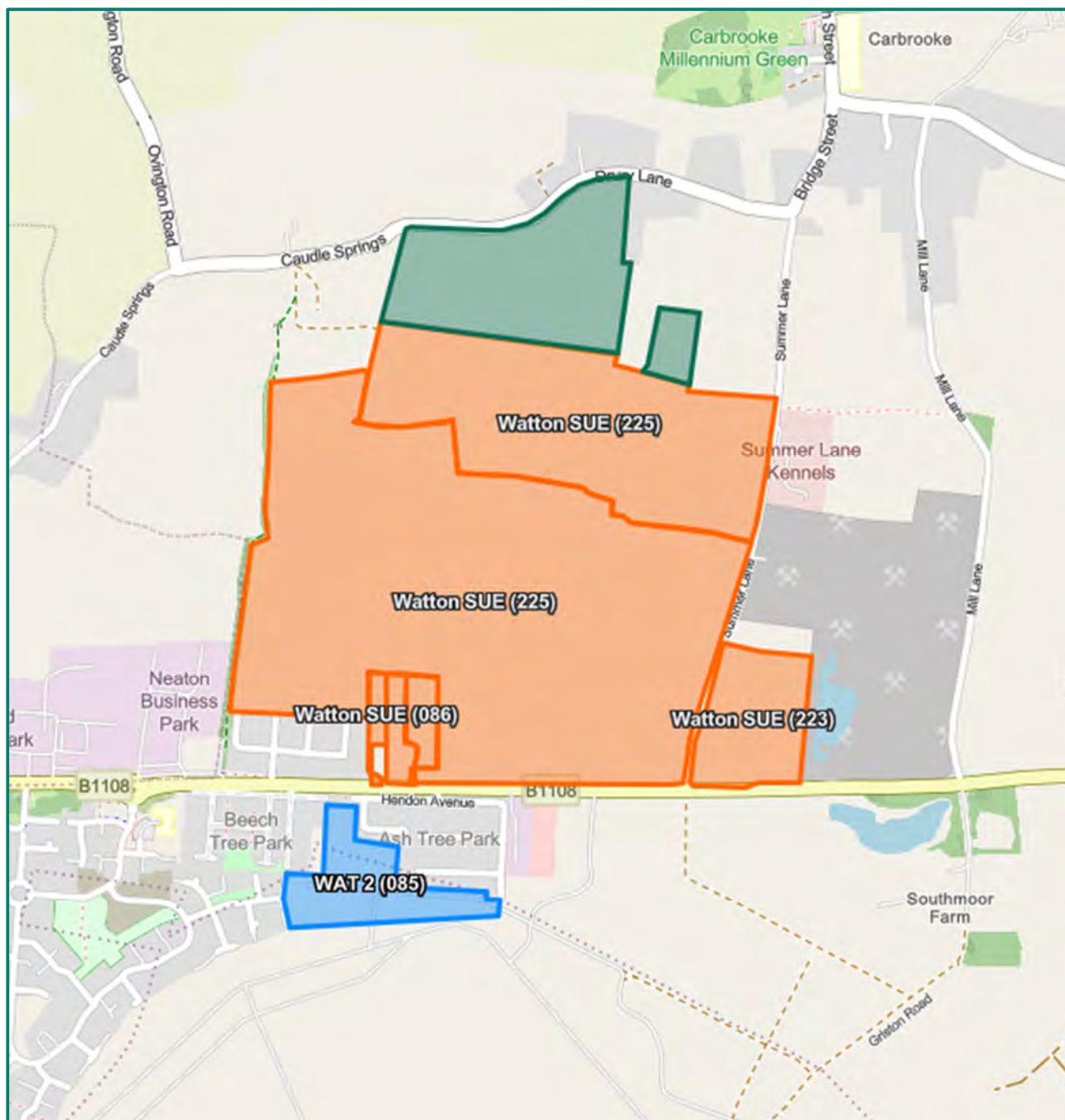


- h) include a drainage strategy which accords with the most recent Lead Local Flood authority guidance and
- i) deliver a minimum of 25% affordable housing with an 90/10 split between rented affordable housing and low-cost affordable home ownership products and
- j) provide for a nursing care facility and 25% homes built to the M4(2) accessible and adaptable standards and 5% in accordance with the Building Regulations M4(3) standard and
- k) provide an area of public open space of a quantum appropriate to the size of the development in accordance with Policy ENV 12 of this Plan and
- l) development proposals must demonstrate, through the ecological and arboricultural assessments, how the site layout will maintain and enhance ecological connectivity and green infrastructure in line with the Norfolk Local Nature Recovery Strategy and the priorities of the Norfolk & Suffolk Nature Recovery Partnership and
- m) The Masterplan must demonstrate how tree loss has been minimised. Any tree losses will need to be substantially mitigated with a thorough and in-depth landscaping scheme that demonstrates an overall gain for green infrastructure and biodiversity.



Watton

PROPOSAL Watton SUE (225): North and East of Shrublands



PROPOSAL Watton SUE (225): North and East of Shrublands

Proposals for the allocation as identified on the Policies Map, should provide for approximately 1000 dwellings.

A Masterplan providing a strategic overview and framework to ensure that the development meets the requirements of the development plan, specific site requirements and that infrastructure can be provided in a comprehensive way must be prepared and must be prepared and submitted with the first outline planning application. Development will be subject to compliance with other policies in this Local Plan including on-site provision of the required proportion of affordable housing and appropriate contributions towards education, provision and monitoring of public open space and play areas, as well as other infrastructure, services and other community needs as agreed with the Local Planning Authority.

Development proposals must:

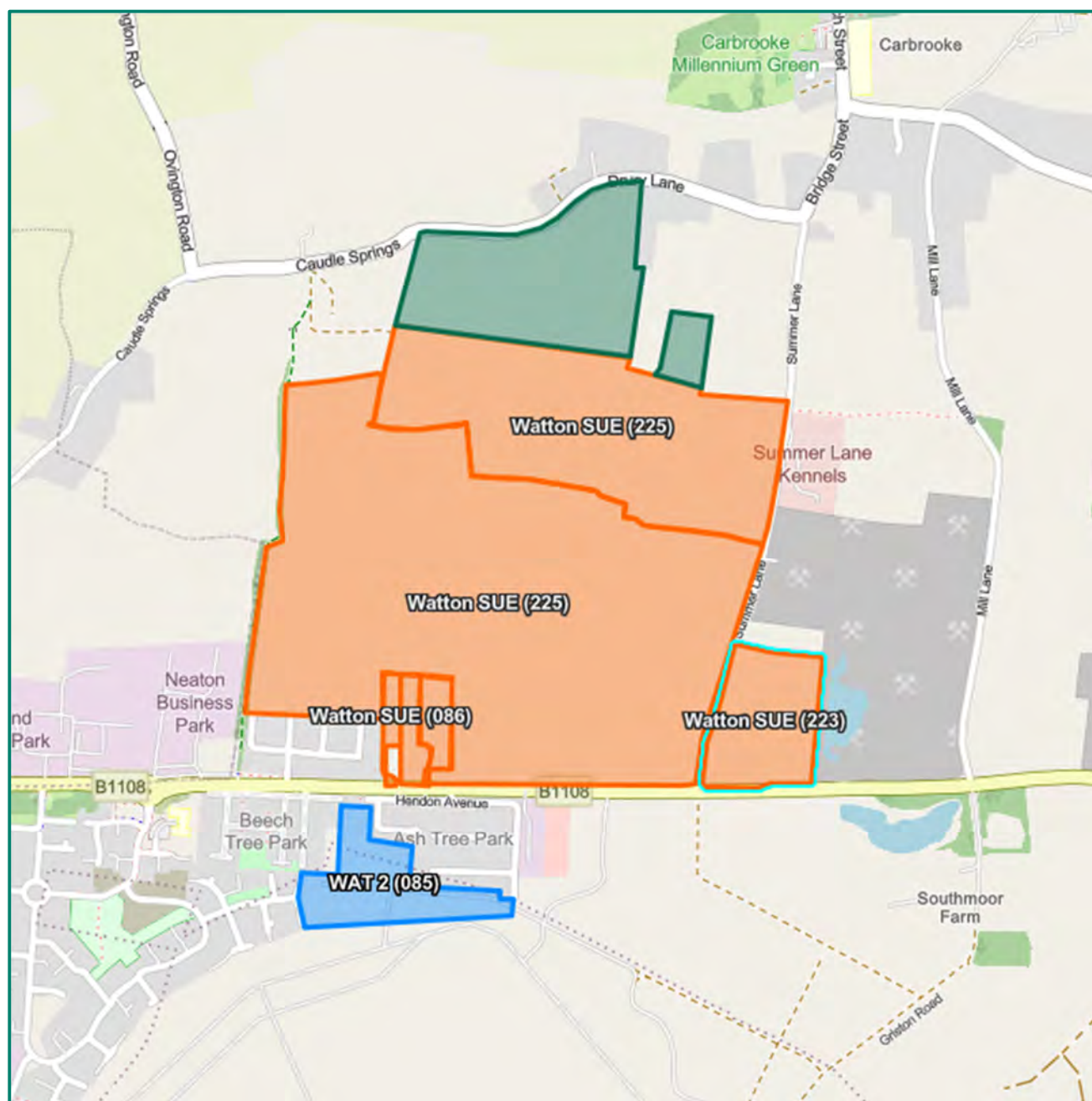
- a) demonstrate appropriate safe and acceptable vehicle, pedestrian and cycle accesses on to Norwich Road and other appropriate links to the local highway network and
- b) preserve or, where possible, enhance the setting of nearby designated and non-designated heritage assets. The design of the scheme should have regard to and respect the gateway location of the site and
- c) provide on-site infrastructure, services and other community needs commensurate with the scale and location of this development proposal and
- d) have a high-quality design reflecting the Breckland Design Guide and
- e) incorporate of any necessary off-site highway improvements to improve pedestrian and cycle access to key local services and facilities and
- f) provide facilities and improvements to bus stops and public transport provision in the vicinity of the development and



- g) provide a Utilities Statement to support the planning application to demonstrate how power, broadband, water supply (including water efficiency) and sewerage capacity will be made available in time to serve the site and
- h) provide for a nursing care facility and deliver 25% homes built to the M4(2) accessible and adaptable standards and 5% in accordance with the Building Regulations M4(3) standard and
- i) deliver a minimum of 25% affordable housing with an 90/10 split between rented affordable housing and low-cost affordable home ownership products and
- j) provide an area of public open space of a quantum appropriate to the size of the development in accordance with Policy ENV 12 of this Plan and.
- k) retain and enhancement of native hedgerows and trees and provide green corridors connecting development sites, as well as providing for the required level of Biodiversity Net Gain, in accordance with policies in this is Local Plan as well as appropriate wildlife mitigation and improvement measures and
- l) demonstrate, through the ecological and arboricultural assessments, how the site layout will maintain and enhance ecological connectivity and green infrastructure in line with the Norfolk Local Nature Recovery Strategy and the priorities of the Norfolk & Suffolk Nature Recovery Partnership and
- m) The Masterplan must demonstrate how tree loss has been minimised. Any tree losses will need to be substantially mitigated with a thorough and in-depth landscaping scheme that demonstrates an overall gain for green infrastructure and biodiversity.



PROPOSAL Watton SUE (223): East of Summer Lane



PROPOSAL Watton SUE (223): East of Summer Lane

Proposals for the allocation as identified on the Policies Map, should provide for approximately 100 dwellings.

Development will be subject to compliance with other policies in this Local Plan including on-site provision of the required proportion of affordable housing and appropriate contributions towards education, provision and monitoring of public open space and play areas, as well as other infrastructure, services and other community needs as agreed with the Local Planning Authority.

Development proposals must:

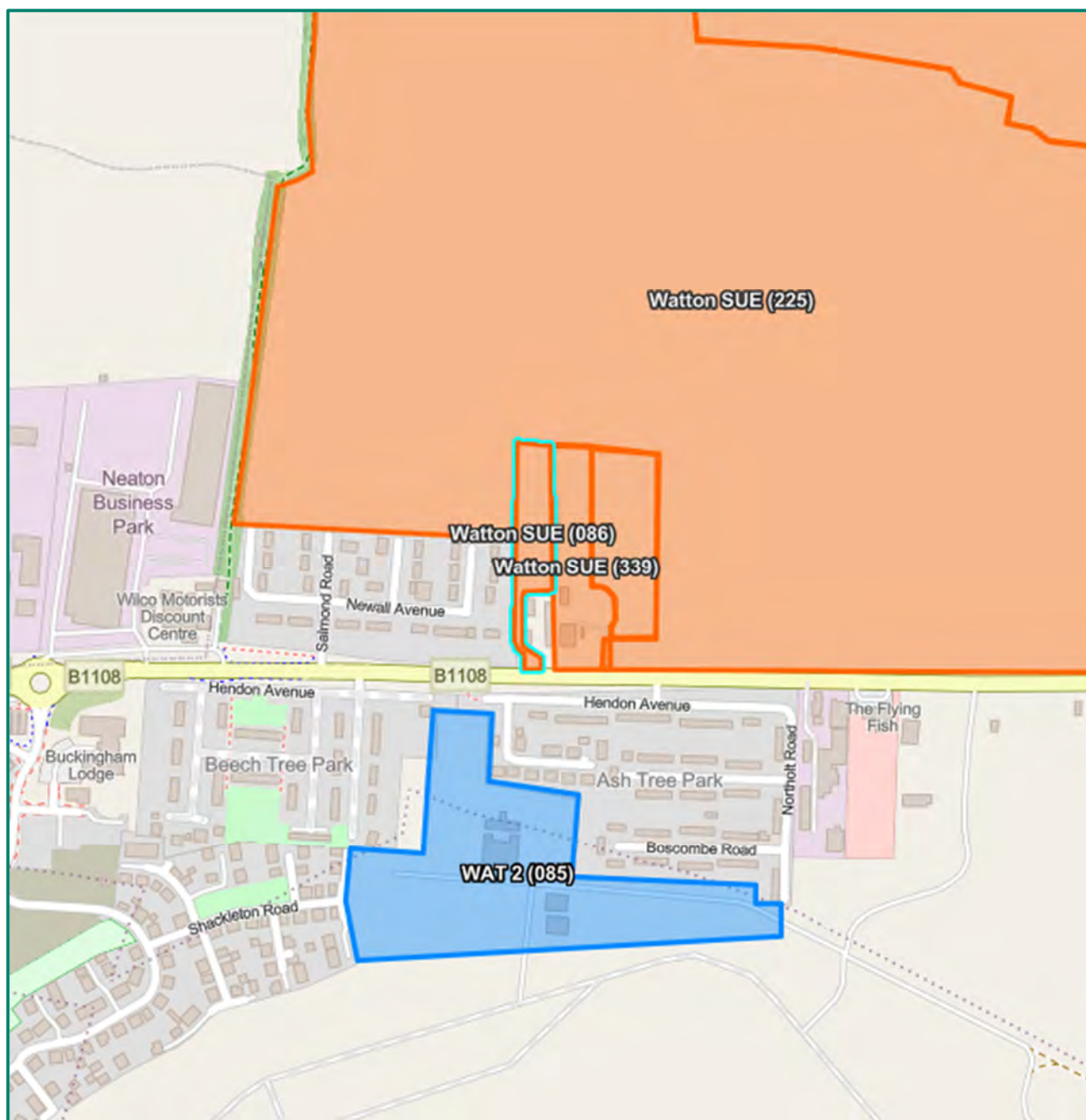
- a) demonstrate a high-quality design reflecting the Breckland Design Guide and
- b) demonstrate a safe and acceptable vehicle, pedestrian and cycle access onto Norwich Road including adequate visibility splays and
- c) Incorporate any necessary off-site highway improvements to improve a pedestrian and cycle access to key local services and facilities and
- d) provide facilities and improvements to bus stops and public transport provision in the vicinity of the development and
- e) provide a Utilities Statement to support the planning application to demonstrate how power, broadband, water supply (including water efficiency) and sewerage capacity will be made available in time to serve the site and
- f) demonstrate provision of the required level of Biodiversity Net Gain and
- g) include a landscaping scheme which is sympathetic to the surrounding area and
- h) include a drainage strategy which accords with the most recent Lead Local Flood authority guidance and
- i) provide for a nursing care facility and 25% homes built to the M4(2) accessible and adaptable standards and 5% in accordance with the Building Regulations M4(3) standard and



- j) deliver a minimum of 25% affordable housing with an 90/10 split between rented affordable housing and low-cost affordable home ownership product and
- k) provide an area of public open space of a quantum appropriate to the size of the development in accordance with Policy ENV 12 of this Plan and
- l) development proposals must demonstrate, through the ecological and arboricultural assessments, how the site layout will maintain and enhance ecological connectivity and green infrastructure in line with the Norfolk Local Nature Recovery Strategy and the priorities of the Norfolk & Suffolk Nature Recovery Partnership and
- m) The Masterplan must demonstrate how tree loss has been minimised. Any tree losses will need to be substantially mitigated with a thorough and in-depth landscaping scheme that demonstrates an overall gain for green infrastructure and biodiversity.



PROPOSAL Watton SUE (086): Rear of Shrublands (West)



PROPOSAL Watton SUE (086): Rear of Shrublands (West)

Proposals for the allocation as identified on the Policies Map, should provide for approximately 10 dwellings.

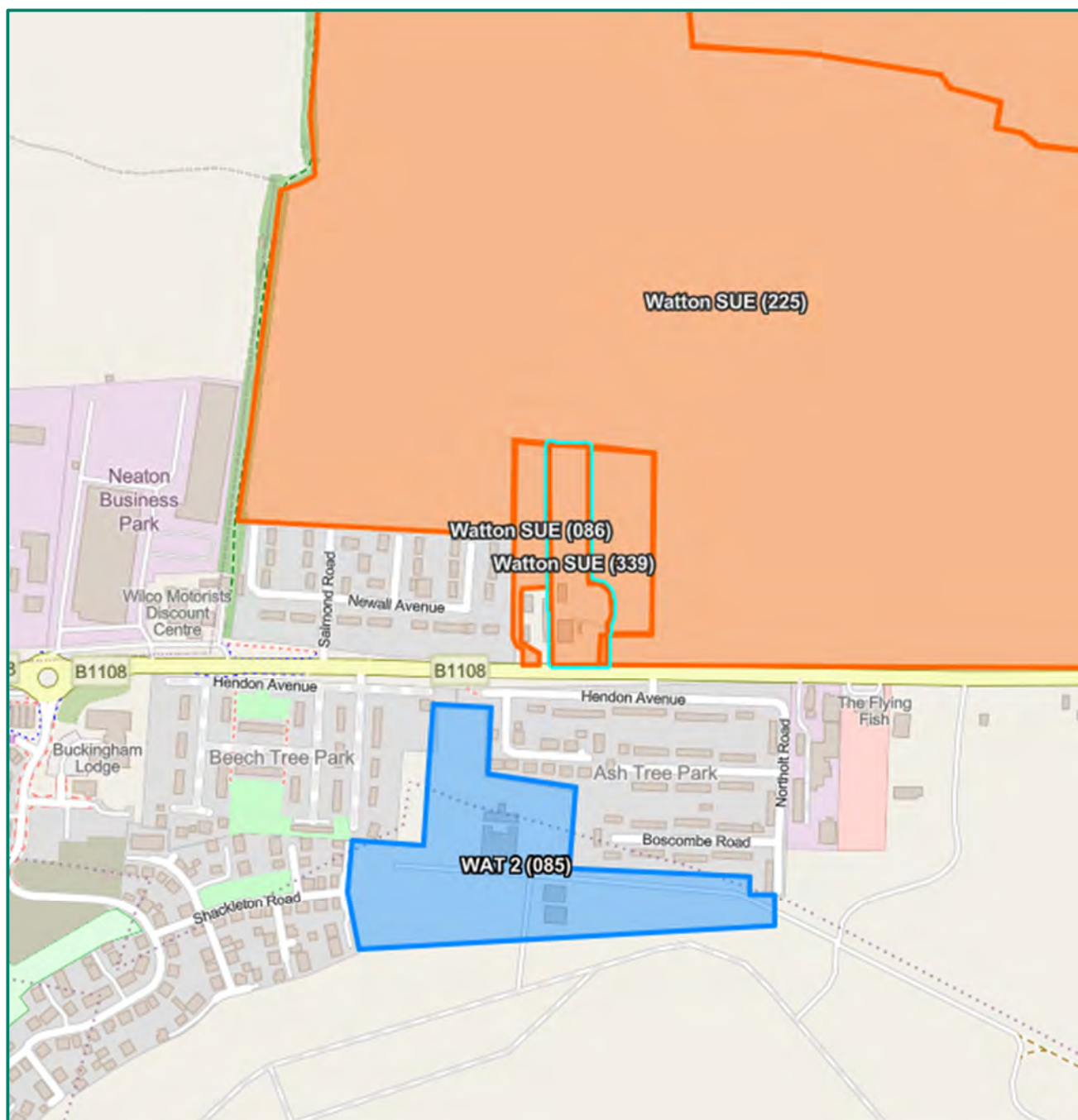
Development will be subject to compliance with other policies in this Local Plan.

Development proposals must;

- a) detail methods of demolition of existing buildings and
- b) demonstrate a high-quality design reflecting the Breckland Design Guide and
- c) demonstrate a safe and acceptable vehicle access and
- d) deliver a minimum of 25% affordable housing with an 90/10 split between rented affordable housing and low-cost affordable home ownership products and.
- e) 25% homes built to the M4(2) accessible and adaptable standards and 5% in accordance with the Building Regulations M4(3) standard and.
- f) demonstrate provision of the required level of Biodiversity Net Gain and
- g) include a landscaping scheme which is sympathetic to the surrounding area and
- h) provide an area of public open space of a quantum appropriate to the size of the development in accordance with Policy ENV 12 of this Plan and
- i) include a drainage strategy which accords with the most recent Lead Local Flood authority guidance.



PROPOSAL Watton SUE (339): Shrublands Site 1 (Centre)



PROPOSAL Watton SUE (339): Shrublands Site 1 (Centre)

Proposals for the allocation as identified on the Policies Map, should provide for Approximately 10 dwellings.

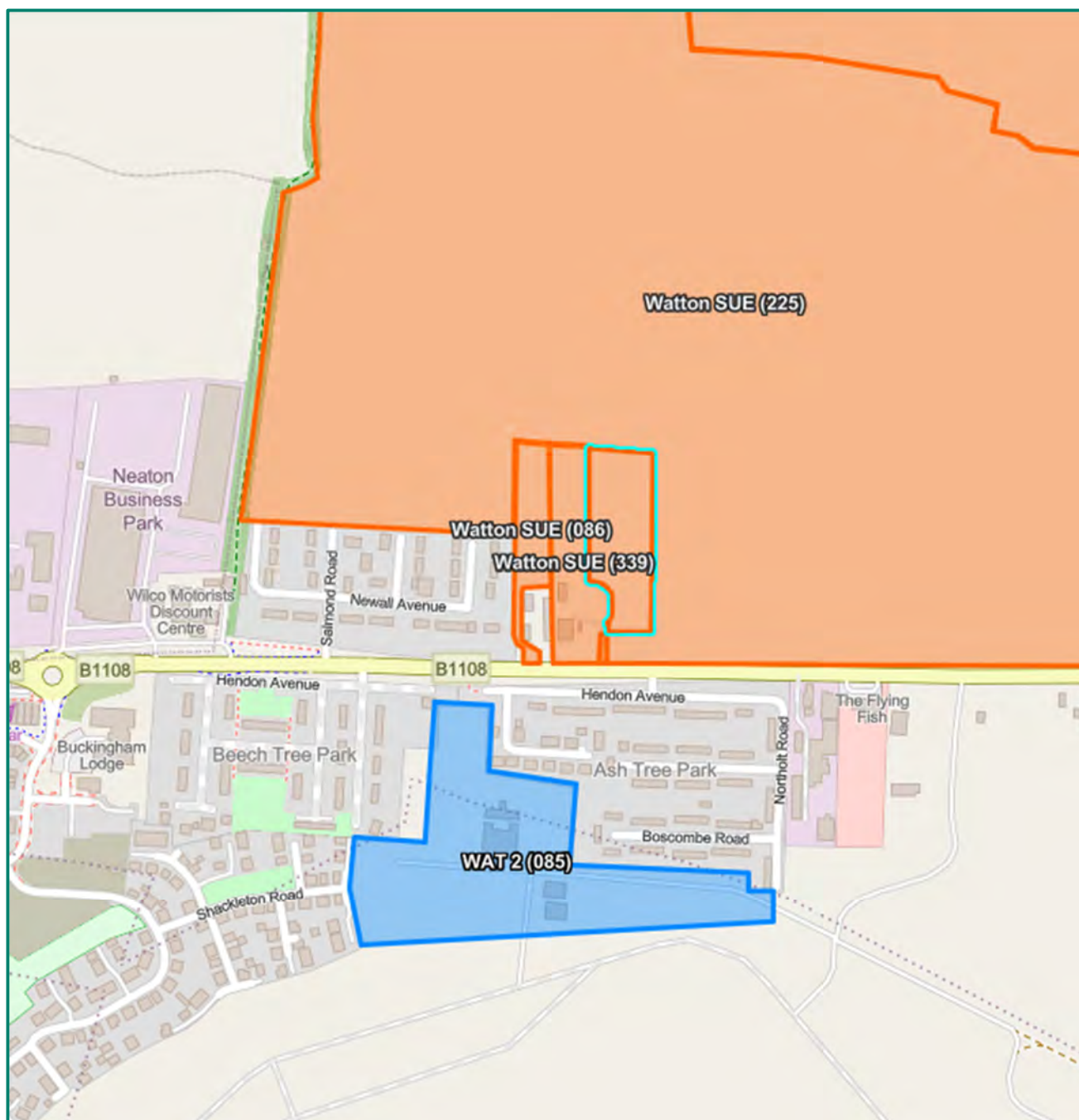
Development will be subject to compliance with other policies in this Local Plan.

Development proposals must:

- a) demonstrate a high-quality design reflecting the Breckland Design Guide and
- b) demonstrate a safe and acceptable vehicle, pedestrian and cycle access onto Norwich Road including adequate visibility splays and
- c) incorporate any necessary off-site highway improvements to improve a pedestrian and cycle access to key local services and facilities as well as onsite provision of footpath along the site's southern boundary and from north to south, to be consistent with surrounding proposals and
- d) deliver a minimum of 25% affordable housing with an 90/10 split between rented affordable housing and low-cost affordable home ownership products and.
- e) 25% homes built to the M4(2) accessible and adaptable standards and 5% in accordance with the Building Regulations M4(3) standard and.
- f) demonstrate provision of the required level of Biodiversity Net Gain and
- g) include a landscaping scheme which is sympathetic to the surrounding area and
- h) provide an area of public open space of a quantum appropriate to the size of the development in accordance with Policy ENV 12 of this Plan and
- i) include a drainage strategy which accords with the most recent Lead Local Flood authority guidance.



PROPOSAL Watton SUE (340): Shrublands Site 2 (East)



PROPOSAL Watton SUE (340): Shrublands Site 2 (East)

Proposals for the allocation as identified on the Policies Map, should provide for approximately 20 dwellings.

Development will be subject to compliance with other policies in this Local Plan including on-site provision of the required proportion of affordable housing and appropriate contributions towards education, provision and monitoring of public open space and play areas, as well as other infrastructure, services and other community needs as agreed with the Local Planning Authority.

Development proposals must:

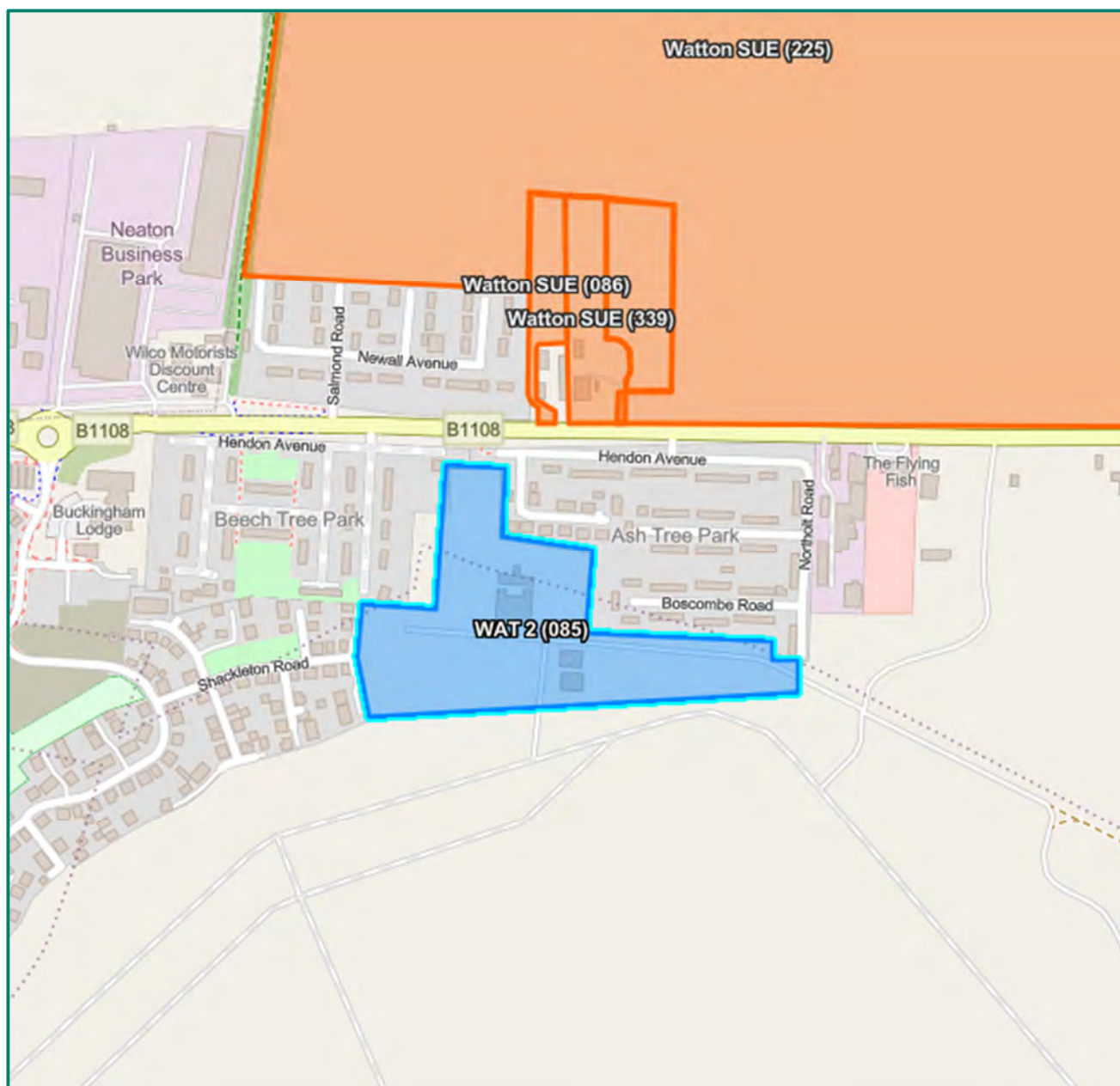
- a) demonstrate a high-quality design reflecting the Breckland Design Guide and
- b) demonstrate a safe and acceptable vehicle, pedestrian and cycle access onto Norwich Road including adequate visibility splays and
- c) incorporate any necessary off-site highway improvements to improve a pedestrian and cycle access to key local services and facilities as well as onsite provision of footpath along the site's southern boundary and from north to south, to be consistent with surrounding proposals and
- d) demonstrate provision of the required level of Biodiversity Net Gain and
- e) include a landscaping scheme which is sympathetic to the surrounding area and
- f) include a drainage strategy which accords with the most recent Lead Local Flood authority guidance and
- g) deliver a minimum of 25% affordable housing with an 90/10 split between rented affordable housing and low-cost affordable home ownership products and
- h) 25% homes built to the M4(2) accessible and adaptable standards and 5% in accordance with the Building Regulations M4(3) standard and



- i) provide an area of public open space of a quantum appropriate to the size of the development in accordance with Policy ENV 12 of this Plan.



PROPOSAL WAT 2 (085): Former RAF Base, Shackleton Road



PROPOSAL WAT 2 (085): Former RAF Base, Shackleton Road

Proposals for the allocation as identified on the Policies Map, should provide for approximately 75 dwellings.

Development will be subject to compliance with other policies in this Local Plan including on-site provision of the required proportion of affordable housing and appropriate contributions towards education, provision and monitoring of public open space and play areas, as well as other infrastructure, services and other community needs as agreed with the Local Planning Authority.

The Council will need to be satisfied that the site is suitable for housing including assessments on, soil and groundwater investigations, and risk assessments to identify and mitigate any potential contamination

Development proposals must:

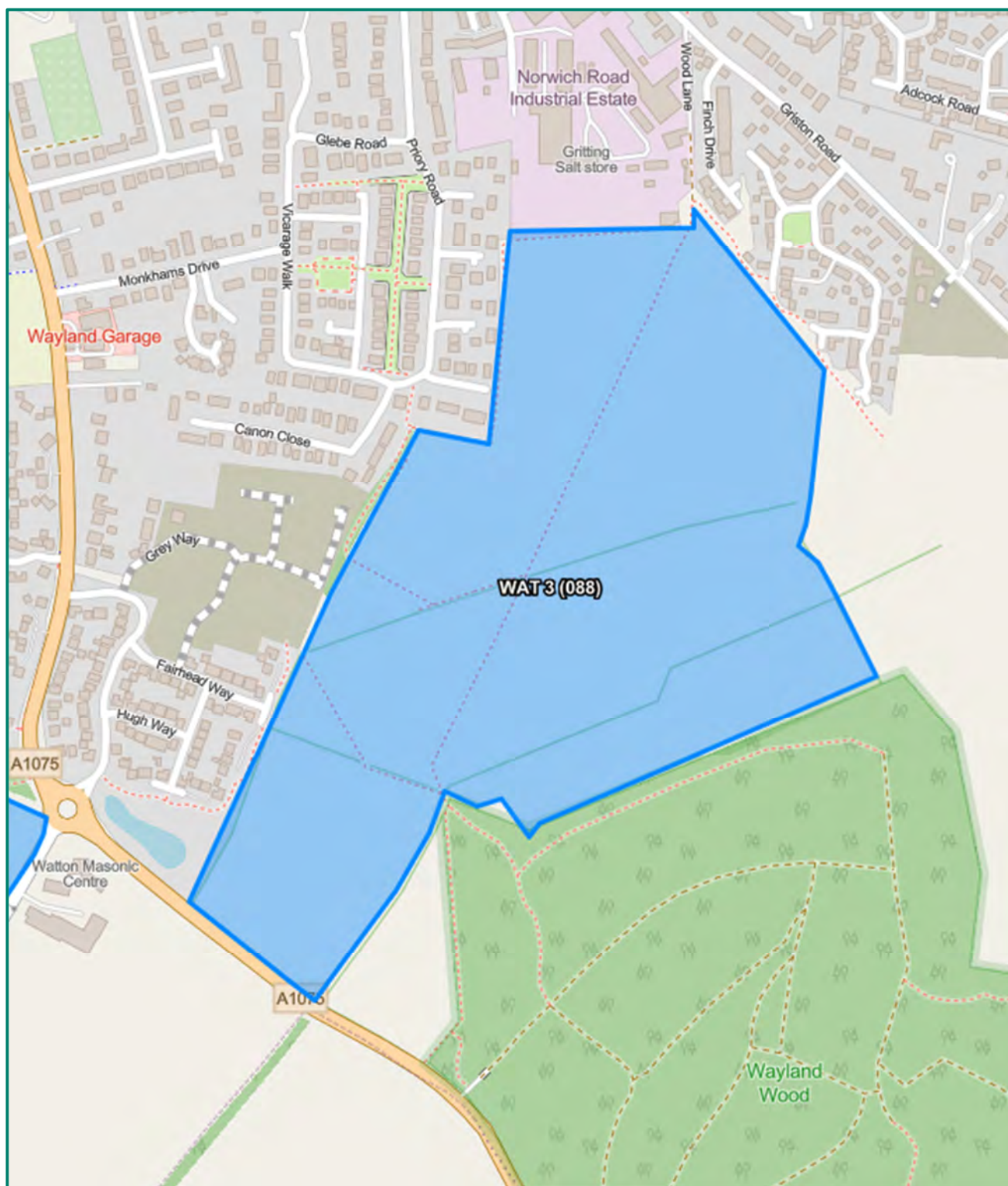
- a) Adhere to affordable housing and public open space requirements to be provided in accordance with agreed Council standards
- b) Demonstrate a high-quality design reflecting the Breckland Design Guide.
- c) Demonstrate a safe and acceptable vehicle, pedestrian and cycle access onto Norwich Road including adequate visibility splays.
- d) Incorporate traffic calming measures proportionate to development to west at sites western access with Shackleton Road as well as implementation of 20mph speed limit for conformity with neighbouring development at Lancaster Avenue.
- e) Incorporate any necessary onsite highway improvements to provide suitable link with existing footpath along the south of Norwich Road.



- f) Demonstrate provision of the required level of Biodiversity Net Gain.
- g) Include a landscaping scheme which is sympathetic to the surrounding area.
- h) Include a drainage strategy which accords with the most recent Lead Local Flood authority guidance.
- i) Deliver a minimum of 25% affordable housing with an 90/10 split between rented affordable housing and low-cost affordable home ownership products.
- j) 25% homes built to the M4(2) accessible and adaptable standards and 5% in accordance with the Building Regulations M4(3) standard.
- k) Provide an area of public open space of a quantum appropriate to the size of the development in accordance with Policy ENV 12 of this Plan.



PROPOSAL WAT 3 (088): North of Thetford Road



PROPOSAL WAT 3 (088): North of Thetford Road

Proposals for the allocation as identified on the Policies Map, should provide for Approximately 350 dwellings.

Development will be subject to compliance with other policies in this Local Plan including on-site provision of the required proportion of affordable housing and appropriate contributions towards education, provision and monitoring of public open space and play areas, as well as other infrastructure, services and other community needs as agreed with the Local Planning Authority.

Development proposals must:

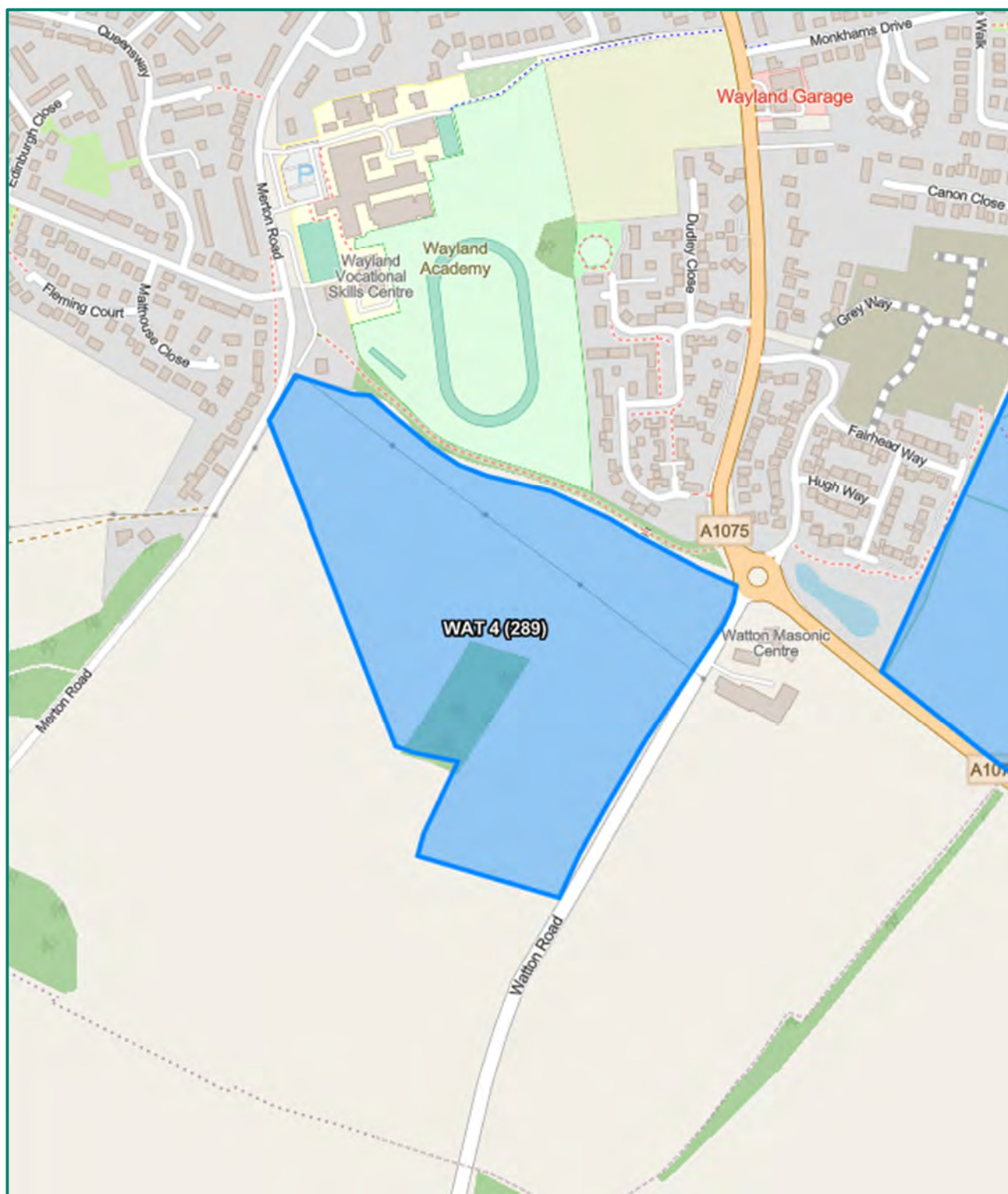
- a) Adhere to affordable housing and public open space requirements to be provided in accordance with agreed Council standards
- b) Demonstrate a high-quality design reflecting the Breckland Design Guide.
- c) Demonstrate a safe and acceptable vehicle, pedestrian and cycle access onto Thetford Road including adequate visibility splays.
- d) Provide secondary access point with Abbey Road in keeping with any existing traffic calming measures and continuation of footpaths.
- e) Incorporate any necessary off-site highway improvements to improve a pedestrian and cycle access to key local services and facilities.
- f) Demonstrate provision of the required level of Biodiversity Net Gain.
- g) Include a landscaping scheme which is sympathetic to the surrounding area, including a suitable buffer between the industrial estate at Linmore Crescent and residential dwellings.



- h) Include a drainage strategy which accords with the most recent Lead Local Flood authority guidance.
- i) Deliver 10% of residential dwellings built to the M4(2) accessible and adaptable standards.
- j) Deliver a minimum of 25% affordable housing with an 90/10 split between rented affordable housing and low-cost affordable home ownership products.
- k) 25% homes built to the M4(2) accessible and adaptable standards and 5% in accordance with the Building Regulations M4(3) standard.
- l) Provide an area of public open space of a quantum appropriate to the size of the development in accordance with Policy ENV 12 of this Plan.



PROPOSAL WAT 4 (289): West of Thetford Road



PROPOSAL WAT 4 (289): West of Thetford Road

Proposals for the allocation as identified on the Policies Map, should provide for approximately 140 dwellings.

Development will be subject to compliance with other policies in this Local Plan including on-site provision of the required proportion of affordable housing and appropriate contributions towards education, provision and monitoring of public open space and play areas, as well as other infrastructure, services and other community needs as agreed with the Local Planning Authority.

Development proposals must:

- a) Adhere to affordable housing and public open space requirements to be provided in accordance with agreed Council standards
- b) Demonstrate a high-quality design reflecting the Breckland Design Guide.
- c) Demonstrate a safe and acceptable vehicle, pedestrian and cycle access onto Thetford Road and Merton Road including adequate visibility splays.
- d) Incorporate any necessary off-site highway improvements to improve a pedestrian and cycle access to key local services and facilities.
- e) Provide necessary footpath improvements to provide a safe pedestrian and cycle route from the south and east of the site to Wayland Academy in the northwest.
- f) Demonstrate provision of the required level of Biodiversity Net Gain.
- g) Include a landscaping scheme which is sympathetic to the surrounding area.
- h) Include a drainage strategy which accords with the most recent Lead Local Flood

authority guidance.

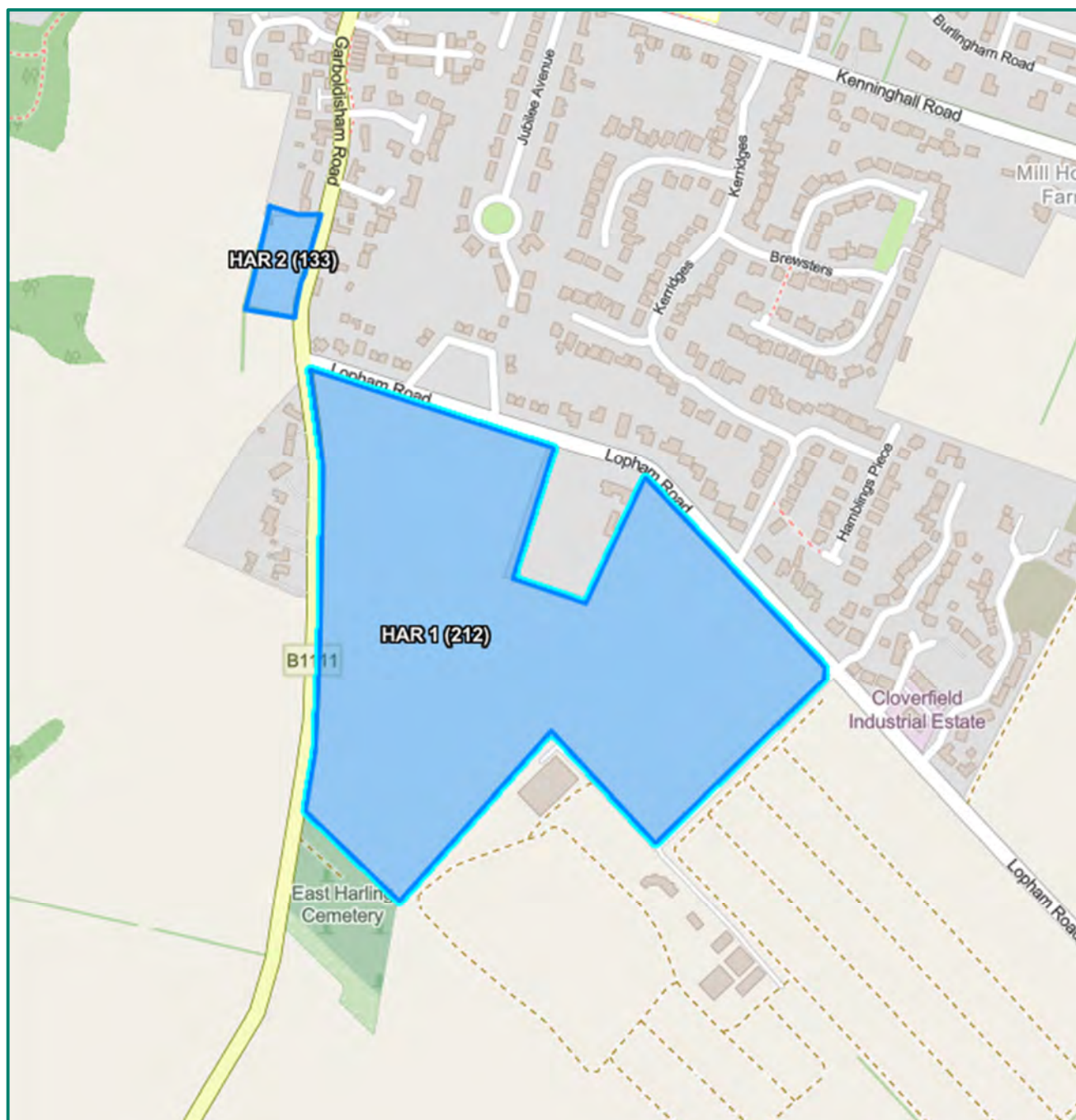
- i) Deliver a minimum of 25% affordable housing with an 90/10 split between rented affordable housing and low-cost affordable home ownership products.
- j) 25% homes built to the M4(2) accessible and adaptable standards and 5% in accordance with the Building Regulations M4(3) standard.
- k) Provide an area of public open space of a quantum appropriate to the size of the development in accordance with Policy ENV 12 of this Plan. .



Key Service Parishes

East Harling

PROPOSAL HAR 1 (212): Lopham Road



PROPOSAL HAR 1 (212): Lopham Road

Proposals for the allocation as identified on the Policies Map, should provide for approximately 190 dwellings.

Development will be subject to compliance with other policies in this Local Plan including on-site provision of the required proportion of affordable housing and appropriate contributions towards education, provision and monitoring of public open space and play areas, as well as other infrastructure, services and other community needs as agreed with the Local Planning Authority.

Development proposals must:

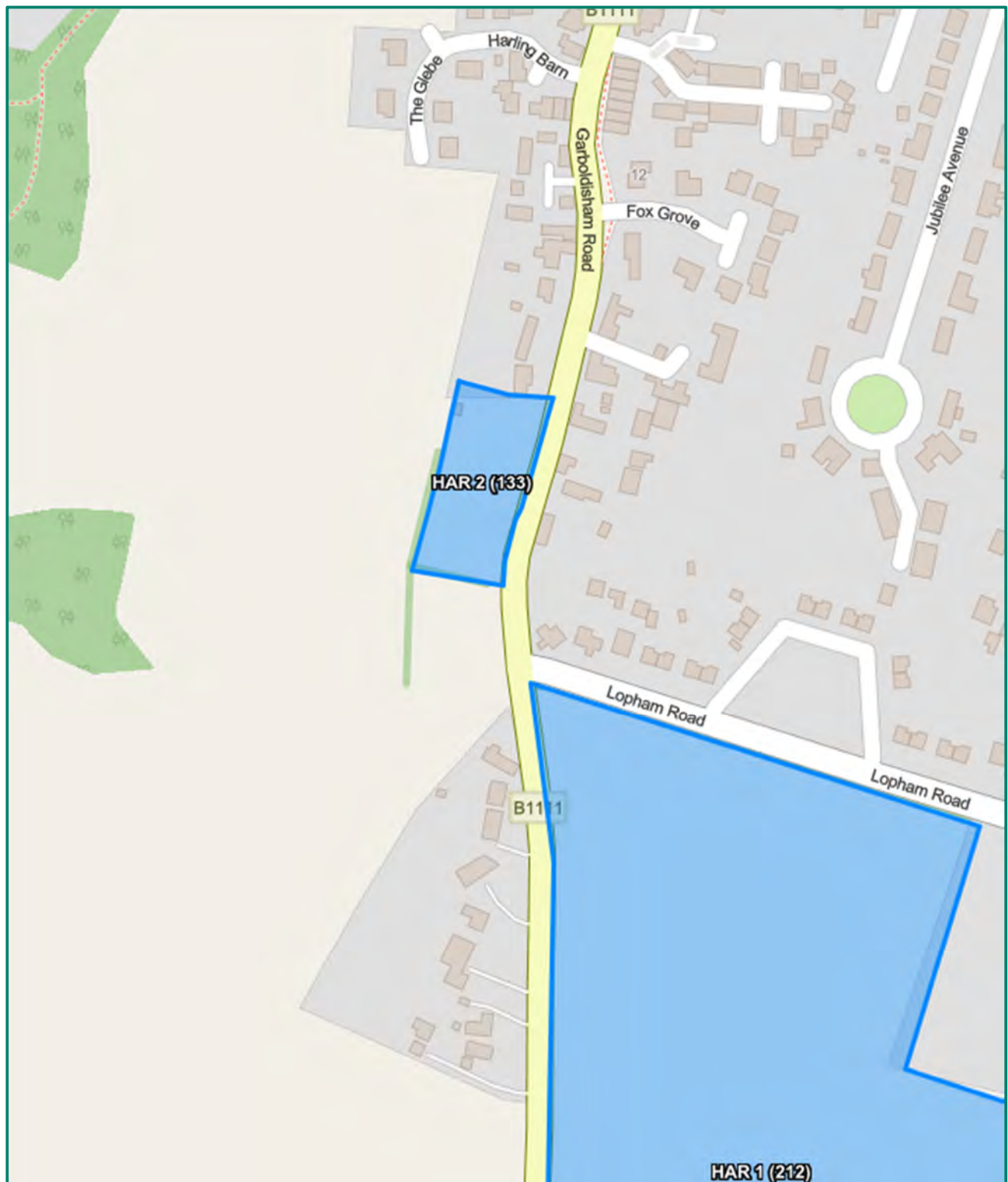
- a) Adhere to affordable housing and public open space requirements to be provided in accordance with agreed Council standards
- b) Demonstrate a high-quality design reflecting the Breckland Design Guide.
- c) Demonstrate a safe and acceptable vehicle, pedestrian and cycle access to Garboldisham Road to the West and to Lopham Road to the North, including adequate visibility splays.
- d) Provide suitable pedestrian crossings to the sites northern boundary to link development with existing footpath to north of Lopham Road.
- e) Incorporate any necessary onsite and offsite highway improvements to provide suitable pedestrian and cycle link between site and surrounding development and footpath to the north.
- f) Demonstrate provision of the required level of Biodiversity Net Gain through onsite and offsite provision.



- g) Include a landscaping scheme which is sympathetic to the surrounding area.
- h) Include a drainage strategy which accords with the most recent Lead Local Flood authority guidance.
- i) Deliver a minimum of 25% affordable housing with an 90/10 split between rented affordable housing and low-cost affordable home ownership products.
- j) 25% homes built to the M4(2) accessible and adaptable standards and 5% in accordance with the Building Regulations M4(3) standard.
- k) Provide an area of public open space of a quantum appropriate to the size of the development in accordance with Policy ENV 12 of this Plan. .



PROPOSAL HAR 2 (133): Garboldisham Road



PROPOSAL HAR 2 (133): Garboldisham Road

Proposals for the allocation as identified on the Policies Map, should provide for approximately 15 dwellings.

Development will be subject to compliance with other policies in this Local Plan including on-site provision of the required proportion of affordable housing and appropriate contributions towards education, provision and monitoring of public open space and play areas, as well as other infrastructure, services and other community needs as agreed with the Local Planning Authority.

Development proposals must:

- a) Adhere to affordable housing and public open space requirements to be provided in accordance with agreed Council standards.
- b) Provide a layout which respects the setting of the adjacent listed building.
- c) Demonstrate a high-quality design reflecting the Breckland Design Guide.
- d) Demonstrate a safe and acceptable vehicle, pedestrian and cycle access to Garboldisham Road including adequate visibility splays, as well as extension of 30 mph limit to east of the sites access point.
- e) Provide a suitable pedestrian and cycle crossing on Garboldisham Road to create safe access to the existing footpath to the east of Garboldisham Road.
- f) Incorporate any necessary onsite and offsite highway improvements to provide suitable pedestrian and cycle active travel link between site and surrounding development
- g) Demonstrate provision of the required level of Biodiversity Net Gain through onsite and offsite provision.

- h) Include a landscaping scheme which is sympathetic to the surrounding area, including retention of existing mature hedgerow and trees along the sites borders.
- i) Include a drainage strategy which accords with the most recent Lead Local Flood authority guidance.
- j) Deliver a minimum of 25% affordable housing with an 90/10 split between rented affordable housing and low-cost affordable home ownership products.
- k) 25% homes built to the M4(2) accessible and adaptable standards and 5% in accordance with the Building Regulations M4(3) standard.
- l) Provide an area of public open space of a quantum appropriate to the size of the development in accordance with Policy ENV 12 of this Plan. .



PROPOSAL HAR 3 (398): North of Kenninghall Road



PROPOSAL HAR 3 (398): North of Kenninghall Road

Proposals for the allocation as identified on the Policies Map, should provide for approximately 30 dwellings.

Development will be subject to compliance with other policies in this Local Plan including on-site provision of the required proportion of affordable housing and appropriate contributions towards education, provision and monitoring of public open space and play areas, as well as other infrastructure, services and other community needs as agreed with the Local Planning Authority.

Development proposals must:

- a) Adhere to affordable housing and public open space requirements to be provided in accordance with agreed Council standards
- b) Demonstrate a high-quality design reflecting the Breckland Design Guide.
- c) Demonstrate a safe and acceptable vehicle, pedestrian and cycle access onto Kenninghall Road including adequate visibility splays, from existing access point to the southwest.
- d) Extend footpath along Kenninghall Road to site access point, as well as provision of suitable pedestrian crossing to access footpath.
- e) Incorporate any necessary off-site highway improvements to improve a pedestrian and cycle access to key local services and facilities
- f) Demonstrate provision of the required level of Biodiversity Net Gain.
- g) Include a landscaping scheme which is sympathetic to the surrounding area.
- h) Include a drainage strategy which accords with the most recent Lead Local Flood



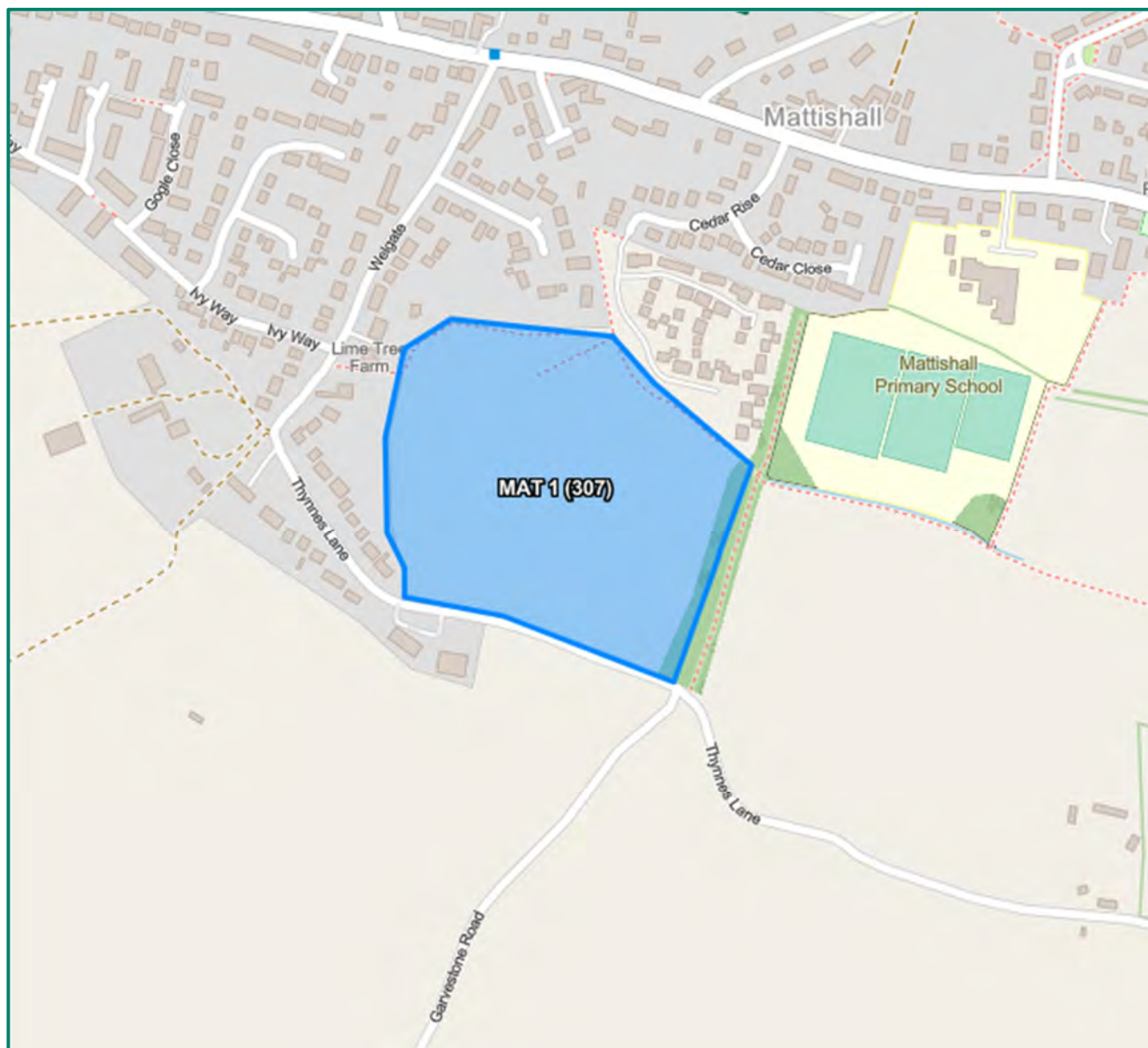
authority guidance.

- i) Deliver a minimum of 25% affordable housing with an 90/10 split between rented affordable housing and low-cost affordable home ownership products.
- j) 25% homes built to the M4(2) accessible and adaptable standards and 5% in accordance with the Building Regulations M4(3) standard.
- k) Provide an area of public open space of a quantum appropriate to the size of the development in accordance with Policy ENV 12 of this Plan.



Mattishall

PROPOSAL MAT 1 (307): Thynnes Lane



PROPOSAL MAT 1 (307): Thynnes Lane

Proposals for the allocation as identified on the Policies Map, should provide for approximately 100 dwellings.

Development will be subject to compliance with other policies in this Local Plan including on-site provision of the required proportion of affordable housing and appropriate contributions towards education, provision and monitoring of public open space and play areas, as well as other infrastructure, services and other community needs as agreed with the Local Planning Authority.

Development proposals must:

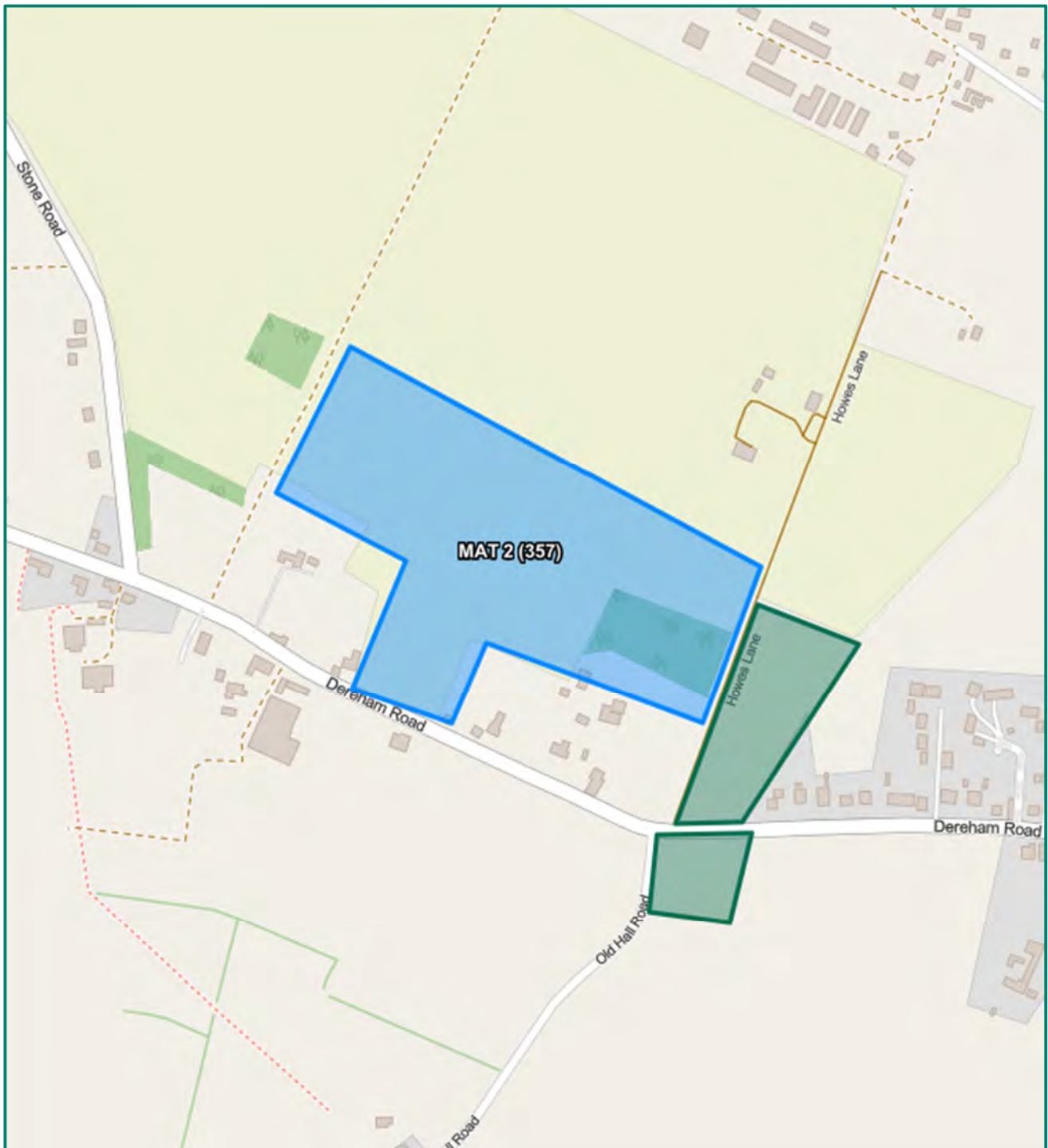
- a) Adhere to affordable housing and public open space requirements to be provided in accordance with agreed Council standards
- b) Demonstrate a high-quality design reflecting the Breckland Design Guide.
- c) Incorporate appropriate archaeological assessment of the site
- d) Demonstrate a safe and acceptable vehicle, pedestrian and cycle access to Thynne's Lane, including adequate visibility splays.
- e) Widening of Thynne's Lane and extension of 30mph zone up to Garvestone Road.
- f) Retain and improve with active travel green links public right of way Mattishall FP12, FP14 & FP21, which intersect the site at various locations.
- g) Provide active travel green links leading south to north leading to Mattishall's services and the Primary School, as well as a pedestrian and cycle link with Cedar Rise to the north.



- h) Incorporate any necessary onsite and offsite highway improvements to provide suitable pedestrian and cycle active travel link between site and surrounding development
- i) Demonstrate provision of the required level of Biodiversity Net Gain through onsite and offsite provision.
- j) Include a landscaping scheme which is sympathetic to the surrounding area including Mattishall Conservation Area, nearby listed buildings and retention of hedgerow west, east and northern boundaries.
- k) Include a drainage strategy which accords with the most recent Lead Local Flood authority guidance.
- l) Deliver a minimum of 25% affordable housing with an 90/10 split between rented affordable housing and low-cost affordable home ownership products.
- m) 25% homes built to the M4(2) accessible and adaptable standards and 5% in accordance with the Building Regulations M4(3) standard.
- n) Provide an area of public open space of a quantum appropriate to the size of the development in accordance with Policy ENV 12 of this Plan.



PROPOSAL MAT 2 (357): North of Dereham Road



PROPOSAL MAT 2 (357): North of Dereham Road

Proposals for the allocation as identified on the Policies Map, should provide for approximately 50 dwellings.

Development will be subject to compliance with other policies in this Local Plan including on-site provision of the required proportion of affordable housing and appropriate contributions towards education, provision and monitoring of public open space and play areas, as well as other infrastructure, services and other community needs as agreed with the Local Planning Authority.

Development proposals must:

- a) Adhere to affordable housing and public open space requirements to be provided in accordance with agreed Council standards.
- b) Demonstrate a high-quality design reflecting the Breckland Design Guide.
- c) Demonstrate a safe and acceptable vehicle, pedestrian and cycle access to Dereham Road, including adequate visibility splays.
- d) Incorporate any necessary onsite and offsite highway improvements to provide suitable pedestrian and cycle active travel link between site and surrounding development
- e) Demonstrate provision of the required level of Biodiversity Net Gain through onsite and offsite provision.
- f) Include a landscaping scheme which is sympathetic to the surrounding area.
- g) Include a drainage strategy which accords with the most recent Lead Local Flood authority guidance.

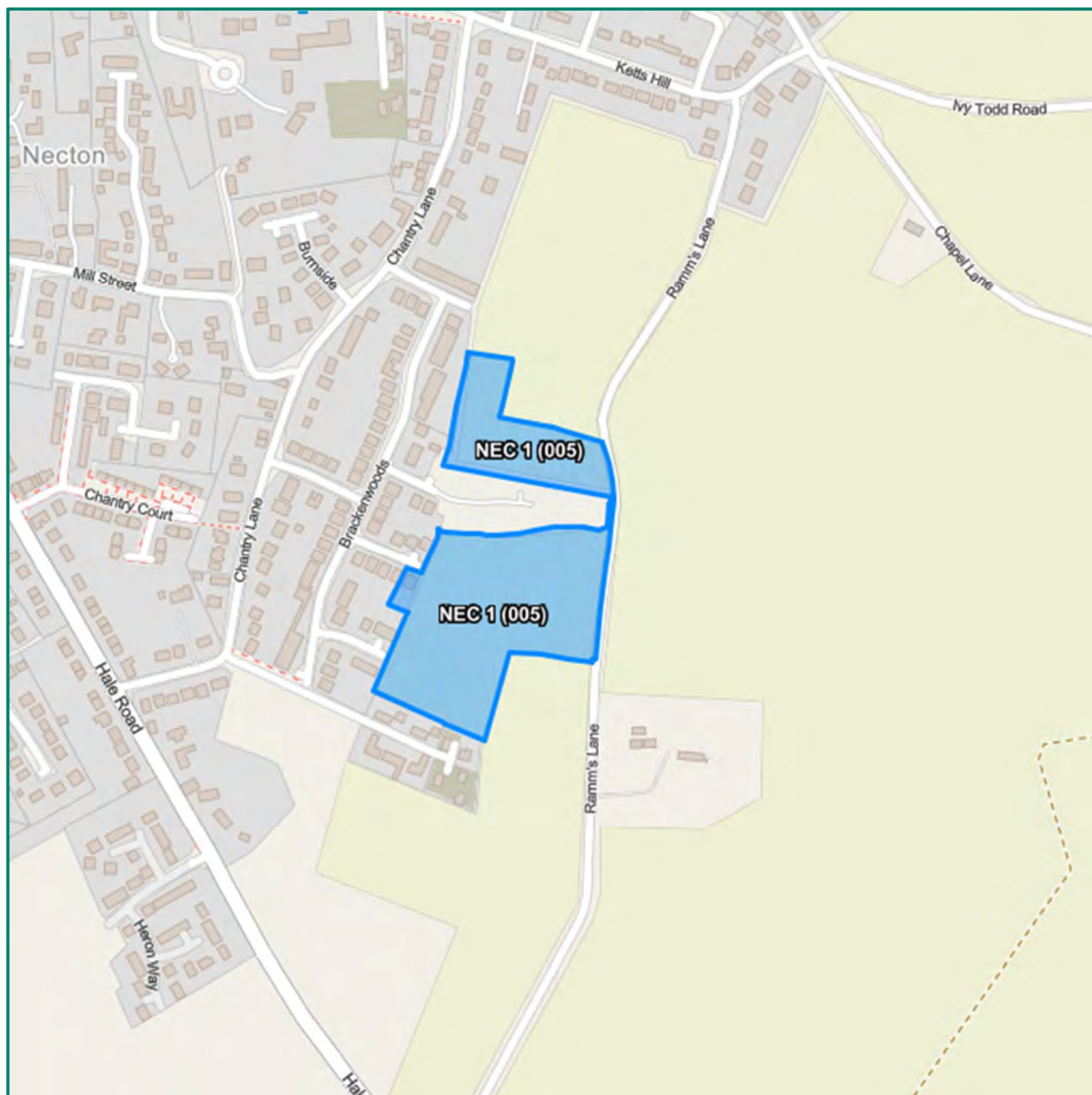


- h) Deliver a minimum of 25% affordable housing with an 90/10 split between rented affordable housing and low-cost affordable home ownership products.
- i) 25% homes built to the M4(2) accessible and adaptable standards and 5% in accordance with the Building Regulations M4(3) standard.
- j) Provide an area of public open space of a quantum appropriate to the size of the development in accordance with Policy ENV 12 of this Plan.



Necton

PROPOSAL NEC 1 (005): Brackenwoods



PROPOSAL NEC 1 (005): Brackenwoods

Proposals for the allocation as identified on the Policies Map, should provide for approximately 50 dwellings.

Development will be subject to compliance with other policies in this Local Plan including on-site provision of the required proportion of affordable housing and appropriate contributions towards education, provision and monitoring of public open space and play areas, as well as other infrastructure, services and other community needs as agreed with the Local Planning Authority.

Development proposals must:

- a) Adhere to affordable housing and public open space requirements to be provided in accordance with agreed Council standards
- b) Demonstrate a high-quality design reflecting the Breckland Design Guide.
- c) Demonstrate a safe and acceptable vehicle, pedestrian and cycle access to Brackenwoods and Ramm's Lane, including adequate visibility splays.
- d) Incorporate any necessary onsite and offsite highway improvements to provide suitable pedestrian and cycle active travel link between site and surrounding development.
- e) Demonstrate provision of the required level of Biodiversity Net Gain through onsite and offsite provision.
- f) Include a landscaping scheme which is sympathetic to the surrounding area, including a green buffer along the site's eastern boundary with Ramm's Lane.
- g) Include a drainage strategy which accords with the most recent Lead Local Flood



authority guidance.

- h) Deliver a minimum of 25% affordable housing with an 90/10 split between rented affordable housing and low-cost affordable home ownership products.
- i) 25% homes built to the M4(2) accessible and adaptable standards and 5% in accordance with the Building Regulations M4(3) standard.
- j) Provide an area of public open space of a quantum appropriate to the size of the development in accordance with Policy ENV 12 of this Plan.



PROPOSAL NEC 2 (302): North Pickenham Road (Phase 3)



PROPOSAL NEC 2 (302): North Pickenham Road (Phase 3)

Proposals for the allocation as identified on the Policies Map, should provide for approximately 50 dwellings.

Development will be subject to compliance with other policies in this Local Plan including on-site provision of the required proportion of affordable housing and appropriate contributions towards education, provision and monitoring of public open space and play areas, as well as other infrastructure, services and other community needs as agreed with the Local Planning Authority.

Development proposals must:

- a) Adhere to affordable housing and public open space requirements to be provided in accordance with agreed Council standards.
- b) Demonstrate a high-quality design reflecting the Breckland Design Guide.
- c) Demonstrate a safe and acceptable vehicle, pedestrian and cycle access to link with development to north.
- d) Incorporate any necessary onsite and offsite highway improvements to provide suitable pedestrian and cycle active travel link between site and existing footpaths.
- e) Demonstrate provision of the required level of Biodiversity Net Gain through onsite and offsite provision.
- f) Include a landscaping scheme which is sympathetic to the surrounding area.
- g) Include a drainage strategy which accords with the most recent Lead Local Flood authority guidance.



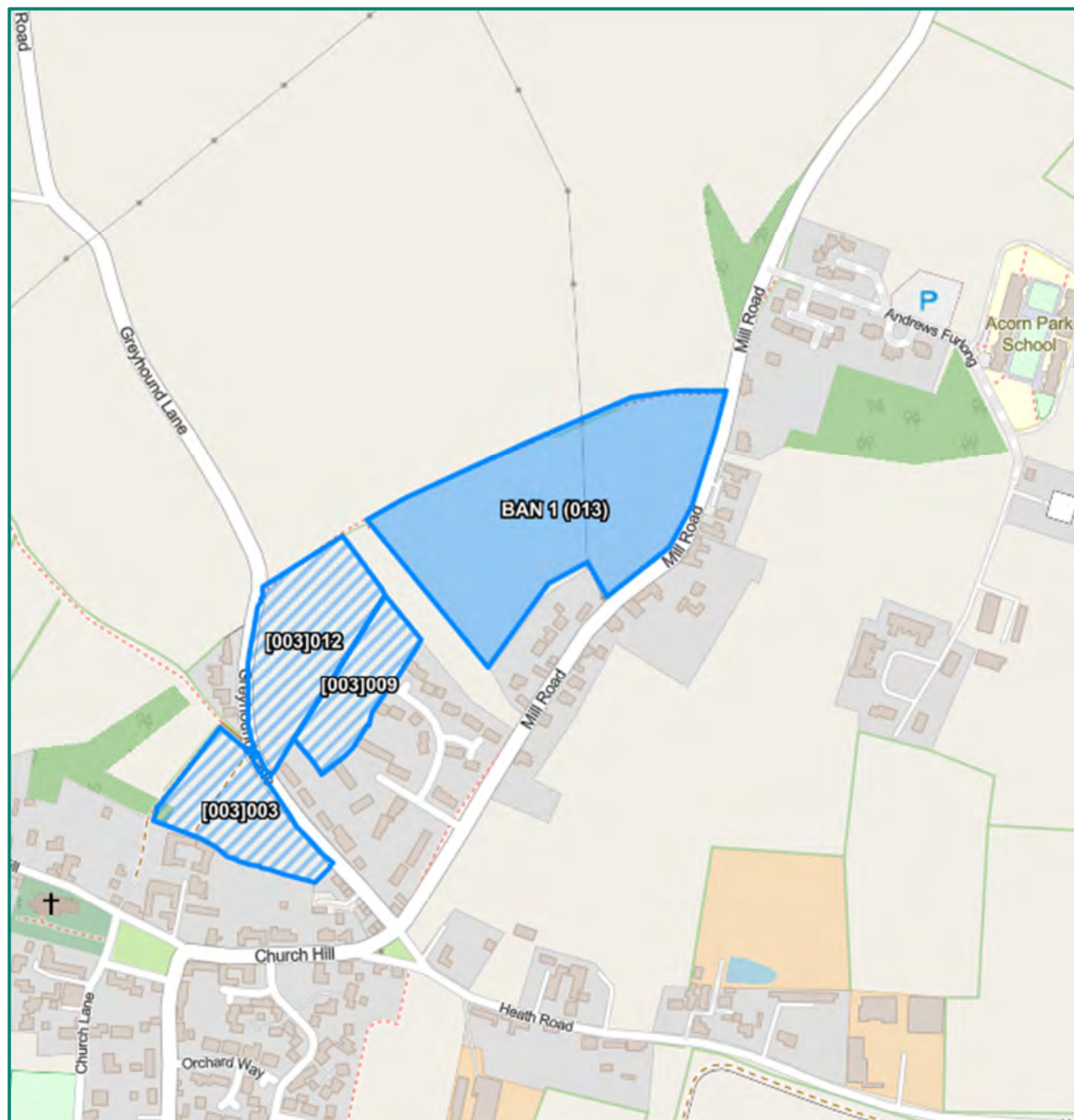
- h) Deliver a minimum of 25% affordable housing with an 90/10 split between rented affordable housing and low-cost affordable home ownership products.
- i) 25% homes built to the M4(2) accessible and adaptable standards and 5% in accordance with the Building Regulations M4(3) standard.
- j) Provide an area of public open space of a quantum appropriate to the size of the development in accordance with Policy ENV 12 of this Plan.



Primary Parishes

Banham

PROPOSAL BAN 1 (013): West of Mill Road



PROPOSAL BAN 1 (013): West of Mill Road

Proposals for the allocation as identified on the Policies Map, should provide for approximately 70 dwellings.

Development will be subject to compliance with other policies in this Local Plan including on-site provision of the required proportion of affordable housing and appropriate contributions towards education, provision and monitoring of public open space and play areas, as well as other infrastructure, services and other community needs as agreed with the Local Planning Authority.

Development proposals must:

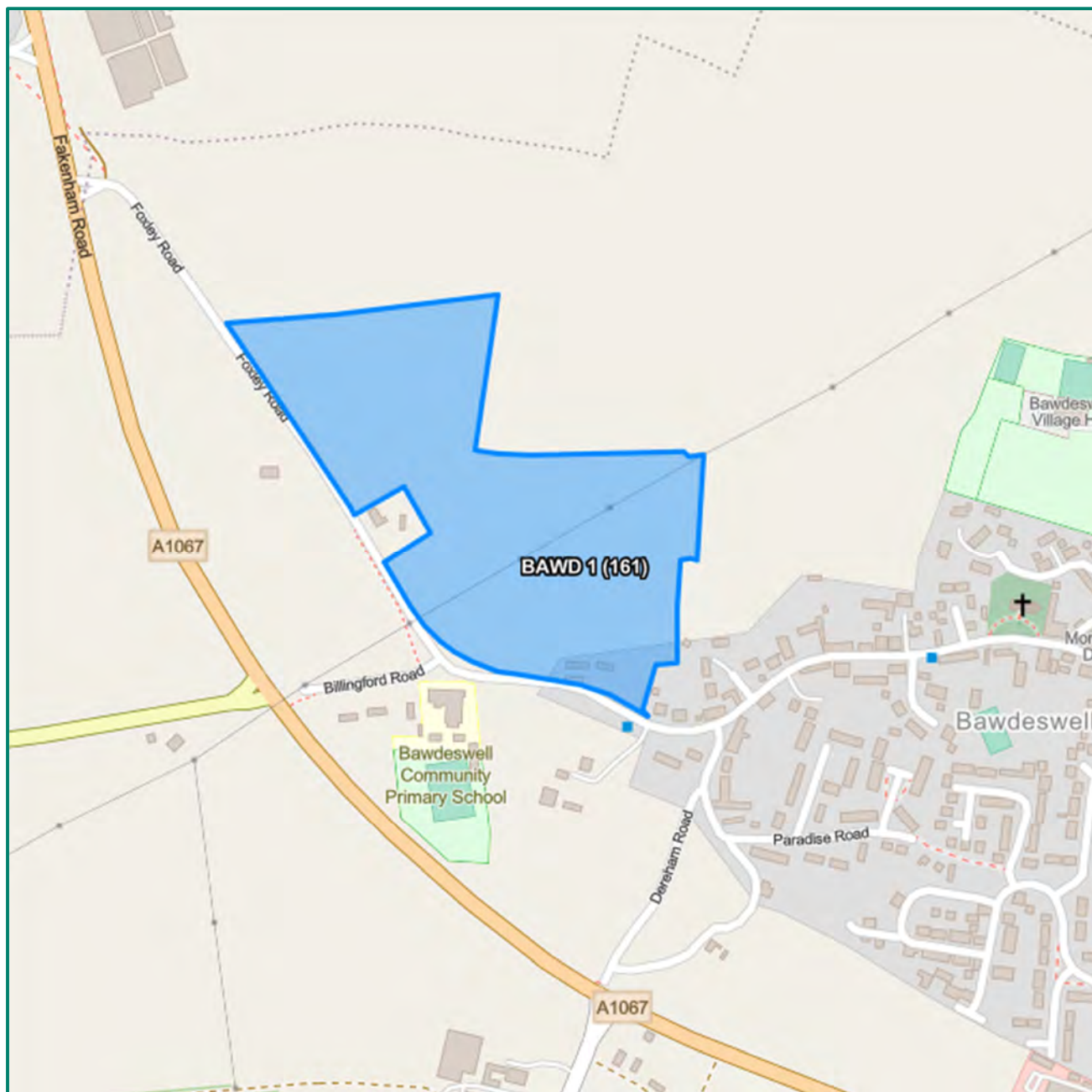
- a) Adhere to affordable housing and public open space requirements to be provided in accordance with agreed Council standards
- b) Demonstrate a high-quality design reflecting the Breckland Design Guide in keeping with the character of development in the vicinity of the site.
- c) Demonstrate a safe and acceptable vehicle, pedestrian and cycle access onto Mill Road including adequate visibility splays.
- d) Retain the existing hedgerow along the site frontage with Mill Road.
- e) Demonstrate, through a heritage assessment, there is no adverse impact on the conservation area in proximity to the site.
- f) Incorporate any necessary off-site highway improvements to improve a pedestrian and cycle access to key local services and facilities
- g) Demonstrate provision of the required level of Biodiversity Net Gain.
- h) Include a landscaping scheme which is sympathetic to the surrounding area.

- i) Include a drainage strategy which accords with the most recent Lead Local Flood Authority guidance.
- j) Deliver a minimum of 25% affordable housing with an 90/10 split between rented affordable housing and low-cost affordable home ownership products.
- k) 25% homes built to the M4(2) accessible and adaptable standards and 5% in accordance with the Building Regulations M4(3) standard.
- l) Provide an area of public open space of a quantum appropriate to the size of the development in accordance with Policy ENV 12 of this Plan.



Bawdeswell

PROPOSAL BAWD 1 (161): North of Foxley Road



PROPOSAL BAWD 1 (161): North of Foxley Road

Proposals for the allocation as identified on the Policies Map, should provide for approximately 140 dwellings.

Development will be subject to compliance with other policies in this Local Plan including on-site provision of the required proportion of affordable housing and appropriate contributions towards education, provision and monitoring of public open space and play areas, as well as other infrastructure, services and other community needs as agreed with the Local Planning Authority.

Development proposals must:

- a) Adhere to affordable housing and public open space requirements to be provided in accordance with agreed Council standards, which includes provision of funding for the maintenance of open space going forward.
- b) Provide a suitable mix of housing types which reflects the existing mix and demonstratable need within the village, including provision of bungalows.
- c) Demonstrate a high-quality design reflecting the Breckland Design Guide.
- d) Demonstrate a safe, deliverable and acceptable vehicle, pedestrian and cycle access onto Foxley Road with adequate visibility splays.
- e) Demonstrate a safe, deliverable and acceptable vehicle, pedestrian and cycle access onto Foxley Road with adequate visibility plays, provision of footpath improvements and extension of 30mph speed limit to the site's northern boundary.
- f) Provide safe pedestrian and cycle access onsite and offsite including provision of offsite footpath extension to the eastern side of Foxley Road with the provision



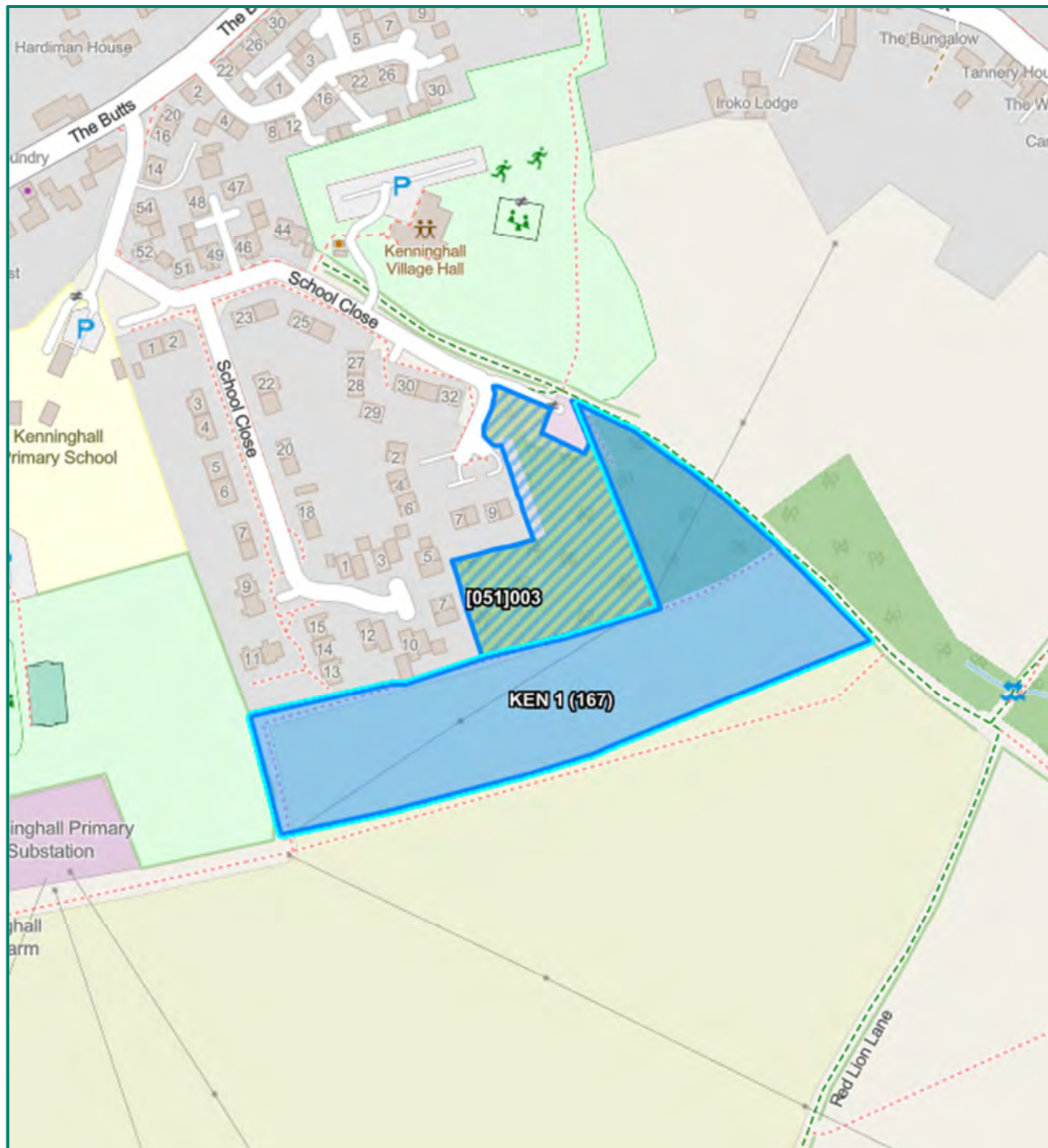
of zebra crossings to the east and west of the school.

- g) Provide traffic calming measures on Foxley Road adjacent to the Primary School as well as install double yellow lines along the boundary of the site to ensure adequate visibility from junctions into the site and zebra crossings leading to the school.
- h) Incorporate any necessary off-site highway improvements to improve a pedestrian and cycle access to key local services and facilities.
- i) Facilities and improvements to bus stops and public transport in the vicinity of the development.
- j) Demonstrate provision of the required level of Biodiversity Net Gain in addition to appropriate wildlife mitigation measures and enhancement of existing habitats.
- k) Include a landscaping scheme which is sympathetic to the surrounding area.
- l) Include a drainage strategy which accords with the most recent Lead Local Flood authority guidance.
- m) Deliver a minimum of 25% affordable housing with an 90/10 split between rented affordable housing and low-cost affordable home ownership products.
- n) 25% homes built to the M4(2) accessible and adaptable standards and 5% in accordance with the Building Regulations M4(3) standard.
- o) Provide an area of public open space of a quantum appropriate to the size of the development in accordance with Policy ENV 12 of this Plan.



Kenninghall

PROPOSAL KEN 1 (167): Powell Close



PROPOSAL KEN 1 (167): Powell Close

Proposals for the allocation as identified on the Policies Map, should provide approximately 20 dwellings.

Development will be subject to compliance with other policies in this Local Plan including on site provision of the required proportion of affordable housing and contributions towards provision and monitoring of public open space and play areas, as well as other infrastructure, services and other community needs as required;

Development proposals must:

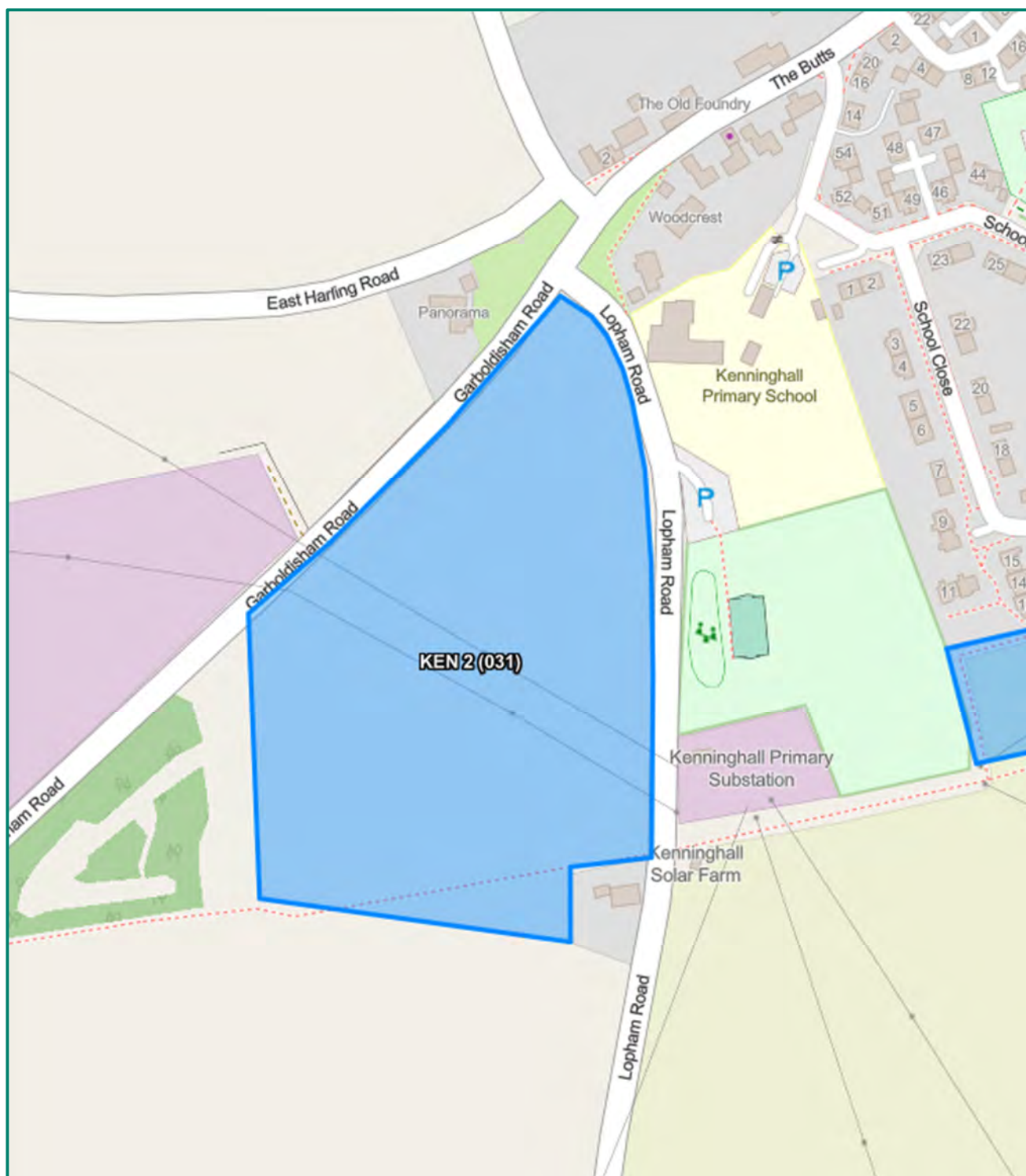
- a) Demonstrate a high-quality design reflecting the Breckland Design Guide;
- b) Demonstrate safe and acceptable vehicle access;
- c) Incorporate any necessary off-site highway improvements to improve pedestrian and cycle access to key local services and facilities;
- d) Facilities and improvements to bus stops and public transport provision in the vicinity of the development;
- e) Appropriate wildlife mitigation and improvement measures;
- f) Demonstrate that there is adequate capacity in sewage treatment works and the foul sewerage network and that proposals have regard to water quality standards;
- g) Demonstrate that there is sufficient utility provision available to serve the site including power and water supply;
- h) Deliver a minimum of 25% affordable housing with an 90/10 split between

rented affordable housing and low-cost affordable home ownership products

- i) 25% homes built to the M4(2) accessible and adaptable standards and 5% in accordance with the Building Regulations M4(3) standard.
- j) The retention and enhancement of native hedgerows and trees and provide green corridors connecting development sites, as well as providing for the required level of Biodiversity Net Gain, in accordance with policies in this is Local Plan as well as appropriate wildlife mitigation and improvement measures.



PROPOSAL KEN 2 (031): Kings Oak



PROPOSAL KEN 2 (031): Kings Oak

Proposals for the allocation as identified on the Policies Map, should provide for approximately 50 dwellings.

Development will be subject to compliance with other policies in this Local Plan including on-site provision of the required proportion of affordable housing and appropriate contributions towards education, provision and monitoring of public open space and play areas, as well as other infrastructure, services and other community needs as agreed with the Local Planning Authority.

Development proposals must:

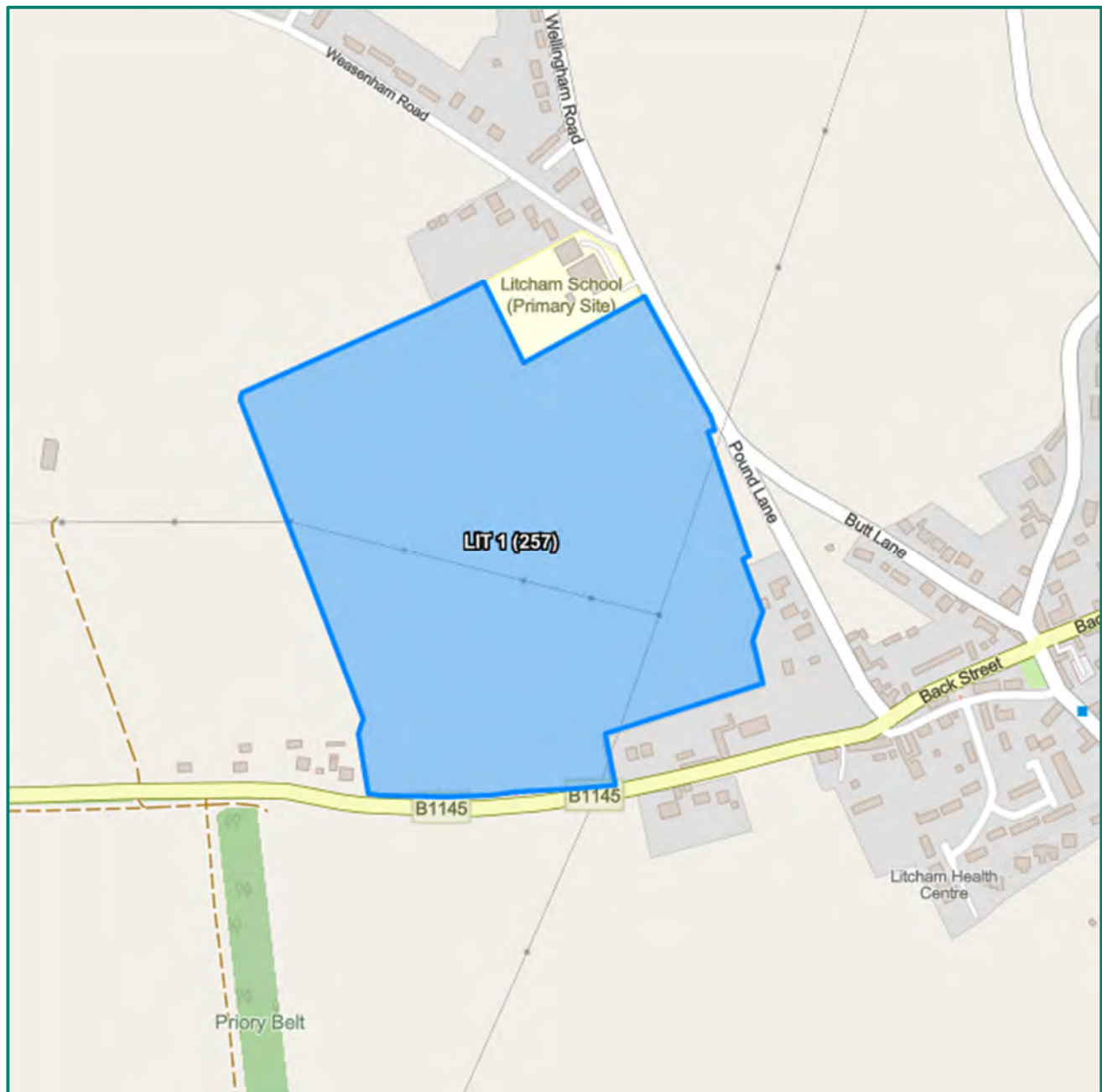
- a) Adhere to affordable housing and public open space requirements to be provided in accordance with agreed Council standards
- b) Demonstrate a high-quality design reflecting the Breckland Design Guide.
- c) Demonstrate a safe and acceptable vehicle, pedestrian and cycle access onto Garboldisham Road including adequate visibility splays.
- d) Extension of the 30-mph speed limit on Garboldisham Road to beyond the site's western boundary.
- e) Extension of the 30-mph speed limit on Lopham Road to beyond the site's southern boundary.
- f) Incorporate any necessary off-site highway improvements to improve a pedestrian and cycle access to key local services and facilities
- g) Demonstrate provision of the required level of Biodiversity Net Gain.
- h) Include a landscaping scheme which is sympathetic to the surrounding area.

- i) Include a drainage strategy which accords with the most recent Lead Local Flood authority guidance.
- j) Deliver a minimum of 25% affordable housing with an 90/10 split between rented affordable housing and low-cost affordable home ownership products.
- k) 25% homes built to the M4(2) accessible and adaptable standards and 5% in accordance with the Building Regulations M4(3) standard.
- l) Provide an area of public open space of a quantum appropriate to the size of the development in accordance with Policy ENV 12 of this Plan.



Litcham

PROPOSAL LIT 1 (257): Lexham Road



PROPOSAL LIT 1 (257): Lexham Road

Proposals for the allocation as identified on the Policies Map, should provide for Approximately 100 dwellings.

Development will be subject to compliance with other policies in this Local Plan including on site provision of the required proportion of affordable housing and contributions towards provision and monitoring of public open space and play areas, as well as other infrastructure, services and other community needs as required;

Development proposals must:

- a) Demonstrate a high-quality design reflecting the Breckland Design Guide;
- b) Demonstrate safe and acceptable vehicle access from Lexham Road and Pound Lane;
- c) Incorporate off street parking associated with the Primary School as well as a drop off & pick-up zone to serve the Primary School;
- d) Incorporate any necessary off-site highway improvements to improve pedestrian and cycle access to key local services and facilities;
- e) Facilities and improvements to bus stops and public transport provision in the vicinity of the development;
- f) Appropriate wildlife mitigation and improvement measures;
- g) Demonstrate that there is adequate capacity in sewage treatment works and the
- h) foul sewerage network and that proposals have regard to water quality



standards; and;

- i) Demonstrate that there is sufficient utility provision available to serve the site including power and water supply;
- j) The retention and enhancement of native hedgerows and trees and provide green corridors and permissive footpaths onsite and with links to development off site, as well as providing for the required level of Biodiversity Net Gain, in accordance with policies in this is Local Plan as well as appropriate wildlife mitigation and improvement measures.
- k) Deliver a minimum of 25% affordable housing with an 90/10 split between rented affordable housing and low-cost affordable home ownership products.
- l) 25% homes built to the M4(2) accessible and adaptable standards and 5% in accordance with the Building Regulations M4(3) standard.
- m) Provide an area of public open space of a quantum appropriate to the size of the development in accordance with Policy ENV 12 of this Plan.



Mundford

PROPOSAL MUN 1 (361): West Hall Drive



PROPOSAL MUN 1 (361): West Hall Drive

Proposals for the allocation as identified on the Policies Map, should provide for approximately 30 dwellings.

Development will be subject to compliance with other policies in this Local Plan including on-site provision of the required proportion of affordable housing and appropriate contributions towards education, provision and monitoring of public open space and play areas, as well as other infrastructure, services and other community needs as agreed with the Local Planning Authority.

Development proposals must:

- a) Adhere to affordable housing and public open space requirements to be provided in accordance with agreed Council standards.
- b) Demonstrate a high-quality design reflecting the Breckland Design Guide.
- c) Demonstrate a safe, deliverable and acceptable vehicle, pedestrian and cycle access onto Bracken Rise, through proposal MUN 2.
- d) Include a masterplan showing how the site will be developed in conjunction with proposal MUN 2.
- e) Incorporate any necessary off-site highway improvements to improve a pedestrian and cycle access to key local services and facilities.
- f) Facilities and improvements to bus stops and public transport in the vicinity of the development.
- g) Demonstrate provision of the required level of Biodiversity Net Gain in addition to appropriate wildlife mitigation measures and enhancement of existing

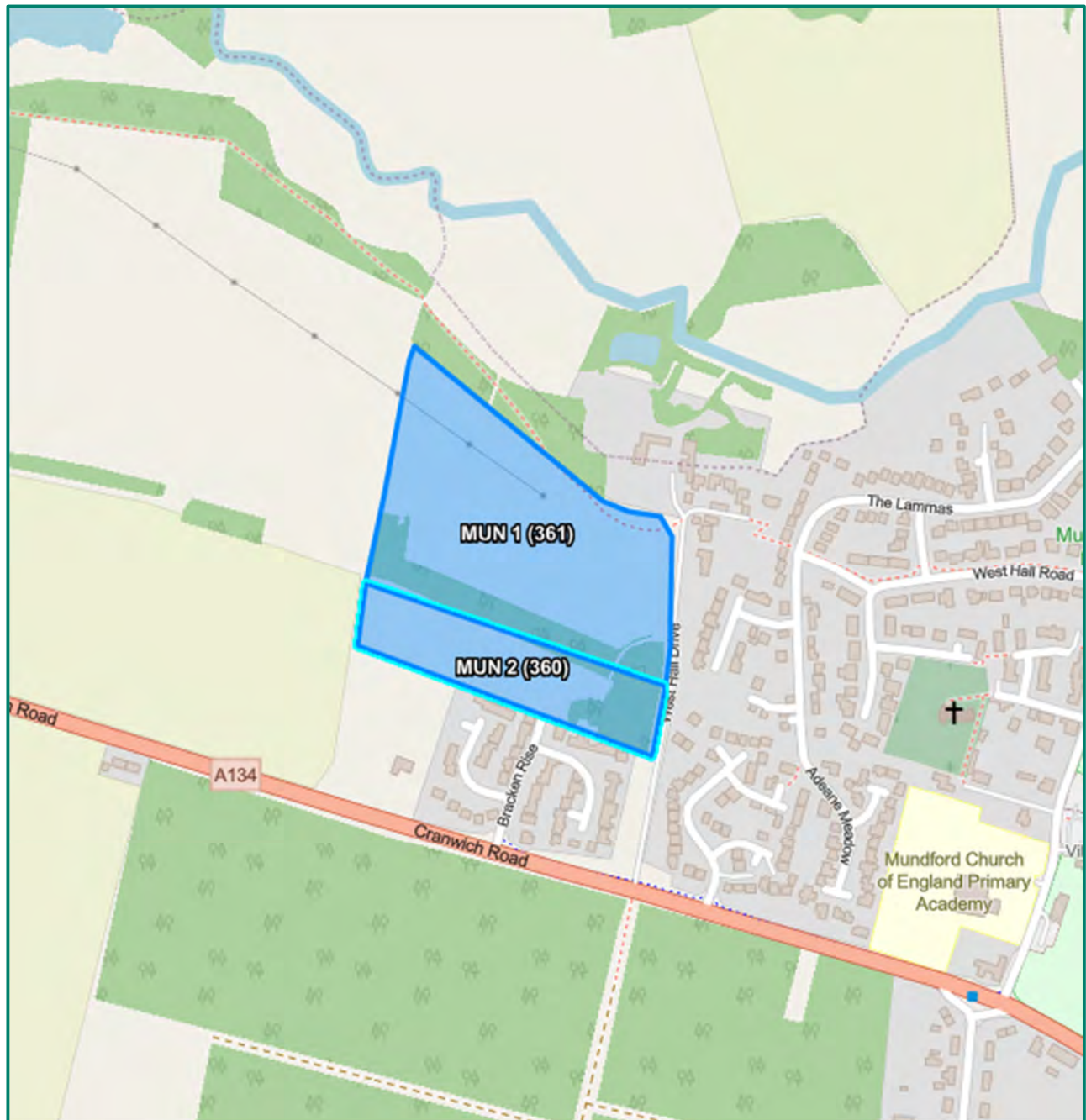


habitats.

- h) Include a landscaping scheme which is sympathetic to the surrounding area and incorporates existing mature trees on site.
- i) Include a drainage strategy which accords with the most recent Lead Local Flood authority guidance.
- j) Deliver a minimum of 25% affordable housing with an 90/10 split between rented affordable housing and low-cost affordable home ownership products.
- k) 25% homes built to the M4(2) accessible and adaptable standards and 5% in accordance with the Building Regulations M4(3) standard.
- l) Provide an area of public open space of a quantum appropriate to the size of the development in accordance with Policy ENV 12 of this Plan.



PROPOSAL MUN 2 (360): Bracken Rise



PROPOSAL MUN 2 (360): Bracken Rise

Proposals for the allocation as identified on the Policies Map, should provide for approximately 20 dwellings.

Development will be subject to compliance with other policies in this Local Plan including on-site provision of the required proportion of affordable housing and appropriate contributions towards education, provision and monitoring of public open space and play areas, as well as other infrastructure, services and other community needs as agreed with the Local Planning Authority.

Development proposals must:

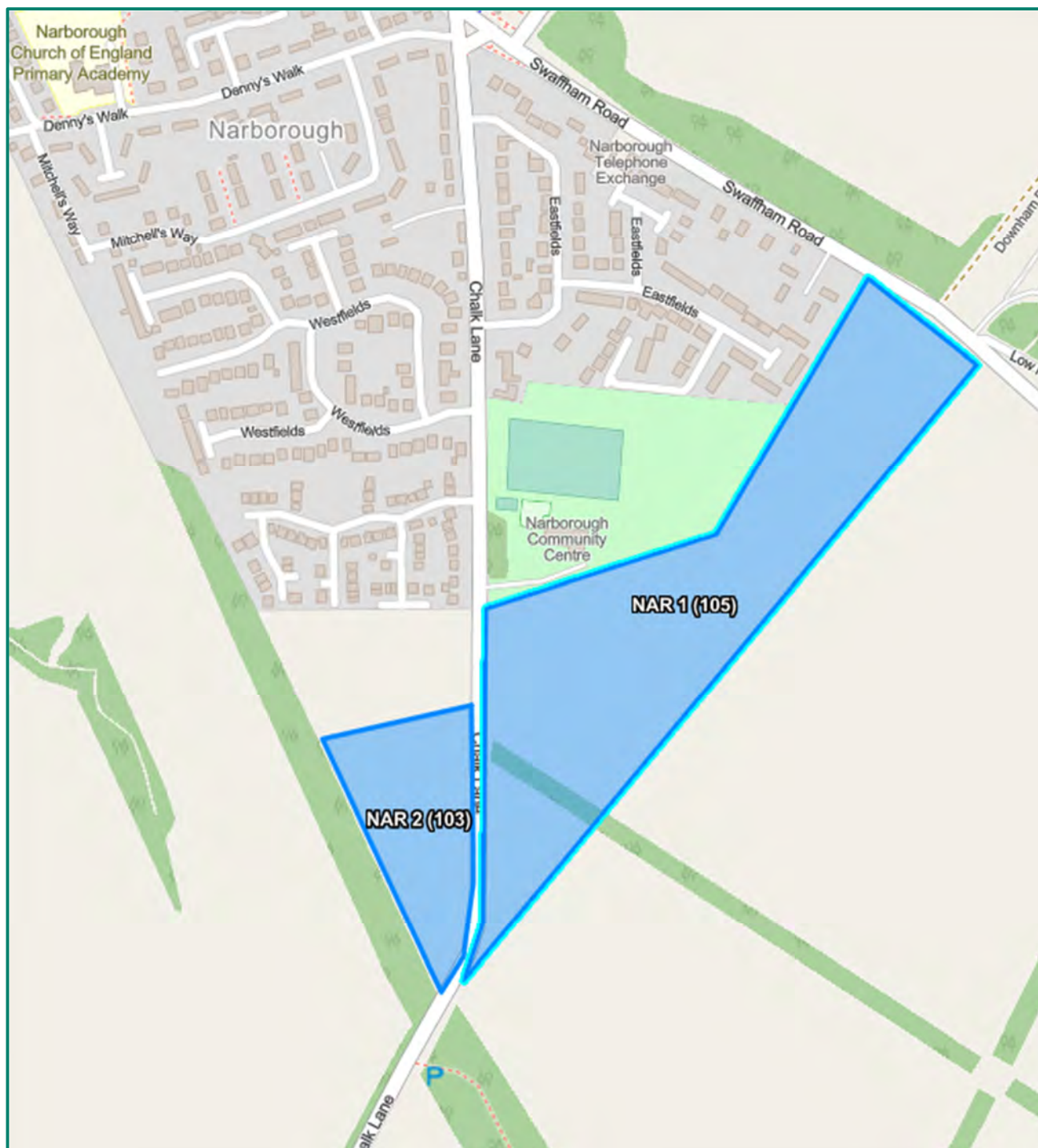
- a) Adhere to affordable housing and public open space requirements to be provided in accordance with agreed Council standards.
- b) Demonstrate a high-quality design reflecting the Breckland Design Guide.
- c) Demonstrate a safe, deliverable and acceptable vehicle, pedestrian and cycle access onto Bracken Rise.
- d) Include a masterplan showing how the site will be developed in conjunction with proposal MUN1.
- e) Incorporate any necessary off-site highway improvements to improve a pedestrian and cycle access to key local services and facilities.
- f) Facilities and improvements to bus stops and public transport in the vicinity of the development.
- g) Demonstrate provision of the required level of Biodiversity Net Gain in addition to appropriate wildlife mitigation measures and enhancement of existing habitats.

- h) Include a landscaping scheme which is sympathetic to the surrounding area and incorporates existing mature trees on site.
- i) Include a drainage strategy which accords with the most recent Lead Local Flood authority guidance.
- j) Deliver a minimum of 25% affordable housing with an 90/10 split between rented affordable housing and low-cost affordable home ownership products.
- k) 25% homes built to the M4(2) accessible and adaptable standards and 5% in accordance with the Building Regulations M4(3) standard.
- l) Provide an area of public open space of a quantum appropriate to the size of the development in accordance with Policy ENV 12 of this Plan.



Narborough

PROPOSAL NAR 1 (105): East of Chalk Lane



PROPOSAL NAR 1 (105): East of Chalk Lane

Proposals for the allocation as identified on the Policies Map, should provide for Approximately 70 dwellings.

Development will be subject to compliance with other policies in this Local Plan including on-site provision of the required proportion of affordable housing and appropriate contributions towards education, provision and monitoring of public open space and play areas, as well as other infrastructure, services and other community needs as agreed with the Local Planning Authority.

Development proposals must:

- a) Adhere to affordable housing and public open space requirements to be provided in accordance with agreed Council standards
- b) Demonstrate a high-quality design reflecting the Breckland Design Guide.
- c) Demonstrate a safe and acceptable vehicle, pedestrian and cycle access to link with surrounding development.
- d) Demonstrate safe and deliverable vehicle access at Chalk Lane including adequate visibility splays.
- e) Incorporate any necessary onsite and offsite highway improvements to provide suitable pedestrian and cycle active travel link between site and existing footpaths.
- f) Incorporate interconnected active travel and green links throughout the site to allow residents to access Shipdham's services via footpaths along A1075 and interconnected footpaths linking the site to proposed development at SHIP 1.
- g) Demonstrate provision of the required level of Biodiversity Net Gain through

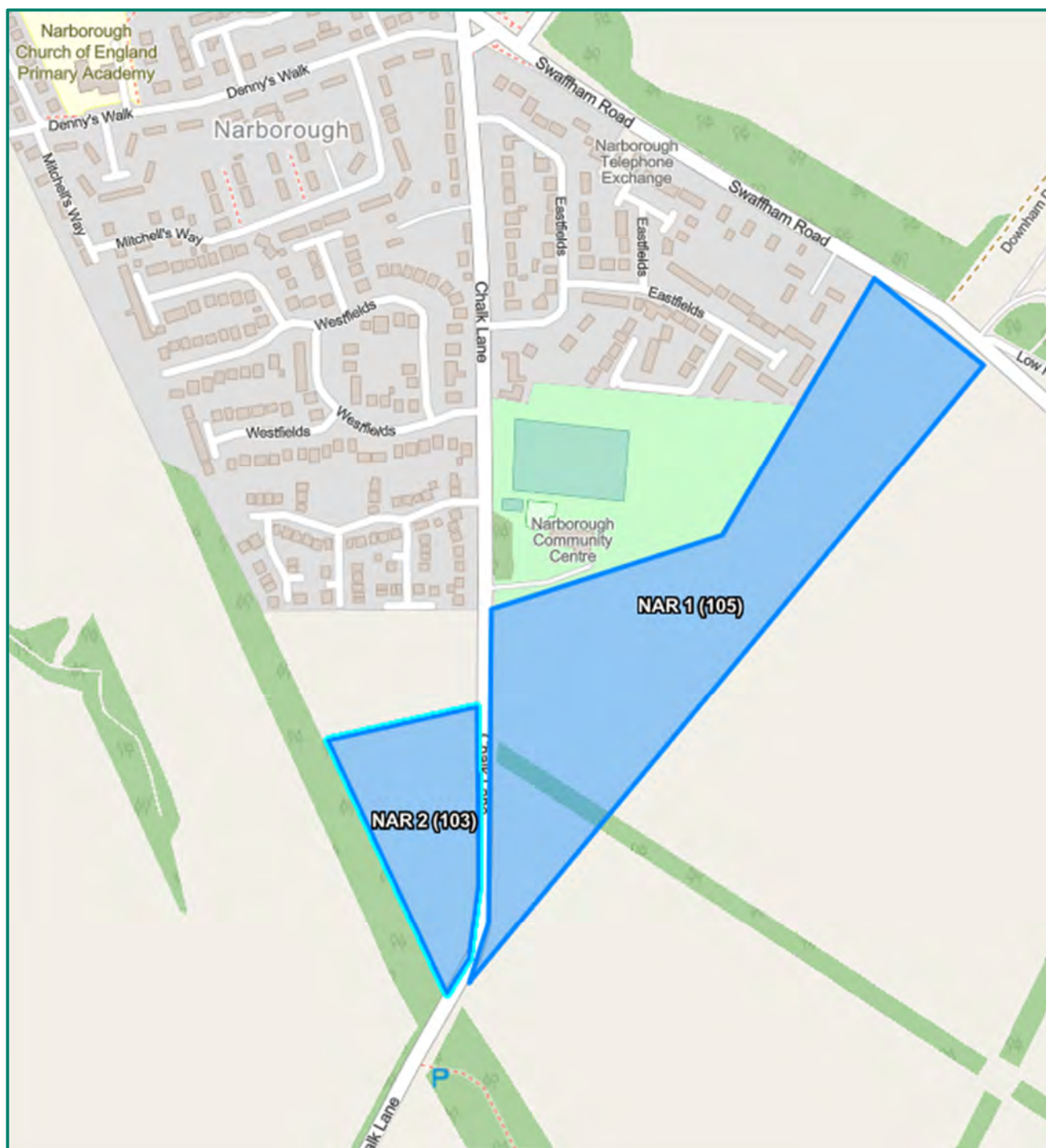


onsite and offsite provision.

- h) Include a landscaping scheme which is sympathetic to the surrounding area.
- i) Include a drainage strategy which accords with the most recent Lead Local Flood authority guidance.
- j) Deliver a minimum of 25% affordable housing with an 90/10 split between rented affordable housing and low-cost affordable home ownership products.
- k) 25% homes built to the M4(2) accessible and adaptable standards and 5% in accordance with the Building Regulations M4(3) standard.
- l) Provide an area of public open space of a quantum appropriate to the size of the development in accordance with Policy ENV 12 of this Plan.



PROPOSAL NAR 2 (103): West of Chalk Lane



PROPOSAL NAR 2 (103): West of Chalk Lane

Proposals for the allocation as identified on the Policies Map, should provide for Approximately 30 dwellings.

Development will be subject to compliance with other policies in this Local Plan including on-site provision of the required proportion of affordable housing and appropriate contributions towards education, provision and monitoring of public open space and play areas, as well as other infrastructure, services and other community needs as agreed with the Local Planning Authority.

Development proposals must:

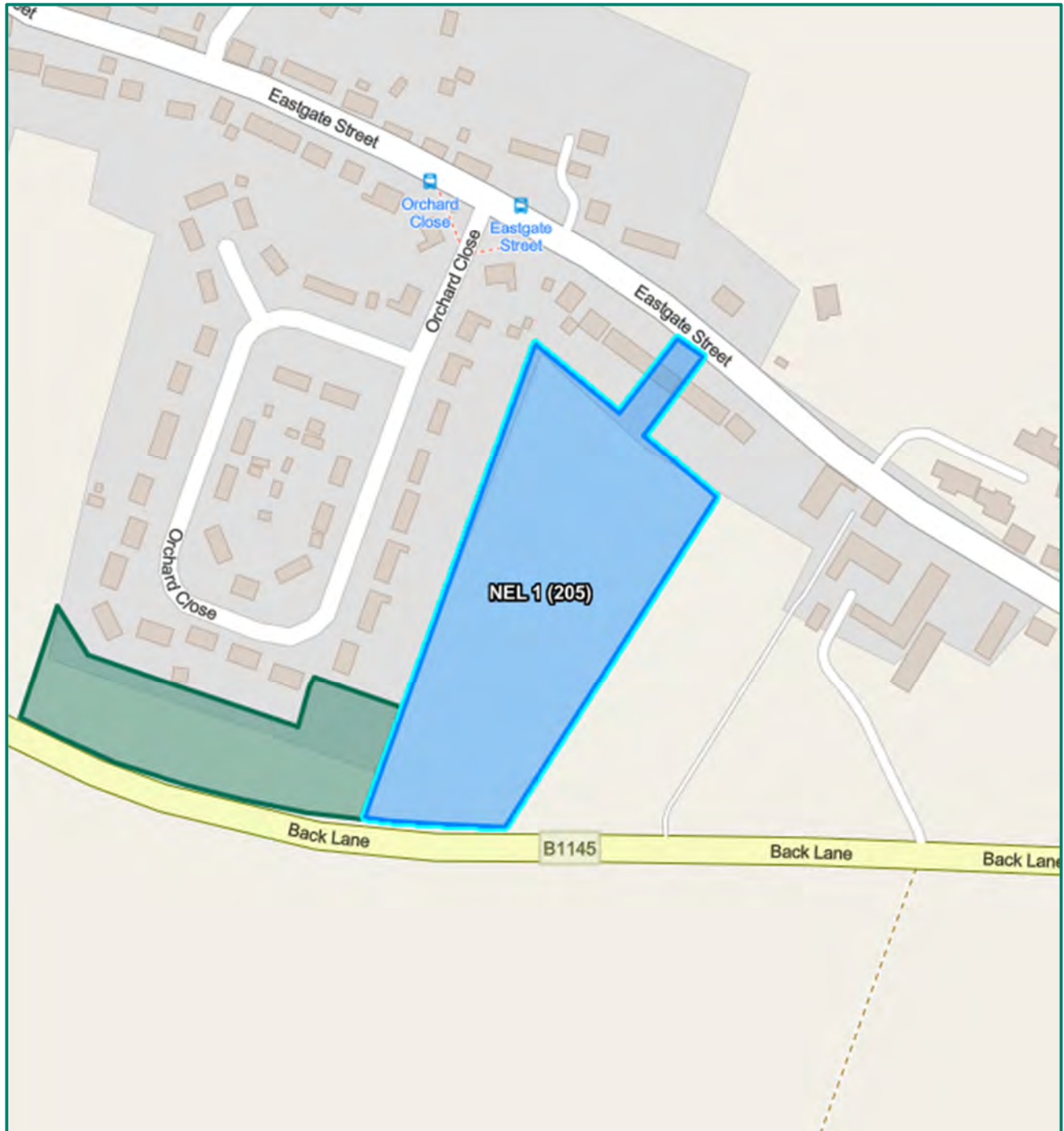
- a) Adhere to affordable housing and public open space requirements to be provided in accordance with agreed Council standards
- b) Demonstrate a high-quality design reflecting the Breckland Design Guide.
- c) Demonstrate a safe and acceptable vehicle, pedestrian and cycle access to link with surrounding development.
- d) Demonstrate safe and deliverable vehicle access at Letton Road and Dereham Road including adequate visibility splays and extension of 30mph speed limit and footpath to site access location.
- e) Incorporate any necessary onsite and offsite highway improvements to provide suitable pedestrian and cycle active travel link between site and existing footpaths.
- f) Incorporate interconnected active travel and green links throughout the site to allow residents to access Shipdham's services via footpaths along A1075 and interconnected footpaths linking the site to proposed development at SHIP 1.

- g) Demonstrate provision of the required level of Biodiversity Net Gain through onsite and offsite provision.
- h) Include a landscaping scheme which is sympathetic to the surrounding area.
- i) Include a drainage strategy which accords with the most recent Lead Local Flood authority guidance.
- j) Deliver a minimum of 25% affordable housing with an 90/10 split between rented affordable housing and low-cost affordable home ownership products.
- k) 25% homes built to the M4(2) accessible and adaptable standards and 5% in accordance with the Building Regulations M4(3) standard.
- l) Provide an area of public open space of a quantum appropriate to the size of the development in accordance with Policy ENV 12 of this Plan.



North Elmham

PROPOSAL NEL 1 (205): South of Eastgate Street



PROPOSAL NEL 1 (205): South of Eastgate Street

Proposals for the allocation as identified on the Policies Map, should provide for approximately 30 dwellings.

Development will be subject to compliance with other policies in this Local Plan including on-site provision of the required proportion of affordable housing and appropriate contributions towards education, provision and monitoring of public open space and play areas, as well as other infrastructure, services and other community needs as agreed with the Local Planning Authority.

Development proposals must:

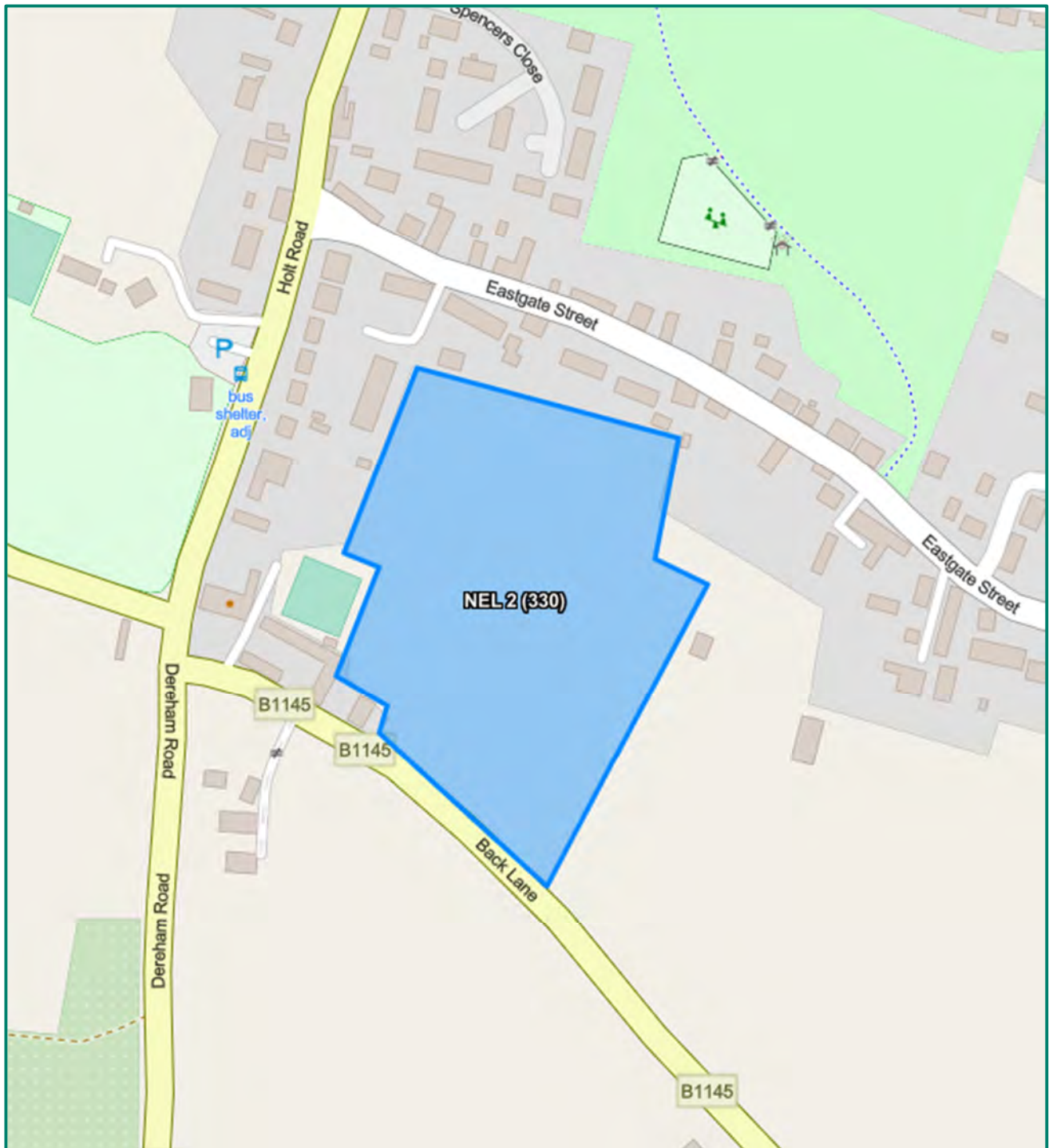
- a) Adhere to affordable housing and public open space requirements to be provided in accordance with agreed Council standards.
- b) Demonstrate a high-quality design reflecting the Breckland Design Guide.
- c) Demonstrate a safe, deliverable and acceptable vehicle, pedestrian and cycle access onto Eastgate Street as well as providing a suitable pedestrian crossing to access footpath to north Eastgate Street.
- d) Incorporate any necessary off-site highway improvements to improve a pedestrian and cycle access to key local services and facilities.
- e) Facilities and improvements to bus stops and public transport in the vicinity of the development.
- f) Demonstrate provision of the required level of Biodiversity Net Gain in addition to appropriate wildlife mitigation measures and enhancement of existing habitats.



- g) Include a landscaping scheme which is sympathetic to the surrounding area.
- h) Include a drainage strategy which accords with the most recent Lead Local Flood authority guidance.
- i) Demonstrate that there is sufficient utility provision available to serve the site including power and water supply.
- j) The Development must demonstrate how it will achieve nutrient neutrality either through mitigation measures onsite to prevent nutrient pollution or demonstrate that it is 'offset elsewhere within the same catchment.
- k) Deliver a minimum of 25% affordable housing with an 90/10 split between rented affordable housing and low-cost affordable home ownership products.
- l) 25% homes built to the M4(2) accessible and adaptable standards and 5% in accordance with the Building Regulations M4(3) standard.
- m) Provide an area of public open space of a quantum appropriate to the size of the development in accordance with Policy ENV 12 of this Plan.



PROPOSAL NEL 2 (330): Back Lane



PROPOSAL NEL 2 (330): Back Lane

Proposals for the allocation as identified on the Policies Map, should provide for approximately 50 dwellings.

Development will be subject to compliance with other policies in this Local Plan including on-site provision of the required proportion of affordable housing and appropriate contributions towards education, provision and monitoring of public open space and play areas, as well as other infrastructure, services and other community needs as agreed with the Local Planning Authority.

Development proposals must:

- a) Adhere to affordable housing and public open space requirements to be provided in accordance with agreed Council standards.
- b) Demonstrate a high-quality design reflecting the Breckland Design Guide.
- c) Demonstrate a safe, deliverable and acceptable vehicle, pedestrian and cycle access onto Back Lane, including extension of the 30mph zone and footpath to site access location.
- d) Incorporate any necessary off-site highway improvements to improve a pedestrian and cycle access to key local services and facilities.
- e) Facilities and improvements to bus stops and public transport in the vicinity of the development.
- f) Demonstrate provision of the required level of Biodiversity Net Gain in addition to appropriate wildlife mitigation measures and enhancement of existing habitats.

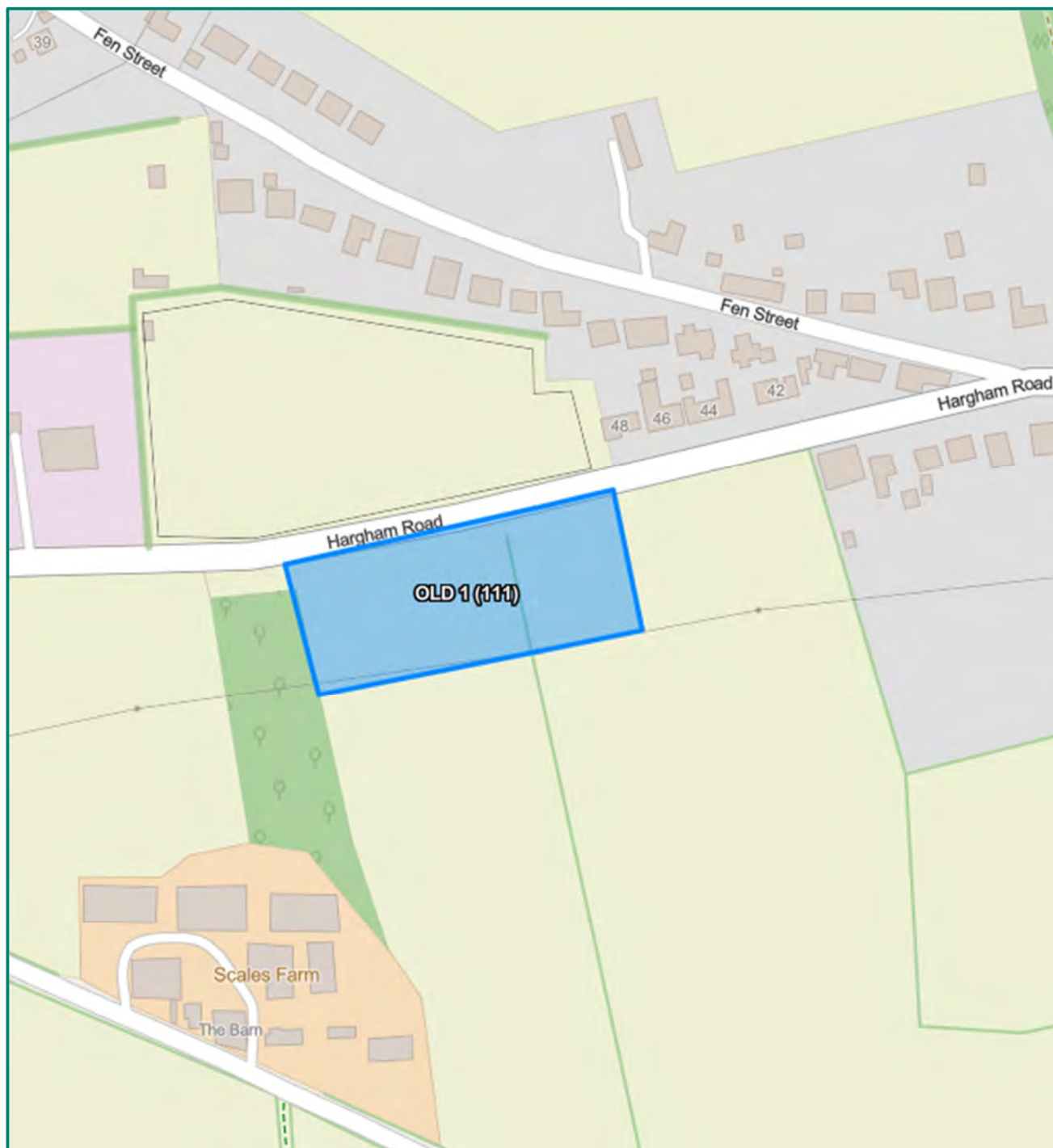


- g) Include a landscaping scheme which is sympathetic to the surrounding area.
- h) Include a drainage strategy which accords with the most recent Lead Local Flood authority guidance.
- i) The Development must demonstrate how it will achieve nutrient neutrality either through mitigation measures onsite to prevent nutrient pollution or demonstrate that it is 'offset elsewhere within the same catchment.
- j) Deliver a minimum of 25% affordable housing with an 90/10 split between rented affordable housing and low-cost affordable home ownership products.
- k) 25% homes built to the M4(2) accessible and adaptable standards and 5% in accordance with the Building Regulations M4(3) standard.
- l) Provide an area of public open space of a quantum appropriate to the size of the development in accordance with Policy ENV 12 of this Plan.



Old Buckenham

PROPOSAL OLD 1 (111): Hargham Road



PROPOSAL OLD 1 (111): Hargham Road

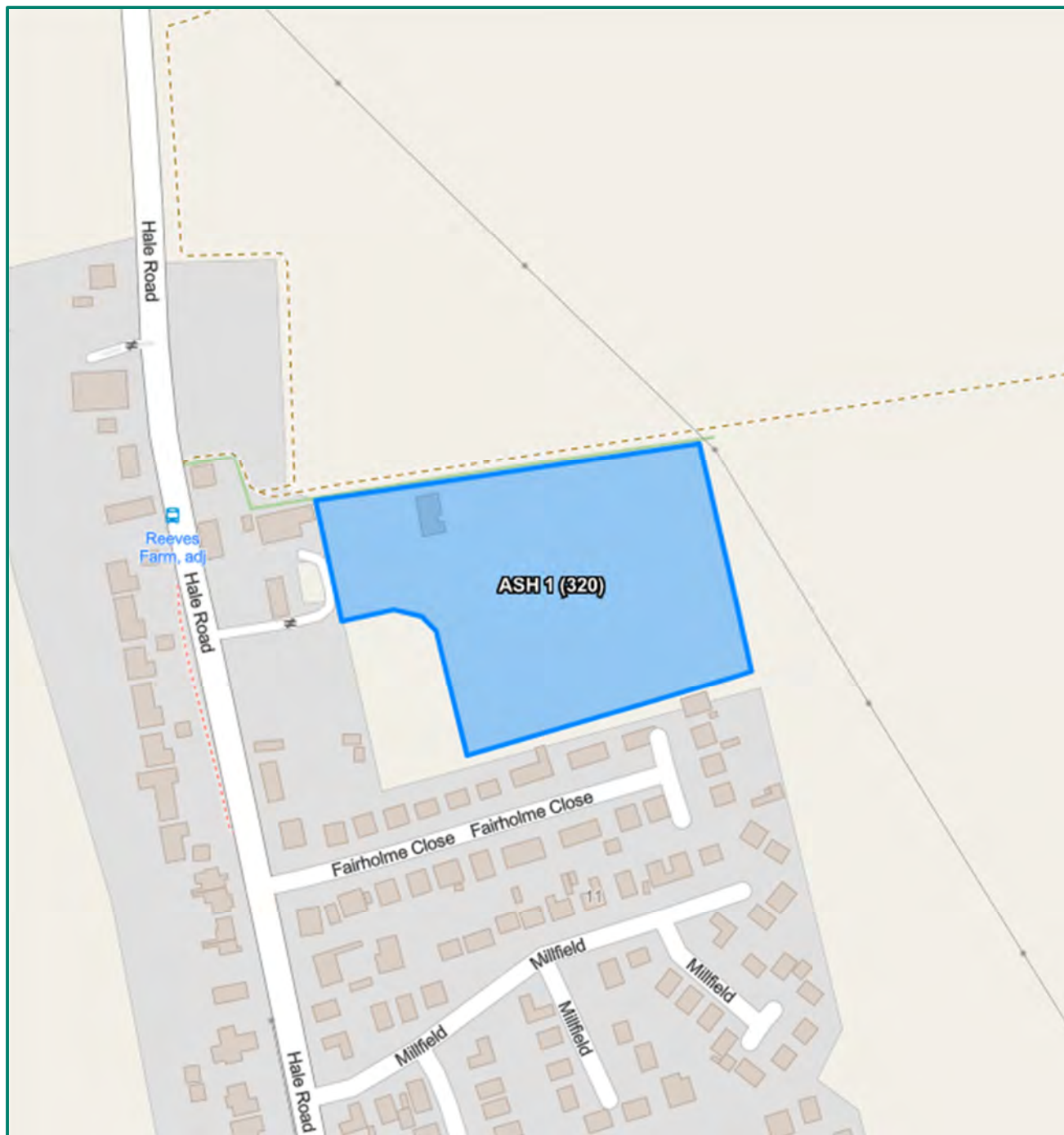
Proposals for the allocation as identified on the Policies Map, should provide for approximately 8 dwellings. Development will be subject to compliance with other policies in this Local Plan. Development proposals must:

- a) Demonstrate a high-quality design reflecting the Breckland Design Guide.
- b) Demonstrate safe and acceptable vehicle, pedestrian and cycle access onto Hargham Road.
- c) Provide a footpath along the site frontage with Hargham Road to link with existing footpath at the northeast corner of the site.
- d) Extend the 30-mph zone to the west of the site's boundary.
- e) Demonstrate provision of the required level of Biodiversity Net Gain.
- f) Include a landscaping scheme which is sympathetic to the surrounding area and includes the retention of the mature hedgerow to the northern boundary.
- g) Include a drainage strategy which accords with the most recent Lead Local Flood authority guidance.

Secondary Parishes

Ashill

PROPOSAL ASH 1 (320): The Willows



PROPOSAL ASH 1 (320): The Willows

Proposals for the allocation as identified on the Policies Map, should provide for approximately 20 dwellings.

Development will be subject to compliance with other policies in this Local Plan including on-site provision of the required proportion of affordable housing and appropriate contributions towards education, provision and monitoring of public open space and play areas, as well as other infrastructure, services and other community needs as agreed with the Local Planning Authority.

Development proposals must:

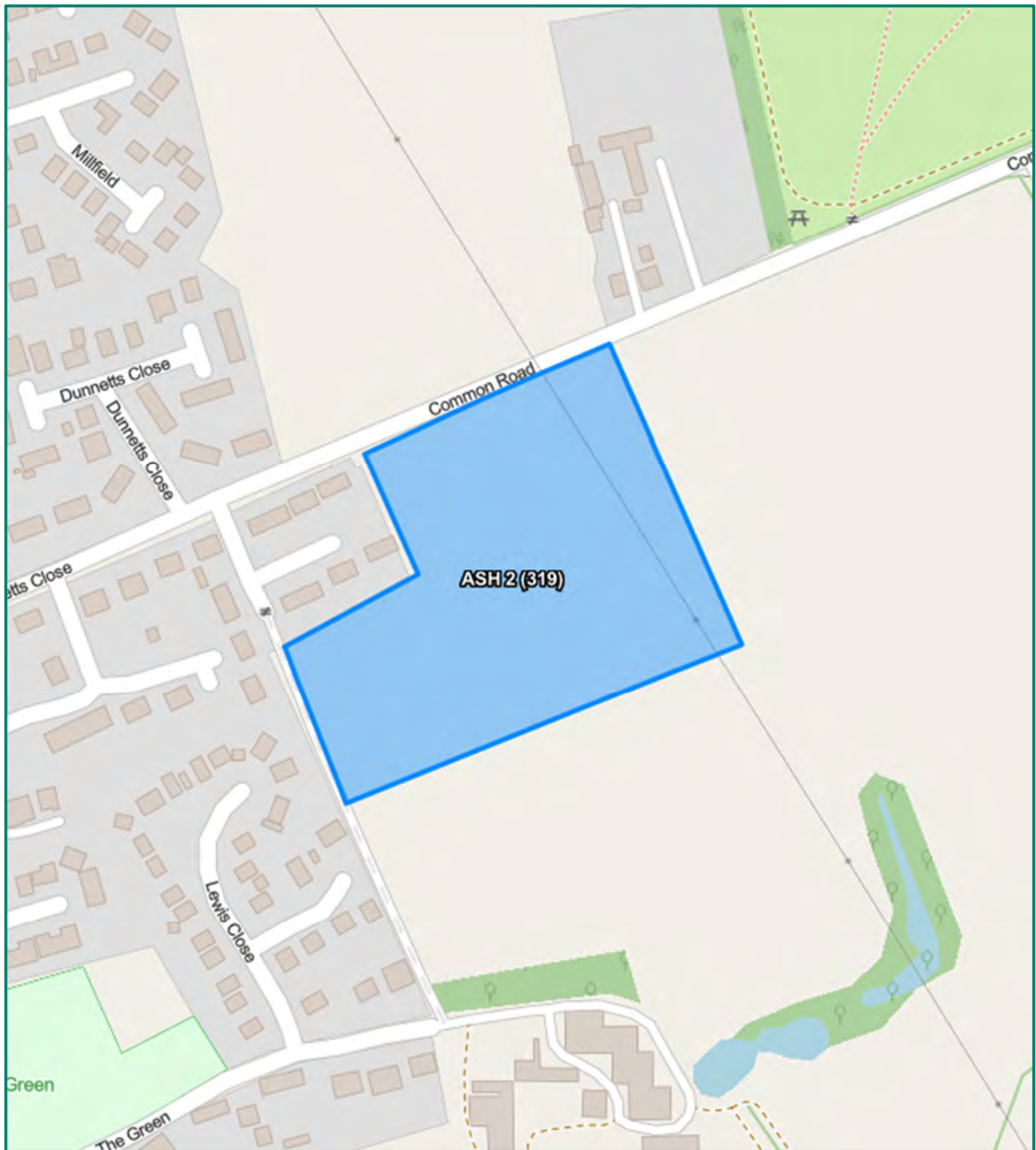
- a) Adhere to affordable housing and public open space requirements to be provided in accordance with agreed Council standards
- b) Demonstrate a high-quality design reflecting the Breckland Design Guide.
- c) Demonstrate a safe and acceptable vehicle, pedestrian and cycle access onto Hale Road including adequate visibility splays.
- d) Incorporate any necessary off-site highway improvements to improve a pedestrian and cycle access to key local services and facilities as well as onsite provision of footpath along the site's southern boundary and from north to south, to be consistent with surrounding proposals.
- e) Demonstrate provision of the required level of Biodiversity Net Gain.
- f) Include a landscaping scheme which is sympathetic to the surrounding area.
- g) Include a drainage strategy which accords with the most recent Lead Local Flood authority guidance.



- h) Deliver a minimum of 25% affordable housing with an 90/10 split between rented affordable housing and low-cost affordable home ownership products.
- i) 25% homes built to the M4(2) accessible and adaptable standards and 5% in accordance with the Building Regulations M4(3) standard.
- j) Provide an area of public open space of a quantum appropriate to the size of the development in accordance with Policy ENV 12 of this Plan.



PROPOSAL ASH 2 (319): Greenacre Close



PROPOSAL ASH 2 (319): Greenacre Close

Proposals for the allocation as identified on the Policies Map, should provide for approximately 45 dwellings.

Development will be subject to compliance with other policies in this Local Plan including on-site provision of the required proportion of affordable housing and appropriate contributions towards education, provision and monitoring of public open space and play areas, as well as other infrastructure, services and other community needs as agreed with the Local Planning Authority.

Development proposals must:

- a) Adhere to affordable housing and public open space requirements to be provided in accordance with agreed Council standards
- b) Demonstrate a high-quality design reflecting the Breckland Design Guide.
- c) Demonstrate a safe and acceptable vehicle, pedestrian and cycle access onto Dunnetts Close including adequate visibility splays.
- d) Incorporate any necessary off-site highway improvements to improve a pedestrian and cycle access to key local services and facilities as well as onsite provision of footpath along the site's southern boundary and from north to south, to be consistent with surrounding proposals.
- e) Demonstrate provision of the required level of Biodiversity Net Gain.
- f) Include a landscaping scheme which is sympathetic to the surrounding area.
- g) Include a drainage strategy which accords with the most recent Lead Local Flood authority guidance.



- h) Deliver a minimum of 25% affordable housing with an 90/10 split between rented affordable housing and low-cost affordable home ownership products.
- i) 25% homes built to the M4(2) accessible and adaptable standards and 5% in accordance with the Building Regulations M4(3) standard.
- j) Provide an area of public open space of a quantum appropriate to the size of the development in accordance with Policy ENV 12 of this Plan.



Beetley

PROPOSAL BEET 1 (134): Fakenham Road



PROPOSAL BEET 1 (134): Fakenham Road

Proposals for the allocation as identified on the Policies Map, should provide for approximately 10 dwellings

Development will be subject to compliance with other policies in this Local Plan including on site provision of the required proportion of affordable housing and contributions towards provision and monitoring of public open space and play areas, as well as other infrastructure, services and other community needs as required;

Development proposals must:

- a) Adhere to affordable housing and public open space requirements to be provided in accordance with agreed Council standards;
- b) Demonstrate a high-quality design reflecting the Breckland Design Guide, having regard to the site's context of spacious plots in verdant setting, the existing site vegetation must form an integral part of any design and masterplan;
- c) Demonstrate safe and acceptable vehicle access;
- d) Incorporate any necessary off-site highway improvements to improve pedestrian and cycle access to key local services and facilities;
- e) Facilities and improvements to bus stops and public transport provision in the vicinity of the development;
- f) Appropriate wildlife mitigation and improvement measures;
- g) Respect the views to the key landscape feature of the mature woodland



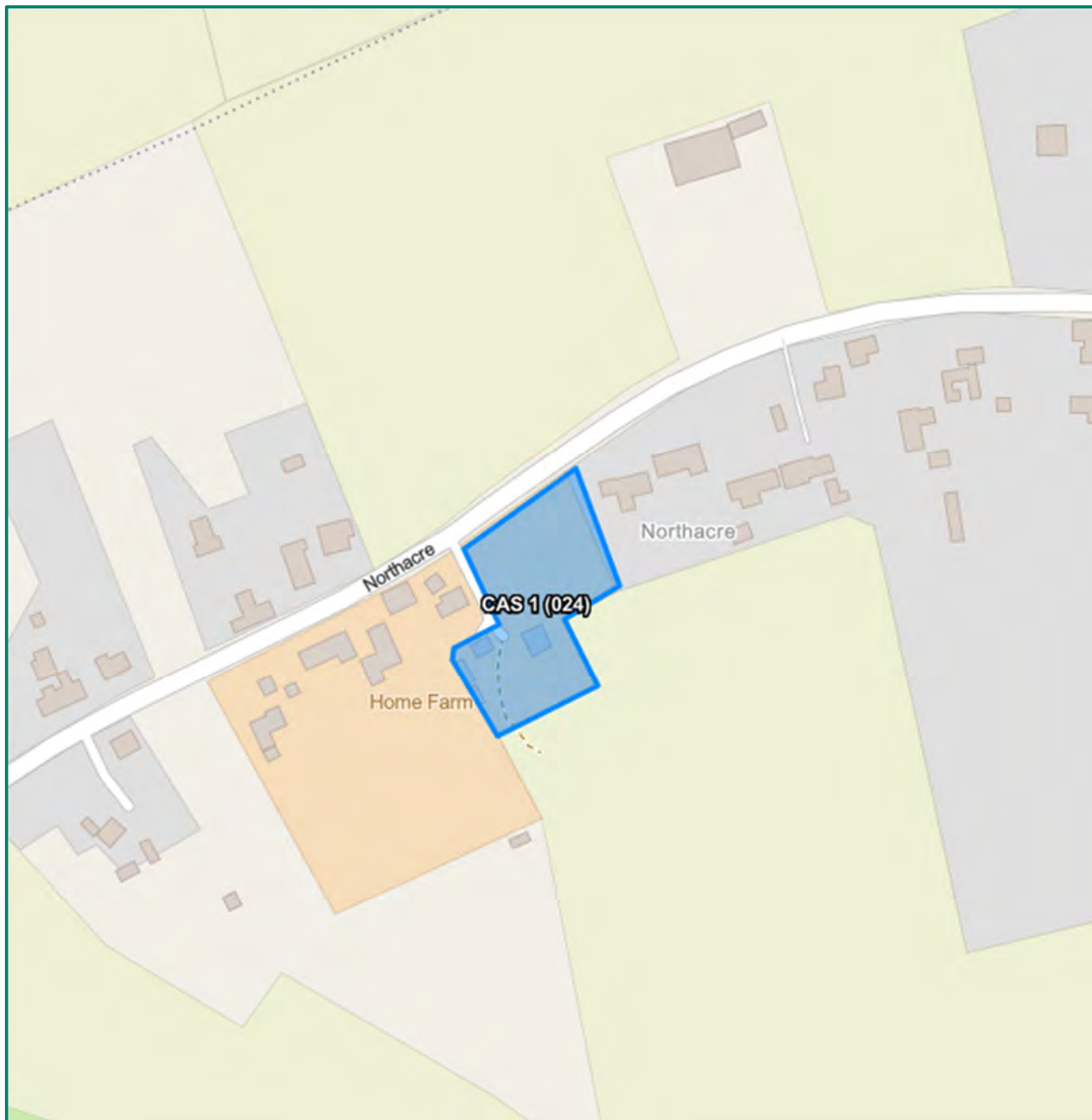
adjacent to the site;

- h) Demonstrate that there is adequate capacity in sewage treatment works and the foul sewerage network and that proposals have regard to water quality standards;
- i) Demonstrate that there is sufficient utility provision available to serve the site including power and water supply;
- j) Deliver a minimum of 25% affordable housing with an 90/10 split between rented affordable housing and low-cost affordable home ownership products.
- k) 25% homes built to the M4(2) accessible and adaptable standards and 5% in accordance with the Building Regulations M4(3) standard. The retention and enhancement of native hedgerows and trees and provide green corridors connecting development sites, as well as providing for the required level of Biodiversity Net Gain, in accordance with policies in this is Local Plan as well as appropriate wildlife mitigation and improvement measures;
- l) The Development must demonstrate how it will achieve nutrient neutrality either through mitigation measures onsite to prevent nutrient pollution or demonstrate that it is 'offset elsewhere within the same catchment.
- m) Demonstrate the location of an appropriate reptile receptor in accordance with the prevalent government standing advice.



Caston

PROPOSAL CAS 1 (024): Home Farm, North Acre



PROPOSAL CAS 1 (024): Home Farm, North Acre

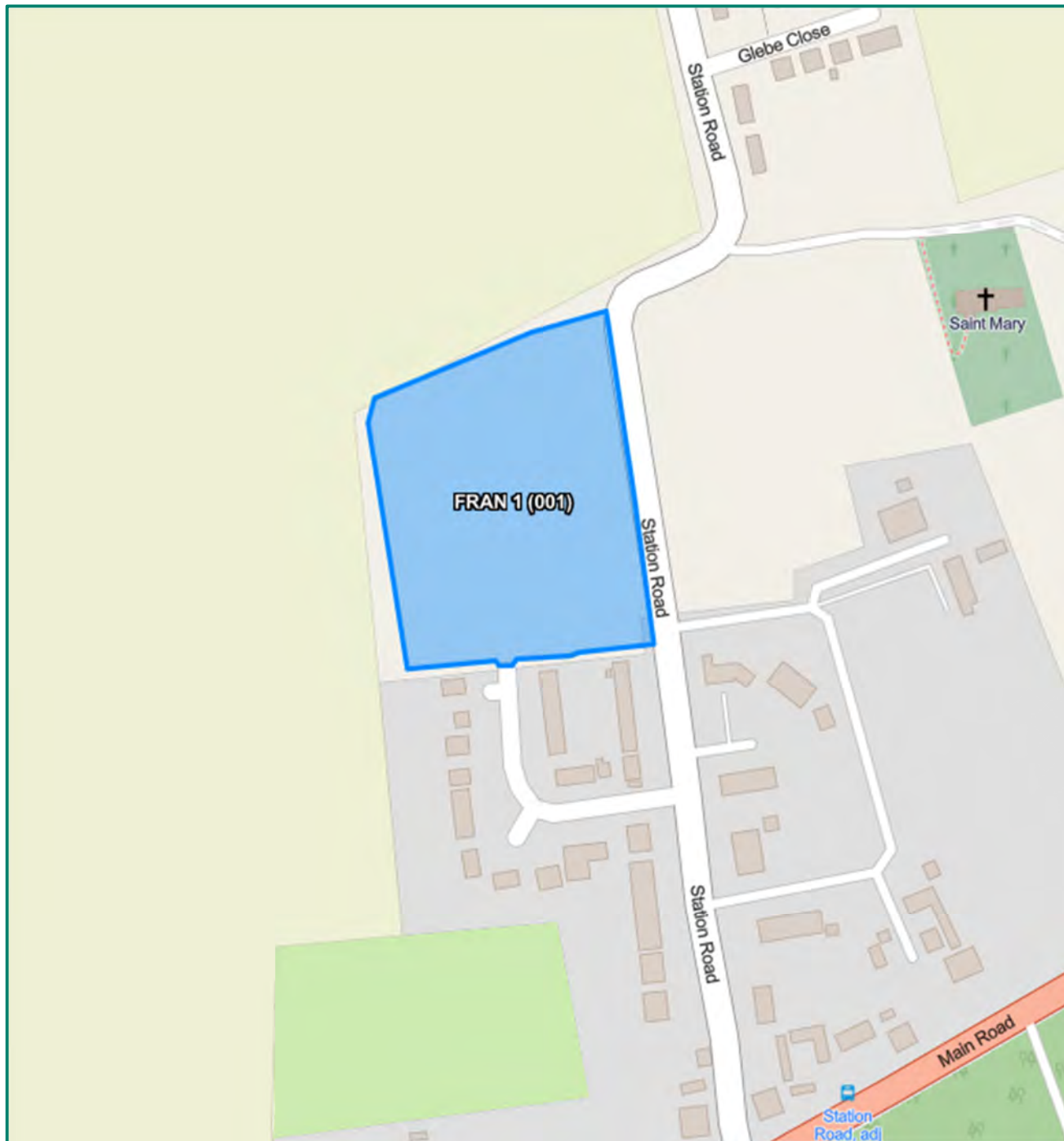
Proposals for the allocation as identified on the Policies Map, should provide for approximately 5 dwellings. Development will be subject to compliance with other policies in this Local Plan. Development proposals must:

- a) Demonstrate a high-quality design reflecting the Breckland Design Guide.
- b) Demonstrate safe and acceptable vehicle, pedestrian and cycle access.
- c) Demonstrate provision of the required level of Biodiversity Net Gain.
- d) Include a landscaping scheme which is sympathetic to the surrounding area and includes the retention of the mature hedgerow to the northern boundary.
- e) Include a drainage strategy which accords with the most recent Lead Local Flood authority guidance.



Fransham

PROPOSAL FRAN 1 (001): West of Station Road



PROPOSAL FRAN 1 (001): West of Station Road

Proposals for the location as identified on the Policies Map, should provide approximately 10 dwellings

Development will be subject to compliance with other policies in this Local Plan including on site provision of the required proportion of affordable housing and contributions towards provision and monitoring of public open space and play areas, as well as other infrastructure, services and other community needs as required;

Development proposals must:

- a) Demonstrate a high-quality design reflecting the Breckland Design Guide
- b) Demonstrate safe and acceptable vehicle access.
- c) Incorporate any necessary off-site highway improvements to improve pedestrian and cycle access to key local services and facilities.
- d) Facilities and improvements to bus stops and public transport provision in the vicinity of the development;
- e) Appropriate wildlife mitigation and improvement measures as well as providing for the required level of Biodiversity Net Gain, in accordance with policies in this is Local Plan;
- f) Retain the existing trees which are worthy of retention and retain and enhance the existing hedgerows.
- g) Deliver single storey dwellings along Station Road to conserve the character of and protect the views from the Grade I listed St Mary's Church.
- h) Demonstrate that there is adequate capacity in sewage treatment works and the

foul sewerage network and that proposals have regard to water quality standards;

- i) Demonstrate that there is sufficient utility provision available to serve the site including power and water supply;
- j) The Development must demonstrate how it will achieve nutrient neutrality either through mitigation measures onsite to prevent nutrient pollution or demonstrate that it is 'offset elsewhere within the same catchment;
- k) Deliver a minimum of 25% affordable housing with an 90/10 split between rented affordable housing and low-cost affordable home ownership products.
- l) 25% homes built to the M4(2) accessible and adaptable standards and 5% in accordance with the Building Regulations M4(3) standard.
- m) Provide an area of public open space of a quantum appropriate to the size of the development in accordance with Policy ENV 12 of this Plan.



Garboldisham

PROPOSAL GARB 1 (057): Smallworth Lane



PROPOSAL GARB 1 (057): Smallworth Lane

Proposals for the allocation as identified on the Policies Map, should provide for approximately 8 dwellings. Development will be subject to compliance with other policies in this Local Plan. Development proposals must:

- a) Demonstrate a high-quality design reflecting the Breckland Design Guide.
- b) Demonstrate safe and acceptable vehicle, pedestrian and cycle access.
- c) Demonstrate provision of the required level of Biodiversity Net Gain.
- d) Include a landscaping scheme which is sympathetic to the surrounding area and includes the retention of the mature hedgerow to the northern boundary.
- e) Include a drainage strategy which accords with the most recent Lead Local Flood authority guidance.



Griston

PROPOSAL: GRIS 1 (347): Caston Road



PROPOSAL: GRIS 1 (347): Caston Road

Proposals for the location as identified on the Policies Map, should provide approximately 20 dwellings

Development will be subject to compliance with other policies in this Local Plan including on site provision of the required proportion of affordable housing and contributions towards provision and monitoring of public open space and play areas, as well as other infrastructure, services and other community needs as required;

Development proposals must:

- n) Demonstrate a high-quality design reflecting the Breckland Design Guide
- o) Demonstrate safe and acceptable vehicle access.
- p) Incorporate any necessary off-site highway improvements to improve pedestrian and cycle access to key local services and facilities.
- q) Facilities and improvements to bus stops and public transport provision in the vicinity of the development;
- r) Appropriate wildlife mitigation and improvement measures as well as providing for the required level of Biodiversity Net Gain, in accordance with policies in this is Local Plan;
- s) Demonstrate that there is adequate capacity in sewage treatment works and the foul sewerage network and that proposals have regard to water quality standards;
- t) Demonstrate that there is sufficient utility provision available to serve the site

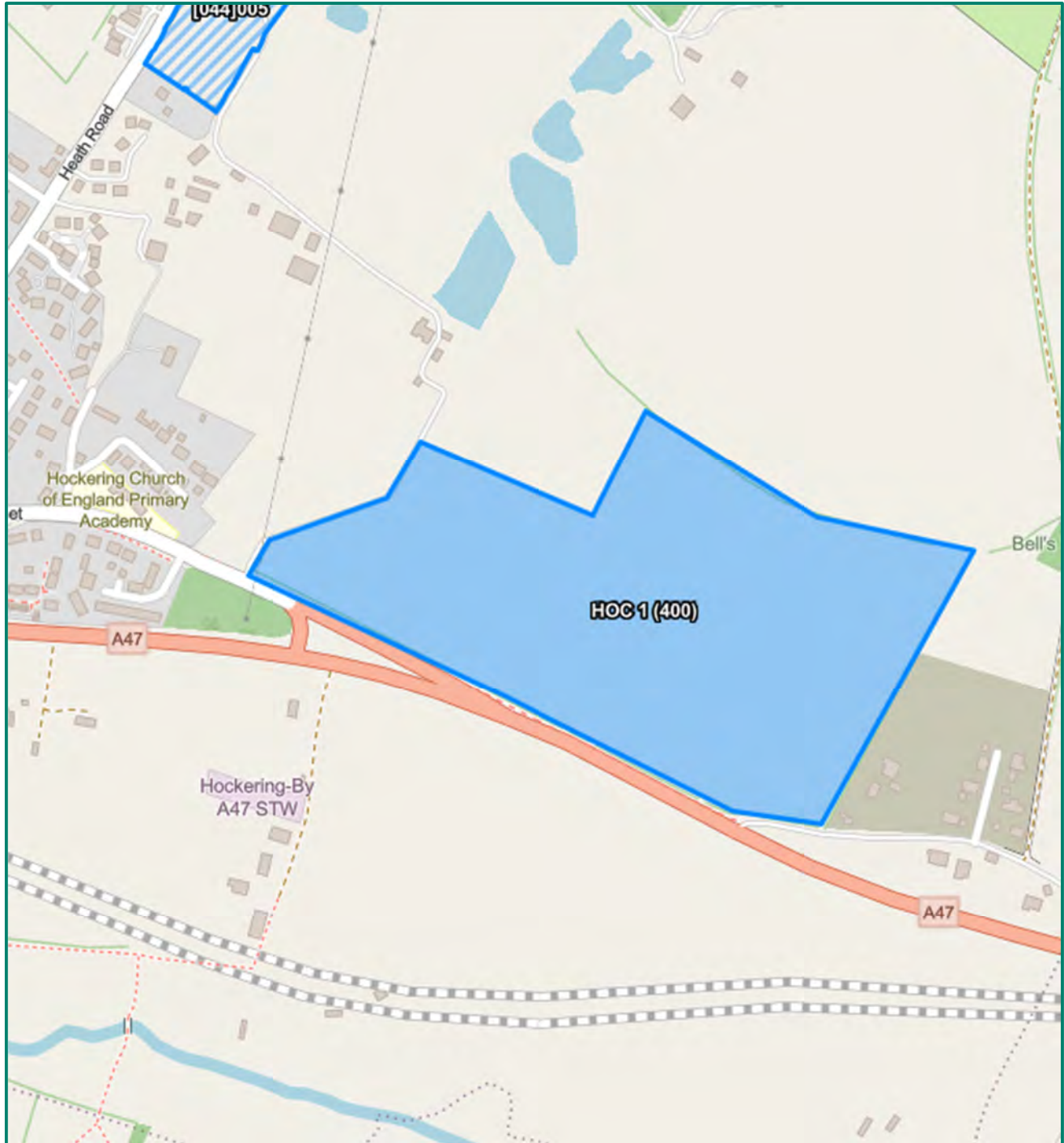
including power and water supply;

- u) Deliver a minimum of 25% affordable housing with an 90/10 split between rented affordable housing and low-cost affordable home ownership products.
- v) 25% homes built to the M4(2) accessible and adaptable standards and 5% in accordance with the Building Regulations M4(3) standard.
- w) Provide an area of public open space of a quantum appropriate to the size of the development in accordance with Policy ENV 12 of this Plan.



Hockering

PROPOSAL HOC 1 (400): The Street



PROPOSAL HOC 1 (400): The Street

Proposals for the allocation as identified on the Policies Map, should provide for approximately 100 dwellings

Development will be subject to compliance with other policies in this Local Plan including on site provision of the required proportion of affordable housing and contributions towards provision and monitoring of public open space and play areas, as well as other infrastructure, services and other community needs as required;

Development proposals must:

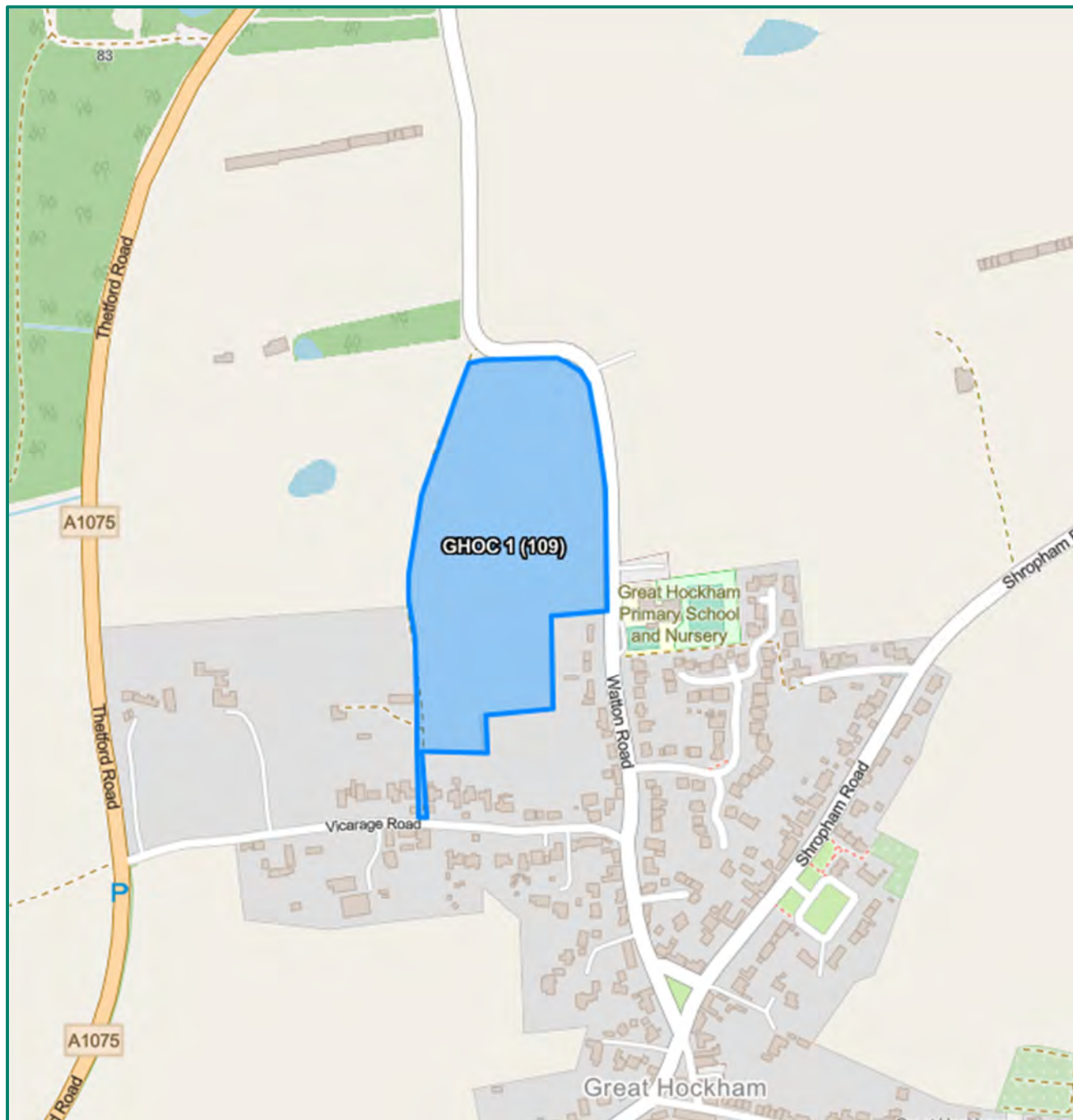
- a) Demonstrate a high-quality design reflecting the Breckland Design Guide
- b) Demonstrate a safe and acceptable vehicle access.
- c) Incorporate any necessary off-site highway improvements to improve pedestrian and cycle access to key local services and facilities.
- d) Facilities and improvements to bus stops and public transport provision in the vicinity of the development;
- e) Appropriate wildlife mitigation and improvement measures as well as providing for the required level of Biodiversity Net Gain, in accordance with policies in this is Local Plan;
- f) Demonstrate that there is adequate capacity in sewage treatment works and the foul sewerage network and that proposals have regard to water quality standards;
- g) Demonstrate that there is sufficient utility provision available to serve the site including power and water supply;

- h) Deliver a minimum of 25% affordable housing with an 90/10 split between rented affordable housing and low-cost affordable home ownership products.
- i) 25% homes built to the M4(2) accessible and adaptable standards and 5% in accordance with the Building Regulations M4(3) standard.
- j) Provide an area of public open space of a quantum appropriate to the size of the development in accordance with Policy ENV 12 of this Plan.
- k) The Development must demonstrate how it will achieve nutrient neutrality either through mitigation measures onsite to prevent nutrient pollution or demonstrate that it is 'offset elsewhere within the same catchment.



Hockham

PROPOSAL GHOC 1 (109): West of Watton Road



PROPOSAL GHOC 1 (109): West of Watton Road

Proposals for the allocation as identified on the Policies Map, should provide for approximately 80 dwellings

Development will be subject to compliance with other policies in this Local Plan including on site provision of the required proportion of affordable housing and contributions towards provision and monitoring of public open space and play areas, as well as other infrastructure, services and other community needs as required;

Development proposals must:

- a) Deliver a village shop
- b) Provide an area of public open space with children's play and sports equipment at a scale proportionate to the scale of development in accordance with policy ENV 12 of this plan.
- c) Demonstrate a high-quality design reflecting the Breckland Design Guide
- d) Demonstrate a safe and acceptable vehicle access.
- e) Incorporate any necessary off-site highway improvements to improve pedestrian and cycle access to key local services and facilities.
- f) Facilities and improvements to bus stops and public transport provision in the vicinity of the development;
- g) Appropriate wildlife mitigation and improvement measures as well as providing for the required level of Biodiversity Net Gain, in accordance with policies in this is Local Plan.;

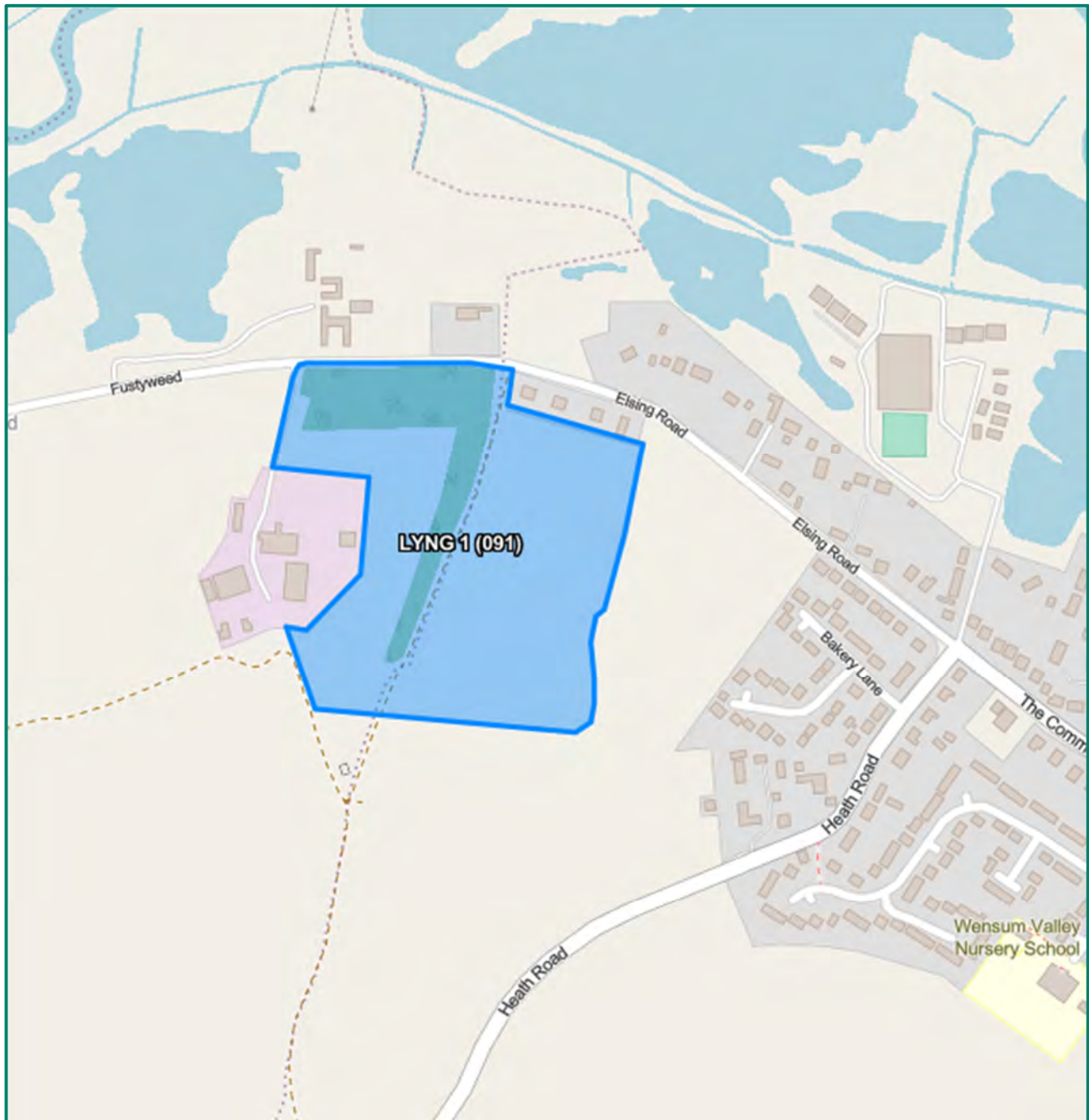


- h) Demonstrate that there is adequate capacity in sewage treatment works and the foul sewerage network and that proposals have regard to water quality standards;
- i) Demonstrate that there is sufficient utility provision available to serve the site including power and water supply;
- j) Deliver a minimum of 25% affordable housing with an 90/10 split between rented affordable housing and low-cost affordable home ownership products.
- k) 25% homes built to the M4(2) accessible and adaptable standards and 5% in accordance with the Building Regulations M4(3) standard.
- l) Provide an area of public open space of a quantum appropriate to the size of the development in accordance with Policy ENV 12 of this Plan.



Lyng

PROPOSAL LYNG 1 (091): North of Heath Road



PROPOSAL LYNG 1 (091): North of Heath Road

Proposals for the allocation as identified on the Policies Map, should provide for approximately 50 dwellings.

Development will be subject to compliance with other policies in this Local Plan including on-site provision of the required proportion of affordable housing and appropriate contributions towards education, provision and monitoring of public open space and play areas, as well as other infrastructure, services and other community needs as agreed with the Local Planning Authority.

Development proposals must:

- a) Adhere to affordable housing and public open space requirements to be provided in accordance with agreed Council standards:
- b) Demonstrate a high-quality design reflecting the Breckland Design Guide.
- c) Demonstrate a safe and acceptable vehicle, pedestrian and cycle access onto Elsing Road including adequate visibility splays.
- d) Retain and improve with active travel green links public right of way Elsing RB1.
- e) Incorporate any necessary off-site highway improvements along Elsing Road to provide pedestrian and cycle access to key local services and facilities within Lyng.
- f) Demonstrate provision of the required level of Biodiversity Net Gain.
- g) Incorporate a small number of industrial units on site.
- h) Provide an onsite community space or facility.

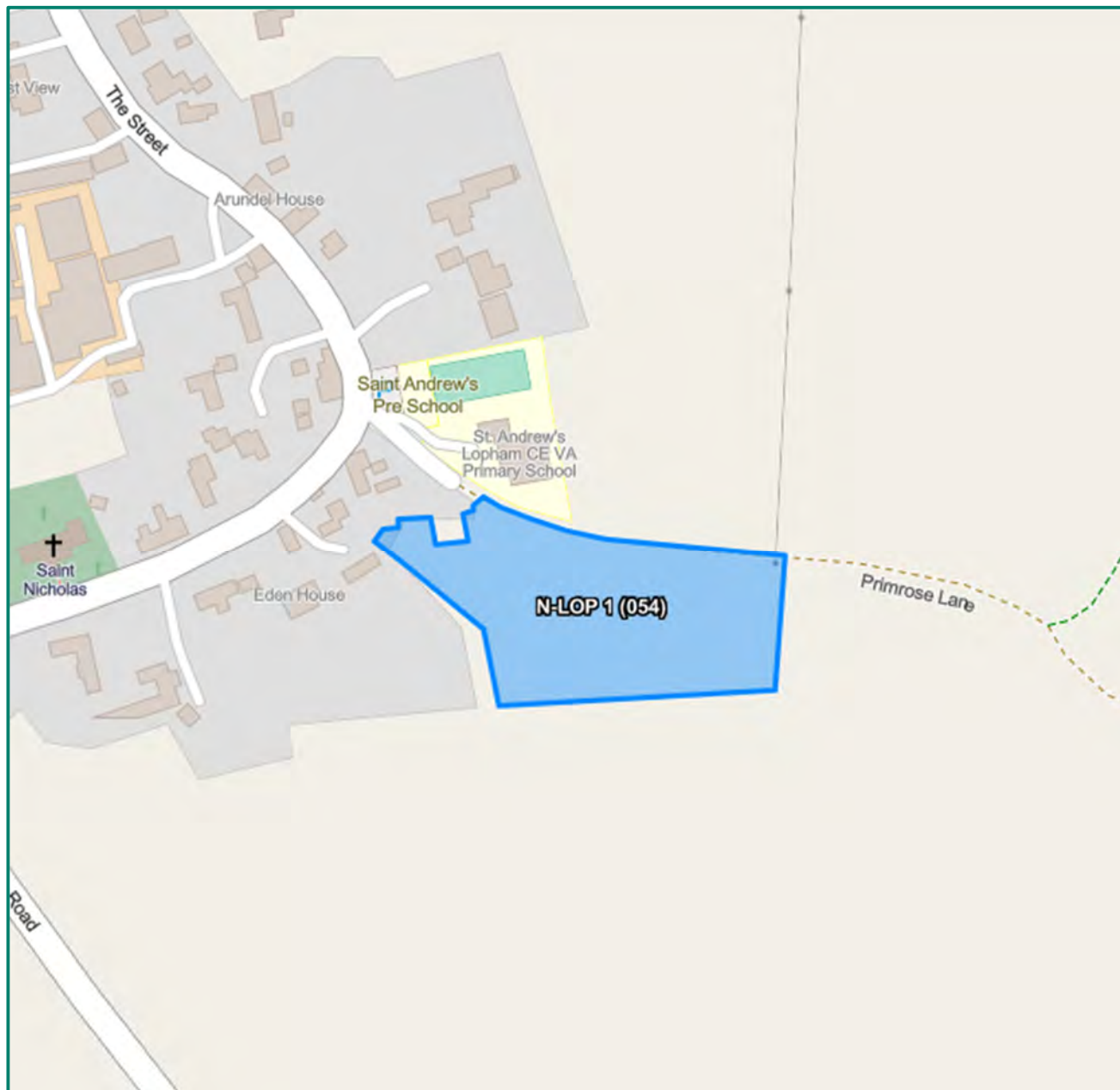


- i) Facilities and improvements to provide bus stops and public transport in the vicinity of the development.
- j) Include a landscaping scheme which is sympathetic to the surrounding area.
- k) Include a drainage strategy which accords with the most recent Lead Local Flood authority guidance.
- l) Deliver a minimum of 25% affordable housing with an 90/10 split between rented affordable housing and low-cost affordable home ownership products.
- m) 25% homes built to the M4(2) accessible and adaptable standards and 5% in accordance with the Building Regulations M4(3) standard.
- n) Provide an area of public open space of a quantum appropriate to the size of the development in accordance with Policy ENV 12 of this Plan.



North Lopham

PROPOSAL N-LOP 1 (054): Rear of Bell Farm, South of Primrose Lane



PROPOSAL N-LOP 1 (054): Rear of Bell Farm, South of Primrose Lane

Proposals for the allocation as identified on the Policies Map, should provide for approximately 20 dwellings.

Development will be subject to compliance with other policies in this Local Plan including on-site provision of the required proportion of affordable housing and appropriate contributions towards education, provision and monitoring of public open space and play areas, as well as other infrastructure, services and other community needs as agreed with the Local Planning Authority.

Development proposals must:

- a) Adhere to affordable housing and public open space requirements to be provided in accordance with agreed Council standards.
- b) Demonstrate a high-quality design reflecting the Breckland Design Guide.
- c) Demonstrate a safe, deliverable and acceptable vehicle, pedestrian and cycle access onto Church Road.
- d) Incorporate any necessary off-site highway improvements to improve a pedestrian and cycle access to key local services and facilities.
- e) Facilities and improvements to bus stops and public transport in the vicinity of the development.
- f) Demonstrate provision of the required level of Biodiversity Net Gain in addition to appropriate wildlife mitigation measures and enhancement of existing habitats.
- g) Include a landscaping scheme which is sympathetic to the surrounding area.



- h) Include a drainage strategy which accords with the most recent Lead Local Flood authority guidance.
- i) Deliver a minimum of 25% affordable housing with an 90/10 split between rented affordable housing and low-cost affordable home ownership products.
- j) 25% homes built to the M4(2) accessible and adaptable standards and 5% in accordance with the Building Regulations M4(3) standard.
- k) Provide an area of public open space of a quantum appropriate to the size of the development in accordance with Policy ENV 12 of this Plan.



Rocklands

PROPOSAL ROC 1 (065): North of The Street



PROPOSAL ROC 1 (065): North of The Street

Proposals for the allocation as identified on the Policies Map, should provide for approximately 10 dwellings.

Development will be subject to compliance with other policies in this Local Plan including on-site provision of the required proportion of affordable housing and appropriate contributions towards education, provision and monitoring of public open space and play areas, as well as other infrastructure, services and other community needs as agreed with the Local Planning Authority.

Development proposals must:

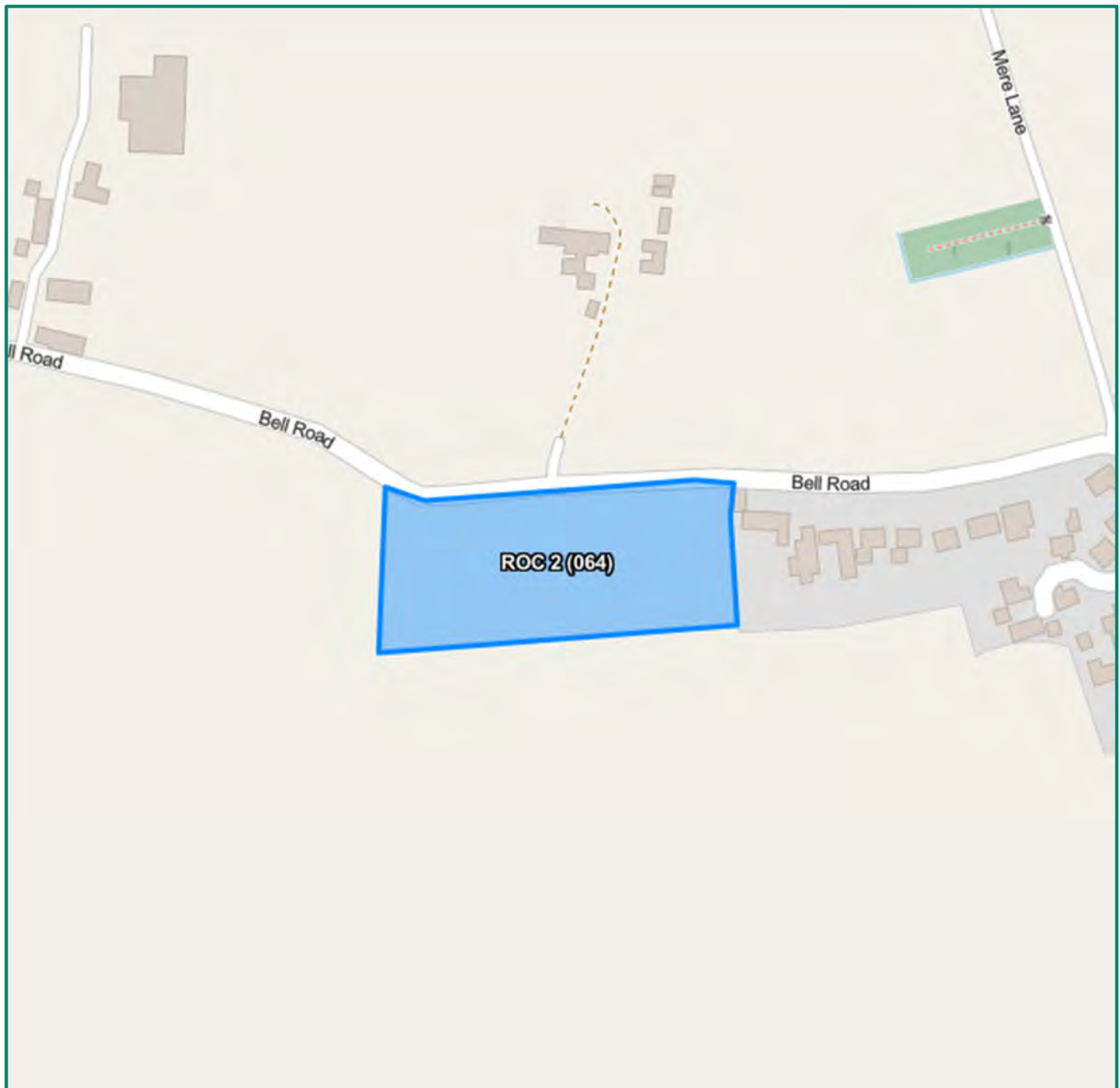
- a) Adhere to affordable housing and public open space requirements to be provided in accordance with agreed Council standards.
- b) Demonstrate a high-quality design reflecting the Breckland Design Guide.
- c) Demonstrate a safe, deliverable and acceptable vehicle, pedestrian and cycle access onto The Street.
- d) Incorporate any necessary off-site highway improvements to improve a pedestrian and cycle access to key local services and facilities.
- e) Facilities and improvements to bus stops and public transport in the vicinity of the development.
- f) Demonstrate provision of the required level of Biodiversity Net Gain in addition to appropriate wildlife mitigation measures and enhancement of existing habitats.
- g) Include a landscaping scheme which is sympathetic to the surrounding area.



- h) Include a drainage strategy which accords with the most recent Lead Local Flood authority guidance.
- i) Deliver a minimum of 25% affordable housing with an 90/10 split between rented affordable housing and low-cost affordable home ownership products.
- j) 25% homes built to the M4(2) accessible and adaptable standards and 5% in accordance with the Building Regulations M4(3) standard.
- k) Provide an area of public open space of a quantum appropriate to the size of the development in accordance with Policy ENV 12 of this Plan.



PROPOSAL ROC 2 (064): South of Bell Road



PROPOSAL ROC 2 (064): South of Bell Road

Proposals for the allocation as identified on the Policies Map, should provide for approximately 15 dwellings.

Development will be subject to compliance with other policies in this Local Plan including on-site provision of the required proportion of affordable housing and appropriate contributions towards education, provision and monitoring of public open space and play areas, as well as other infrastructure, services and other community needs as agreed with the Local Planning Authority.

Development proposals must:

- a) Adhere to affordable housing and public open space requirements to be provided in accordance with agreed Council standards.
- b) Demonstrate a high-quality design reflecting the Breckland Design Guide.
- c) Demonstrate a safe, deliverable and acceptable vehicle, pedestrian and cycle access onto Bell Road.
- d) Incorporate any necessary off-site highway improvements to improve a pedestrian and cycle access to key local services and facilities.
- e) Facilities and improvements to bus stops and public transport in the vicinity of the development.
- f) Demonstrate provision of the required level of Biodiversity Net Gain in addition to appropriate wildlife mitigation measures and enhancement of existing habitats.
- g) Include a landscaping scheme which is sympathetic to the surrounding area.

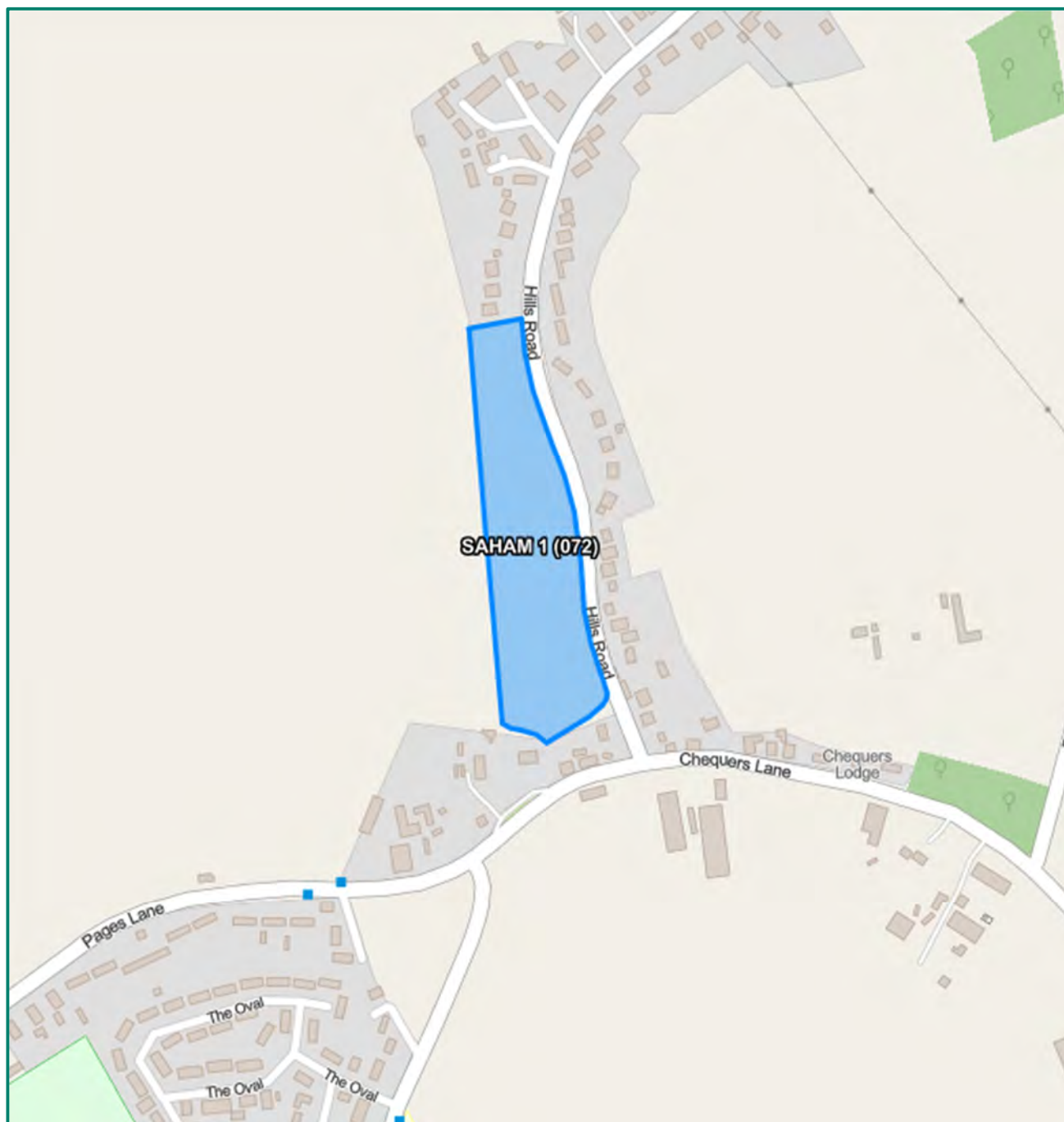


- h) Include a drainage strategy which accords with the most recent Lead Local Flood authority guidance.
- i) Deliver a minimum of 25% affordable housing with an 90/10 split between rented affordable housing and low-cost affordable home ownership products.
- j) 25% homes built to the M4(2) accessible and adaptable standards and 5% in accordance with the Building Regulations M4(3) standard.
- k) Provide an area of public open space of a quantum appropriate to the size of the development in accordance with Policy ENV 12 of this Plan.



Saham Toney

PROPOSAL SAHAM 1 (072): West of Hills Road



PROPOSAL SAHAM 1 (072): West of Hills Road

Proposals for the allocation as identified on the Policies Map, should provide for approximately 20 dwellings.

Development will be subject to compliance with other policies in this Local Plan including on-site provision of the required proportion of affordable housing and appropriate contributions towards education, provision and monitoring of public open space and play areas, as well as other infrastructure, services and other community needs as agreed with the Local Planning Authority.

Development proposals must:

- a) Adhere to affordable housing and public open space requirements to be provided in accordance with agreed Council standards
- b) Demonstrate a high-quality design reflecting the Breckland Design Guide.
- c) Demonstrate a safe and acceptable vehicle, pedestrian and cycle access onto Hills Road including adequate visibility splays.
- d) Incorporate any necessary off-site highway improvements to improve a pedestrian and cycle access to key local services and facilities
- e) Demonstrate provision of the required level of Biodiversity Net Gain.
- f) Include a landscaping scheme which is sympathetic to the surrounding area.
- g) Include a drainage strategy which accords with the most recent Lead Local Flood authority guidance.
- h) Deliver a minimum of 25% affordable housing with an 90/10 split between rented affordable housing and low-cost affordable home ownership products.

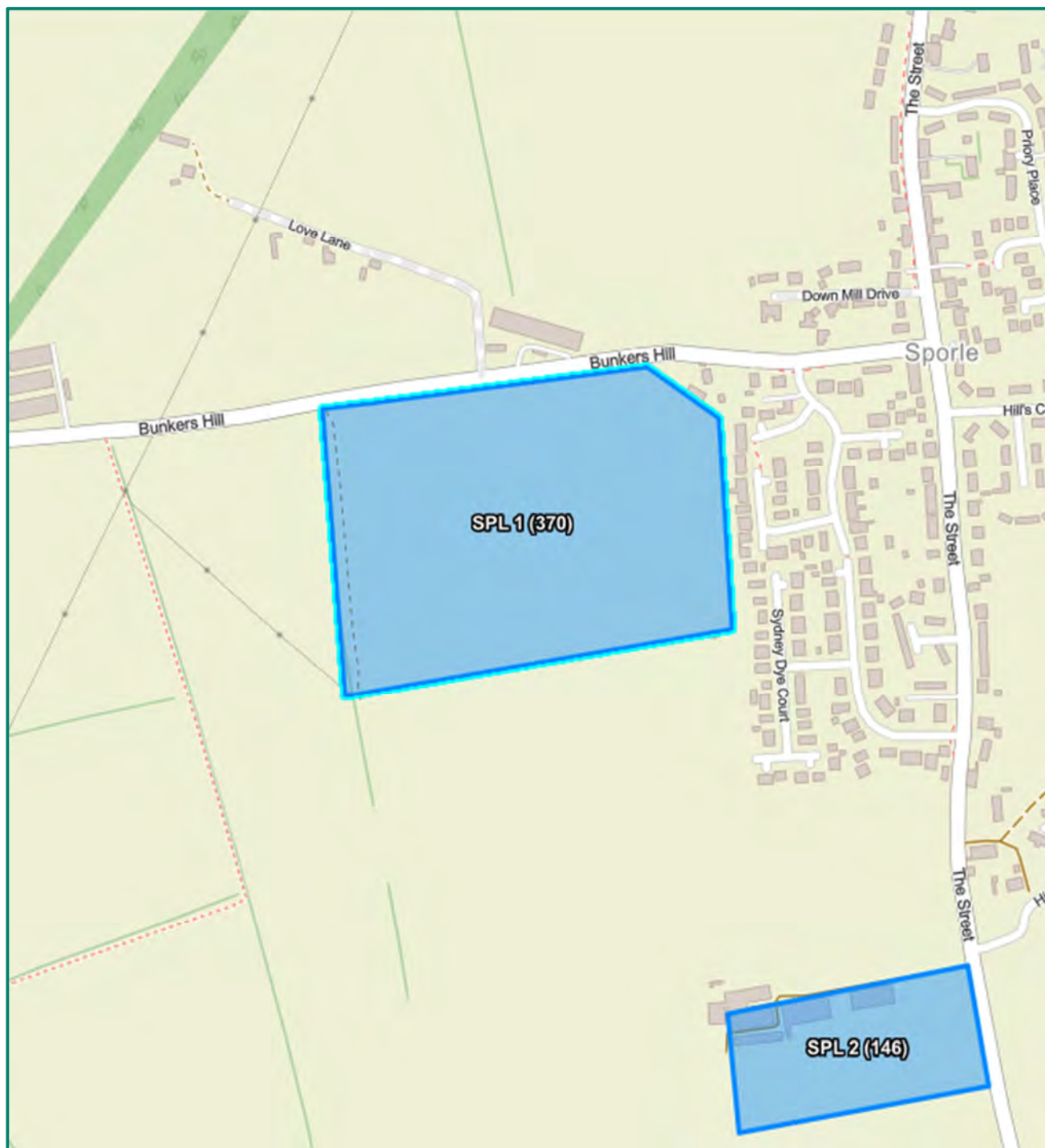


- i) 25% homes built to the M4(2) accessible and adaptable standards and 5% in accordance with the Building Regulations M4(3) standard.
- j) Provide an area of public open space of a quantum appropriate to the size of the development in accordance with Policy ENV 12 of this Plan and / or provide funding to the Parish Council for improvements and maintenance of existing community centre play area and sports pavilion.



Sporle

PROPOSAL SPL 1 (370): Bunkers Hill (Left)



PROPOSAL SPL 1 (370): Bunkers Hill (Left)

Proposals for the allocation as identified on the Policies Map, should provide for approximately 30 dwellings.

Development will be subject to compliance with other policies in this Local Plan including on-site provision of the required proportion of affordable housing and appropriate contributions towards education, provision and monitoring of public open space and play areas, as well as other infrastructure, services and other community needs as agreed with the Local Planning Authority.

Development proposals must:

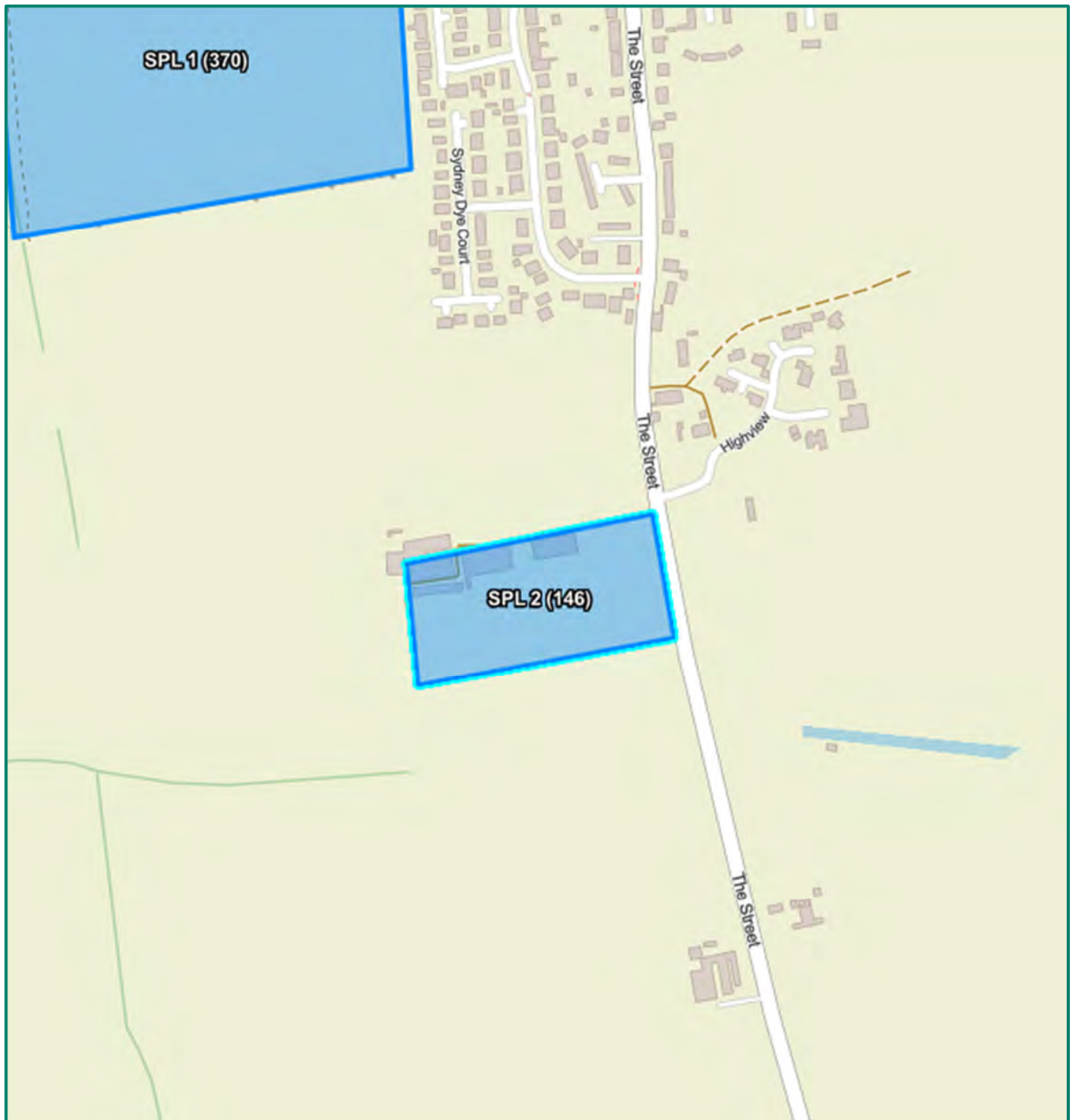
- a) Adhere to affordable housing and public open space requirements to be provided in accordance with agreed Council standards
- b) Demonstrate a high-quality design reflecting the Breckland Design Guide.
- c) Demonstrate a safe and acceptable vehicle, pedestrian and cycle access onto Bunkers Hill including adequate visibility splays.
- d) Extend the 30-mph speed limit further west along Bunkers Hill to the site's western boundary
- e) Incorporate any necessary off-site highway improvements to improve a pedestrian and cycle access to key local services and facilities
- f) Expand the footpath along Bunkers Hill to the site access point and provide street lighting along Bunkers Hill from the site to The Street.
- g) Demonstrate provision of the required level of Biodiversity Net Gain.
- h) Include a landscaping scheme which is sympathetic to the surrounding area.



- i) Include a drainage strategy which accords with the most recent Lead Local Flood authority guidance.
- j) Deliver a minimum of 25% affordable housing with an 90/10 split between rented affordable housing and low-cost affordable home ownership products.
- k) 25% homes built to the M4(2) accessible and adaptable standards and 5% in accordance with the Building Regulations M4(3) standard.
- l) Provide an area of public open space of a quantum appropriate to the size of the development in accordance with Policy ENV 12 of this Plan.



PROPOSAL SPL 2 (146): West of The Street



PROPOSAL SPL 2 (146): West of The Street

Proposals for the allocation as identified on the Policies Map, should provide for approximately 30 dwellings.

Development will be subject to compliance with other policies in this Local Plan including on-site provision of the required proportion of affordable housing and appropriate contributions towards education, provision and monitoring of public open space and play areas, as well as other infrastructure, services and other community needs as agreed with the Local Planning Authority.

Development proposals must:

- a) Adhere to affordable housing and public open space requirements to be provided in accordance with agreed Council standards
- b) Demonstrate a high-quality design reflecting the Breckland Design Guide.
- c) Demonstrate a safe and acceptable vehicle, pedestrian and cycle access onto The Street including adequate visibility splays as well as to development adjacent to the north of the site.
- d) Incorporate any necessary off-site highway improvements to improve a pedestrian and cycle access to key local services and facilities
- e) Demonstrate provision of the required level of Biodiversity Net Gain.
- f) Include a landscaping scheme which is sympathetic to the surrounding area.
- g) Include a drainage strategy which accords with the most recent Lead Local Flood authority guidance.
- h) Deliver a minimum of 25% affordable housing with an 90/10 split between



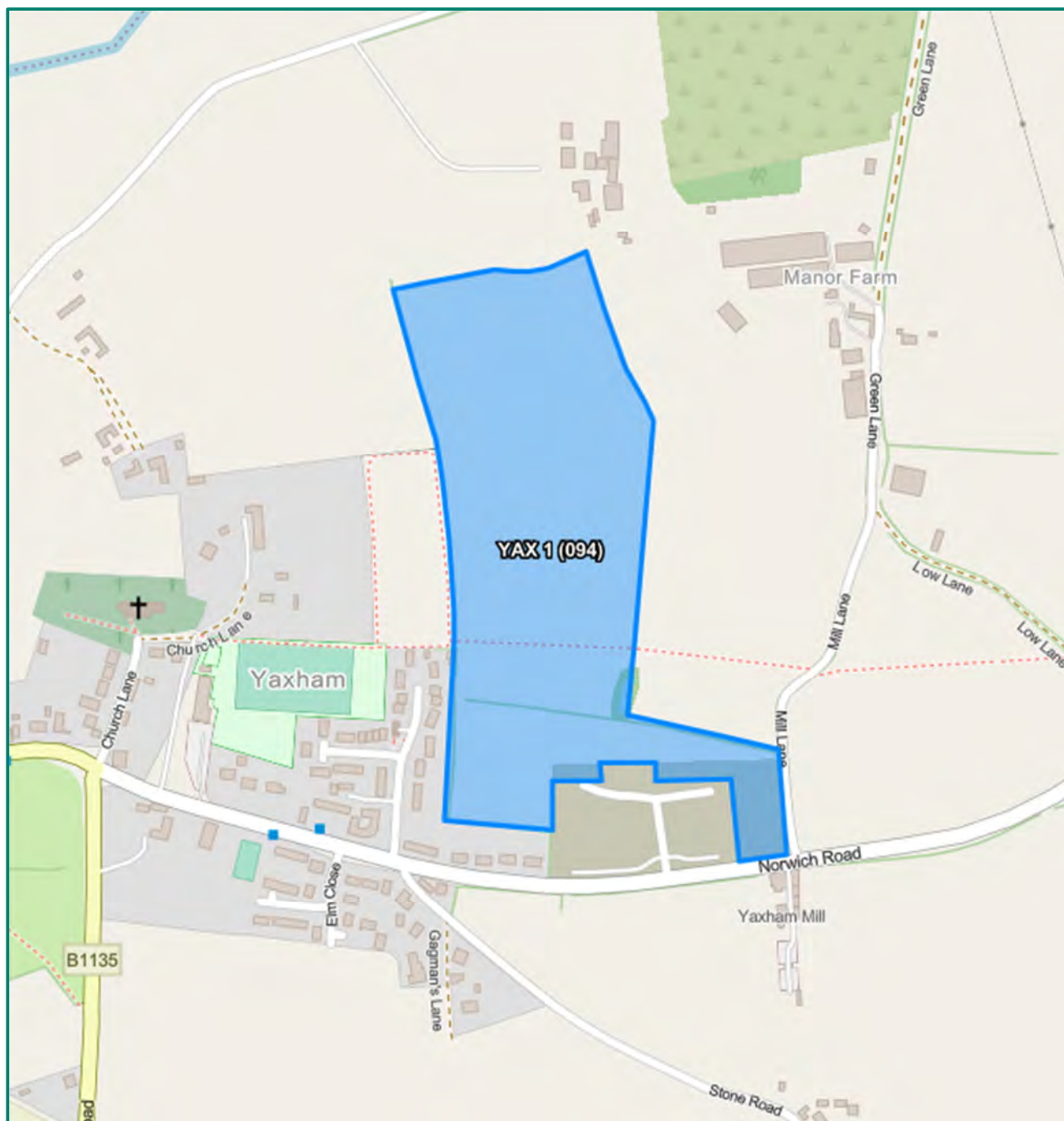
rented affordable housing and low-cost affordable home ownership products.

- i) 25% homes built to the M4(2) accessible and adaptable standards and 5% in accordance with the Building Regulations M4(3) standard.
- j) Provide an area of public open space of a quantum appropriate to the size of the development in accordance with Policy ENV 12 of this Plan.



Yaxham

PROPOSAL YAX 1 (094): North of Norwich Road



PROPOSAL YAX 1 (094): North of Norwich Road

Proposals for the allocation as identified on the Policies Map, should provide for approximately 50 dwellings.

Development will be subject to compliance with other policies in this Local Plan including on-site provision of the required proportion of affordable housing and appropriate contributions towards education, provision and monitoring of public open space and play areas, as well as other infrastructure, services and other community needs as agreed with the Local Planning Authority.

Development proposals must:

- a) Adhere to affordable housing and public open space requirements to be provided in accordance with agreed Council standards
- b) Demonstrate a high-quality design reflecting the Breckland Design Guide.
- c) Demonstrate a safe and acceptable vehicle, pedestrian and cycle access onto Norwich Road including adequate visibility splays as well as a suitable link with development to the south.
- d) Incorporate any necessary off-site highway improvements to improve a pedestrian and cycle access to key local services and facilities
- e) Demonstrate provision of the required level of Biodiversity Net Gain.
- f) Include a landscaping scheme which is sympathetic to the surrounding area.
- g) Include a drainage strategy which accords with the most recent Lead Local Flood authority guidance.
- h) Deliver a minimum of 25% affordable housing with an 90/10 split between



rented affordable housing and low-cost affordable home ownership products.

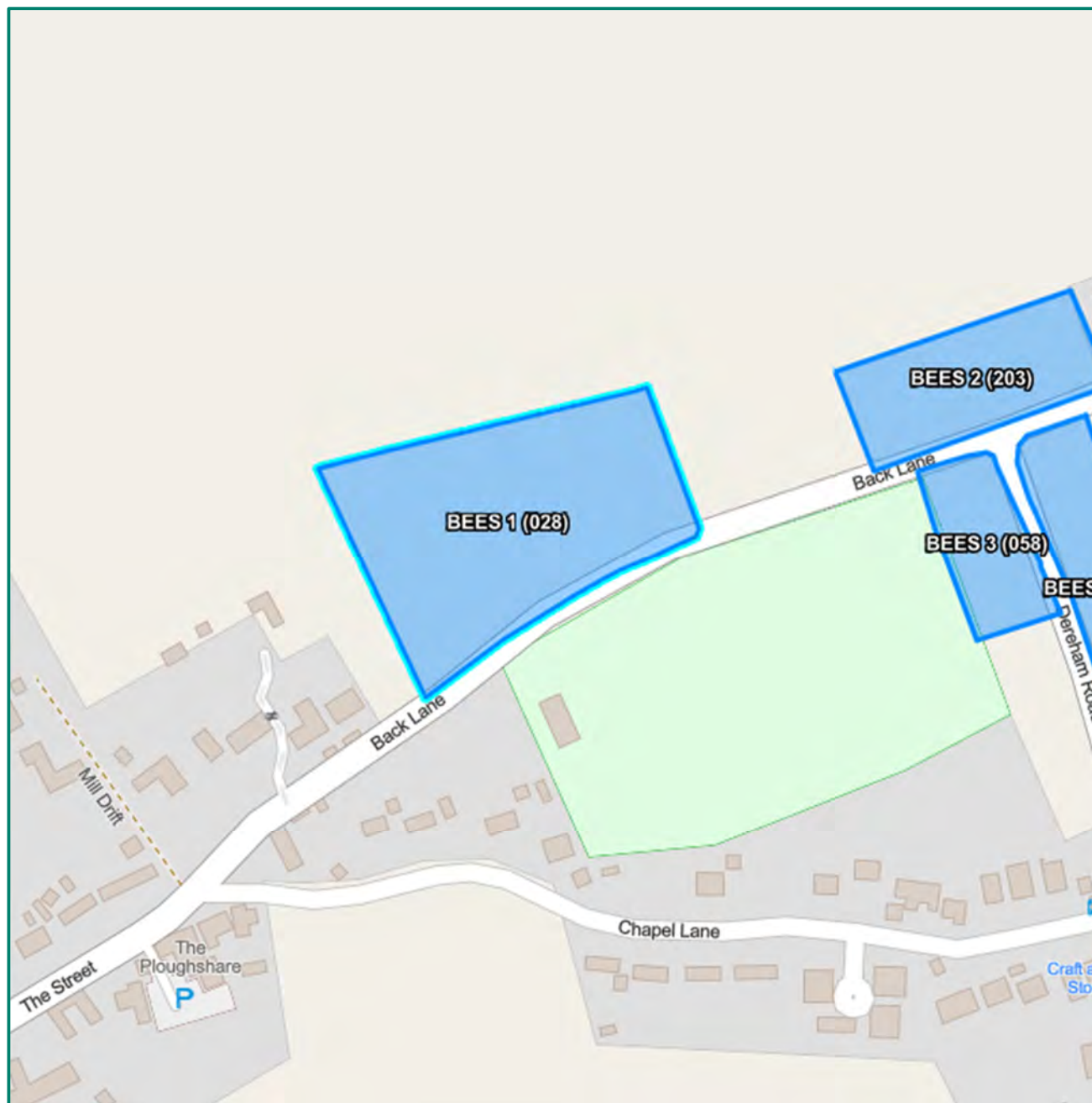
- i) 25% homes built to the M4(2) accessible and adaptable standards and 5% in accordance with the Building Regulations M4(3) standard.
- j) Provide an area of public open space of a quantum appropriate to the size of the development in accordance with Policy ENV 12 of this Plan. , to create community land extending further to the north as shown in the site's masterplan.



Tertiary Parishes

Beeston with Bittering

PROPOSAL BEES 1 (028): Back Lane (West)



PROPOSAL BEES 1 (028): Back Lane (West)

Proposals for the allocation as identified on the Policies Map, should provide for approximately 10 dwellings.

Development will be subject to compliance with other policies in this Local Plan including on-site provision of the required proportion of affordable housing and appropriate contributions towards education, provision and monitoring of public open space and play areas, as well as other infrastructure, services and other community needs as agreed with the Local Planning Authority.

Development proposals must:

- a) Adhere to affordable housing and public open space requirements to be provided in accordance with agreed Council standards
- b) Demonstrate a high-quality design reflecting the Breckland Design Guide.
- c) Demonstrate a safe and acceptable vehicle, pedestrian and cycle access onto Back Lane including adequate visibility splays.
- d) Incorporate any necessary off-site highway improvements to improve a pedestrian and cycle access to key local services and facilities
- e) Demonstrate provision of the required level of Biodiversity Net Gain.
- f) Include a landscaping scheme which is sympathetic to the surrounding area.
- g) Include a drainage strategy which accords with the most recent Lead Local Flood authority guidance.
- h) Deliver a minimum of 25% affordable housing with an 90/10 split between rented affordable housing and low-cost affordable home ownership products.



- i) 25% homes built to the M4(2) accessible and adaptable standards and 5% in accordance with the Building Regulations M4(3) standard.
- j) Provide an area of public open space of a quantum appropriate to the size of the development in accordance with Policy ENV 12 of this Plan.



PROPOSAL BEES 2 (203): Back Lane (East)



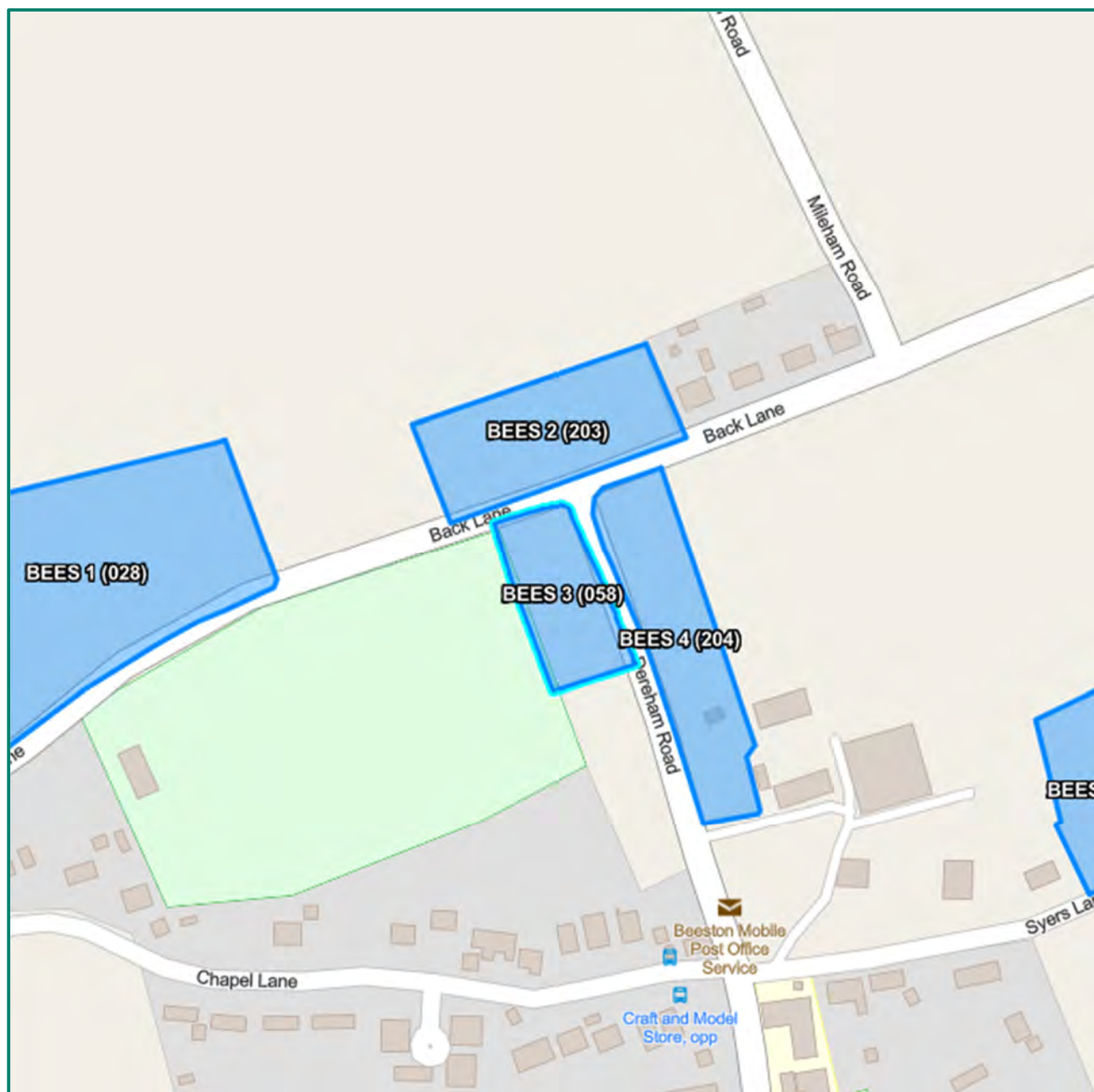
PROPOSAL BEES 2 (203): Back Lane (East)

Proposals for the allocation as identified on the Policies Map, should provide for approximately 8 dwellings. Development will be subject to compliance with other policies in this Local Plan. Development proposals must:

- a) Demonstrate a high-quality design reflecting the Breckland Design Guide.
- b) Demonstrate safe and acceptable vehicle, pedestrian and cycle access.
- c) Demonstrate provision of the required level of Biodiversity Net Gain.
- d) Include a landscaping scheme which is sympathetic to the surrounding area and includes the retention of the mature hedgerow to the northern boundary.
- e) Include a drainage strategy which accords with the most recent Lead Local Flood authority guidance.



PROPOSAL BEES 3 (058): Playing Field & Dereham Road



PROPOSAL BEES 3 (058): Playing Field & Dereham Road

Proposals for the allocation as identified on the Policies Map, should provide for approximately 5 dwellings. Development will be subject to compliance with other policies in this Local Plan. Development proposals must:

- a) Demonstrate a high-quality design reflecting the Breckland Design Guide.
- b) Demonstrate safe and acceptable vehicle, pedestrian and cycle access.
- c) Demonstrate provision of the required level of Biodiversity Net Gain.
- d) Include a landscaping scheme which is sympathetic to the surrounding area and includes the retention of the mature hedgerow to the northern boundary.
- e) Include a drainage strategy which accords with the most recent Lead Local Flood authority guidance.



PROPOSAL BEES 4 (204): School Farm Paddock



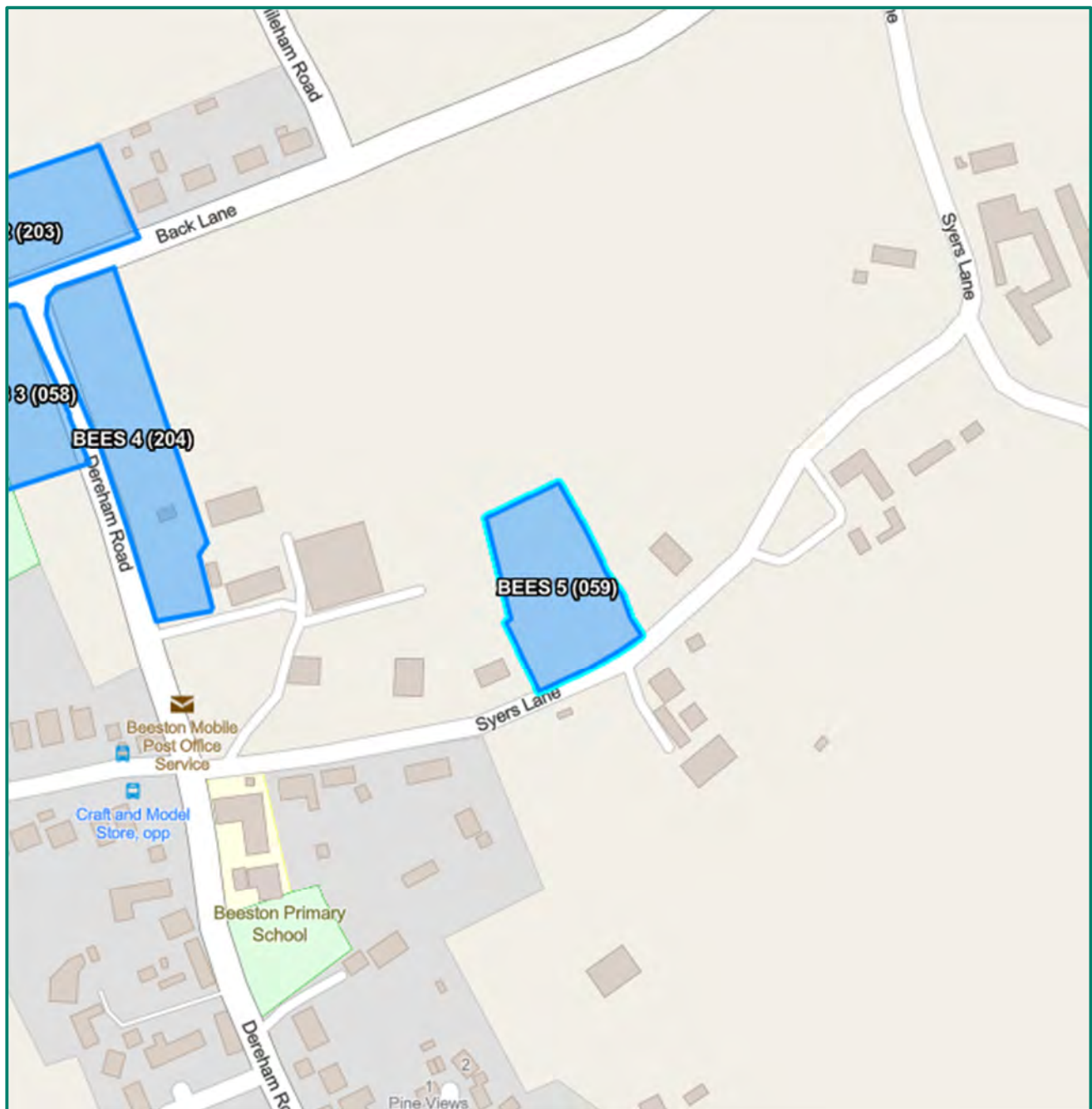
PROPOSAL BEES 4 (204): School Farm Paddock

Proposals for the allocation as identified on the Policies Map, should provide for approximately 5 dwellings. Development will be subject to compliance with other policies in this Local Plan. Development proposals must:

- a) Demonstrate a high-quality design reflecting the Breckland Design Guide.
- b) Demonstrate safe and acceptable vehicle, pedestrian and cycle access.
- c) Demonstrate provision of the required level of Biodiversity Net Gain.
- d) Include a landscaping scheme which is sympathetic to the surrounding area and includes the retention of the mature hedgerow to the northern boundary.
- e) Include a drainage strategy which accords with the most recent Lead Local Flood authority guidance.



PROPOSAL BEES 5 (059): Rose Cottage, Syers Lane



PROPOSAL BEES 5 (059): Rose Cottage, Syers Lane

Proposals for the allocation as identified on the Policies Map, should provide for approximately 5 dwellings. Development will be subject to compliance with other policies in this Local Plan. Development proposals must:

- a) Demonstrate a high-quality design reflecting the Breckland Design Guide.
- b) Demonstrate safe and acceptable vehicle, pedestrian and cycle access.
- c) Demonstrate provision of the required level of Biodiversity Net Gain.
- d) Include a landscaping scheme which is sympathetic to the surrounding area and includes the retention of the mature hedgerow to the northern boundary.
- e) Include a drainage strategy which accords with the most recent Lead Local Flood authority guidance.



Brisley

PROPOSAL BRIS 1 (006): North of Gateley Road



PROPOSAL BRIS 1 (006): North of Gateley Road

Proposals for the allocation as identified on the Policies Map, should provide for approximately 10 dwellings.

Development will be subject to compliance with other policies in this Local Plan including on-site provision of the required proportion of affordable housing and appropriate contributions towards education, provision and monitoring of public open space and play areas, as well as other infrastructure, services and other community needs as agreed with the Local Planning Authority.

Development proposals must:

- a) Adhere to affordable housing and public open space requirements to be provided in accordance with agreed Council standards
- b) Demonstrate a high-quality design reflecting the Breckland Design Guide.
- c) Demonstrate a safe and acceptable vehicle, pedestrian and cycle access onto Gateley Road including adequate visibility splays.
- d) Incorporate any necessary off-site highway improvements to improve a pedestrian and cycle access to key local services and facilities
- e) Demonstrate provision of the required level of Biodiversity Net Gain.
- f) Include a landscaping scheme which is sympathetic to the surrounding area.
- g) Include a drainage strategy which accords with the most recent Lead Local Flood authority guidance.
- h) Deliver a minimum of 25% affordable housing with an 90/10 split between rented affordable housing and low-cost affordable home ownership products.

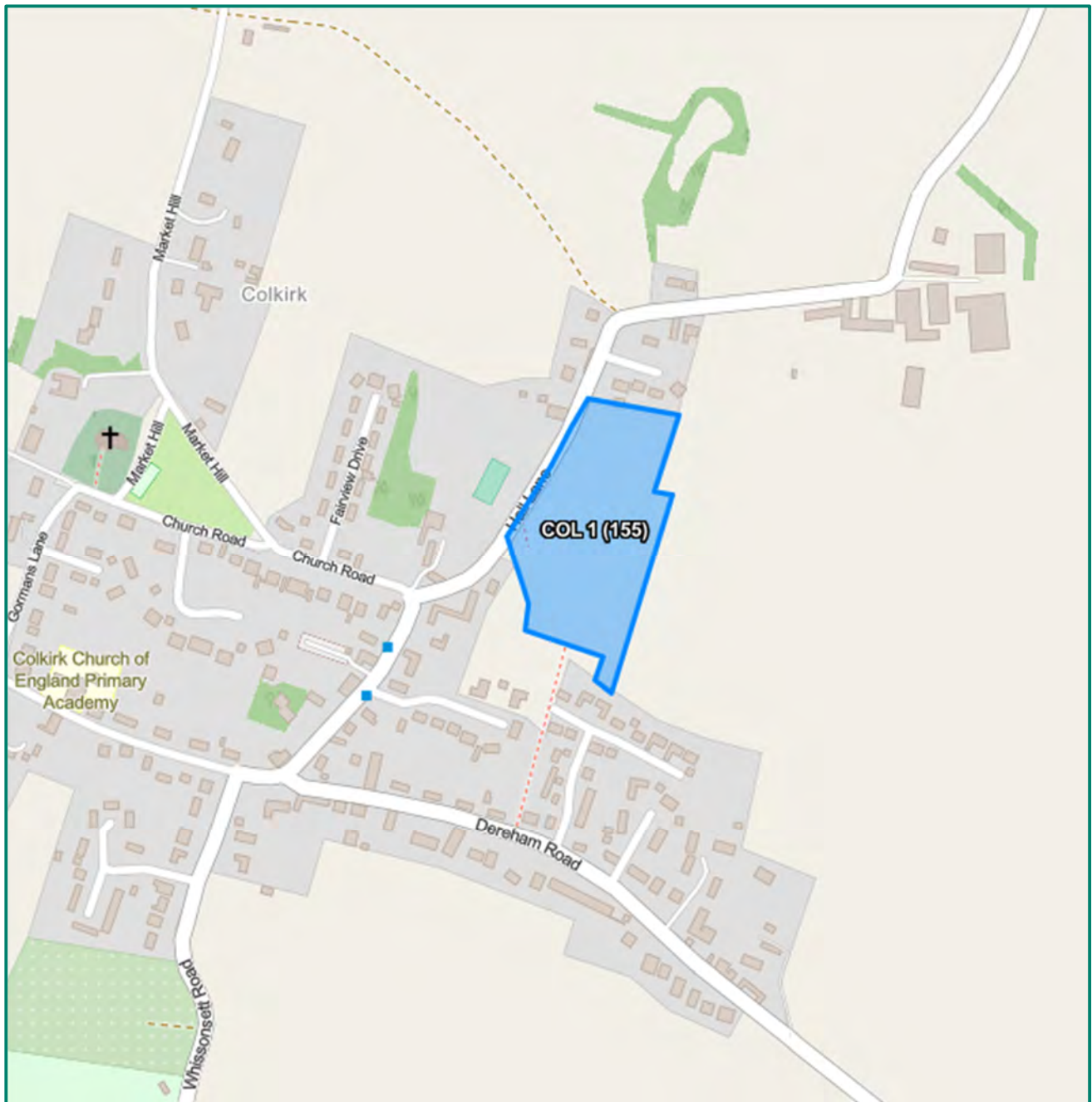


- i) 25% homes built to the M4(2) accessible and adaptable standards and 5% in accordance with the Building Regulations M4(3) standard.
- j) Provide an area of public open space of a quantum appropriate to the size of the development in accordance with Policy ENV 12 of this Plan.



Colkirk

PROPOSAL COL 1 (155): East of Hall Lane



PROPOSAL COL 1 (155): East of Hall Lane

Proposals for the allocation as identified on the Policies Map, should provide for approximately 10 dwellings.

Development will be subject to compliance with other policies in this Local Plan including on-site provision of the required proportion of affordable housing and appropriate contributions towards education, provision and monitoring of public open space and play areas, as well as other infrastructure, services and other community needs as agreed with the Local Planning Authority.

Development proposals must:

- a) Adhere to affordable housing and public open space requirements to be provided in accordance with agreed Council standards
- b) Demonstrate a high-quality design reflecting the Breckland Design Guide.
- c) Demonstrate a safe and acceptable vehicle, pedestrian and cycle access onto Hall Lane including adequate visibility splays.
- d) Incorporate any necessary off-site highway improvements to improve a pedestrian and cycle access to key local services and facilities
- e) Demonstrate provision of the required level of Biodiversity Net Gain.
- f) Include a landscaping scheme which is sympathetic to the surrounding area.
- g) Include a drainage strategy which accords with the most recent Lead Local Flood authority guidance.
- h) Deliver a minimum of 25% affordable housing with an 90/10 split between rented affordable housing and low-cost affordable home ownership products.



- i) 25% homes built to the M4(2) accessible and adaptable standards and 5% in accordance with the Building Regulations M4(3) standard.
- j) Provide an area of public open space of a quantum appropriate to the size of the development in accordance with Policy ENV 12 of this Plan.



Garvestone Reymerston and Thuxton

PROPOSAL GARV 1 (088): Site A – North of Dereham Road



PROPOSAL GARV 1 (088): Site A – North of Dereham Road

Proposals for the allocation as identified on the Policies Map, should provide approximately 10 dwellings.

Development will be subject to compliance with other policies in this Local Plan including on-site provision of the required proportion of affordable housing and appropriate contributions towards education, provision and monitoring of public open space and play areas, as well as other infrastructure, services and other community needs as agreed with the Local Planning Authority.

Development proposals must:

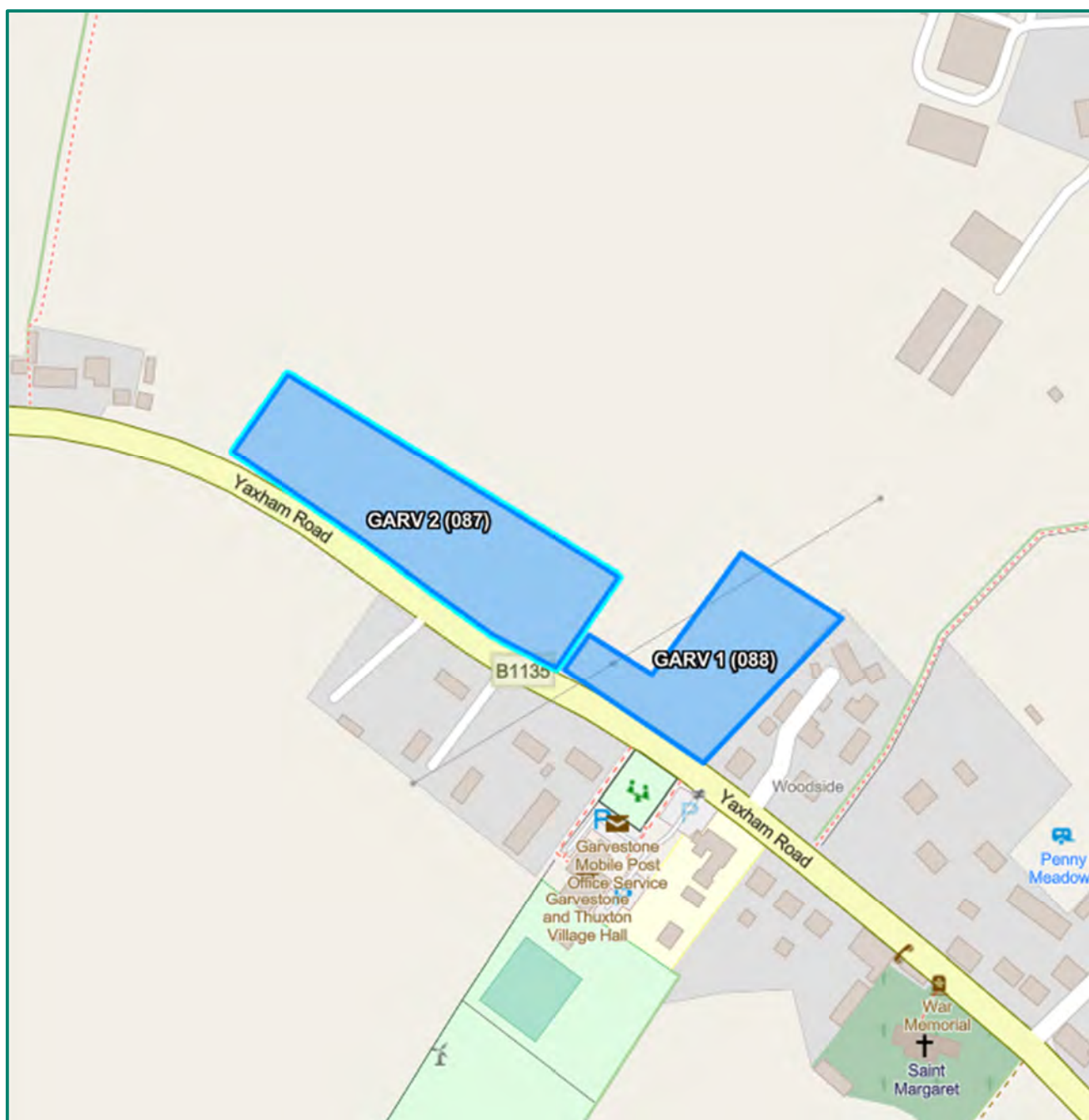
- a) Adhere to affordable housing and public open space requirements to be provided in accordance with agreed Council standards
- b) Demonstrate a high-quality design reflecting the Breckland Design Guide.
- c) Demonstrate a safe and acceptable vehicle, pedestrian and cycle access onto Norwich Road including adequate visibility splays.
- d) Incorporate any necessary off-site highway improvements to improve a pedestrian and cycle access to key local services and facilities
- e) Demonstrate provision of the required level of Biodiversity Net Gain.
- f) Include a landscaping scheme which is sympathetic to the surrounding area.
- g) Include a drainage strategy which accords with the most recent Lead Local Flood authority guidance.
- h) Deliver a minimum of 25% affordable housing with an 90/10 split between rented affordable housing and low-cost affordable home ownership products.



- i) 25% homes built to the M4(2) accessible and adaptable standards and 5% in accordance with the Building Regulations M4(3) standard.
- j) Provide an area of public open space of a quantum appropriate to the size of the development in accordance with Policy ENV 12 of this Plan.



PROPOSAL GARV 2 (087): Site B – North of Dereham Road



PROPOSAL GARV 2 (087): Site B – North of Dereham Road

Proposals for the allocation as identified on the Policies Map, should provide for approximately 15 dwellings.

Development will be subject to compliance with other policies in this Local Plan including on-site provision of the required proportion of affordable housing and appropriate contributions towards education, provision and monitoring of public open space and play areas, as well as other infrastructure, services and other community needs as agreed with the Local Planning Authority.

Development proposals must:

- a) Adhere to affordable housing and public open space requirements to be provided in accordance with agreed Council standards
- b) Demonstrate a high-quality design reflecting the Breckland Design Guide.
- c) Demonstrate a safe and acceptable vehicle, pedestrian and cycle access onto Norwich Road including adequate visibility splays.
- d) Incorporate any necessary off-site highway improvements to improve a pedestrian and cycle access to key local services and facilities
- e) Demonstrate provision of the required level of Biodiversity Net Gain.
- f) Include a landscaping scheme which is sympathetic to the surrounding area.
- g) Include a drainage strategy which accords with the most recent Lead Local Flood authority guidance.
- h) Deliver a minimum of 25% affordable housing with an 90/10 split between rented affordable housing and low-cost affordable home ownership products.

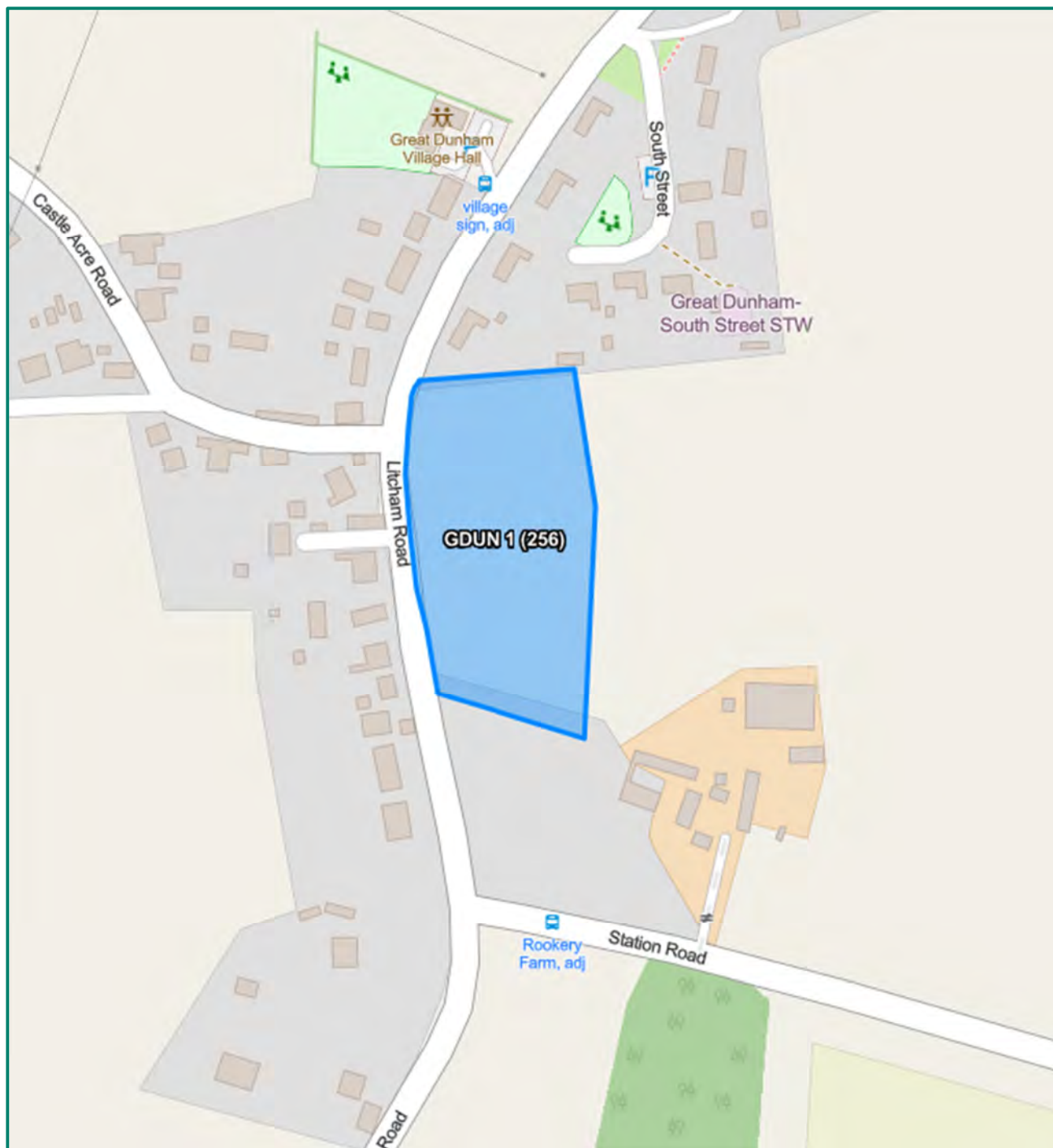


- i) 25% homes built to the M4(2) accessible and adaptable standards and 5% in accordance with the Building Regulations M4(3) standard.
- j) Provide an area of public open space of a quantum appropriate to the size of the development in accordance with Policy ENV 12 of this Plan.



Great Dunham

PROPOSAL GDUN 1 (256): East of Litcham Road



PROPOSAL GDUN 1 (256): East of Litcham Road

Proposals for the allocation as identified on the Policies Map, should provide for approximately 10 dwellings.

Development will be subject to compliance with other policies in this Local Plan including on-site provision of the required proportion of affordable housing and appropriate contributions towards education, provision and monitoring of public open space and play areas, as well as other infrastructure, services and other community needs as agreed with the Local Planning Authority.

Development proposals must:

- a) Adhere to affordable housing and public open space requirements to be provided in accordance with agreed Council standards
- b) Demonstrate a high-quality design reflecting the Breckland Design Guide.
- c) Demonstrate a safe and acceptable vehicle, pedestrian and cycle access onto Norwich Road including adequate visibility splays.
- d) Incorporate any necessary off-site highway improvements to improve a pedestrian and cycle access to key local services and facilities
- e) Demonstrate provision of the required level of Biodiversity Net Gain.
- f) Include a landscaping scheme which is sympathetic to the surrounding area.
- g) Include a drainage strategy which accords with the most recent Lead Local Flood authority guidance.
- h) Deliver a minimum of 25% affordable housing with an 90/10 split between rented affordable housing and low-cost affordable home ownership products.

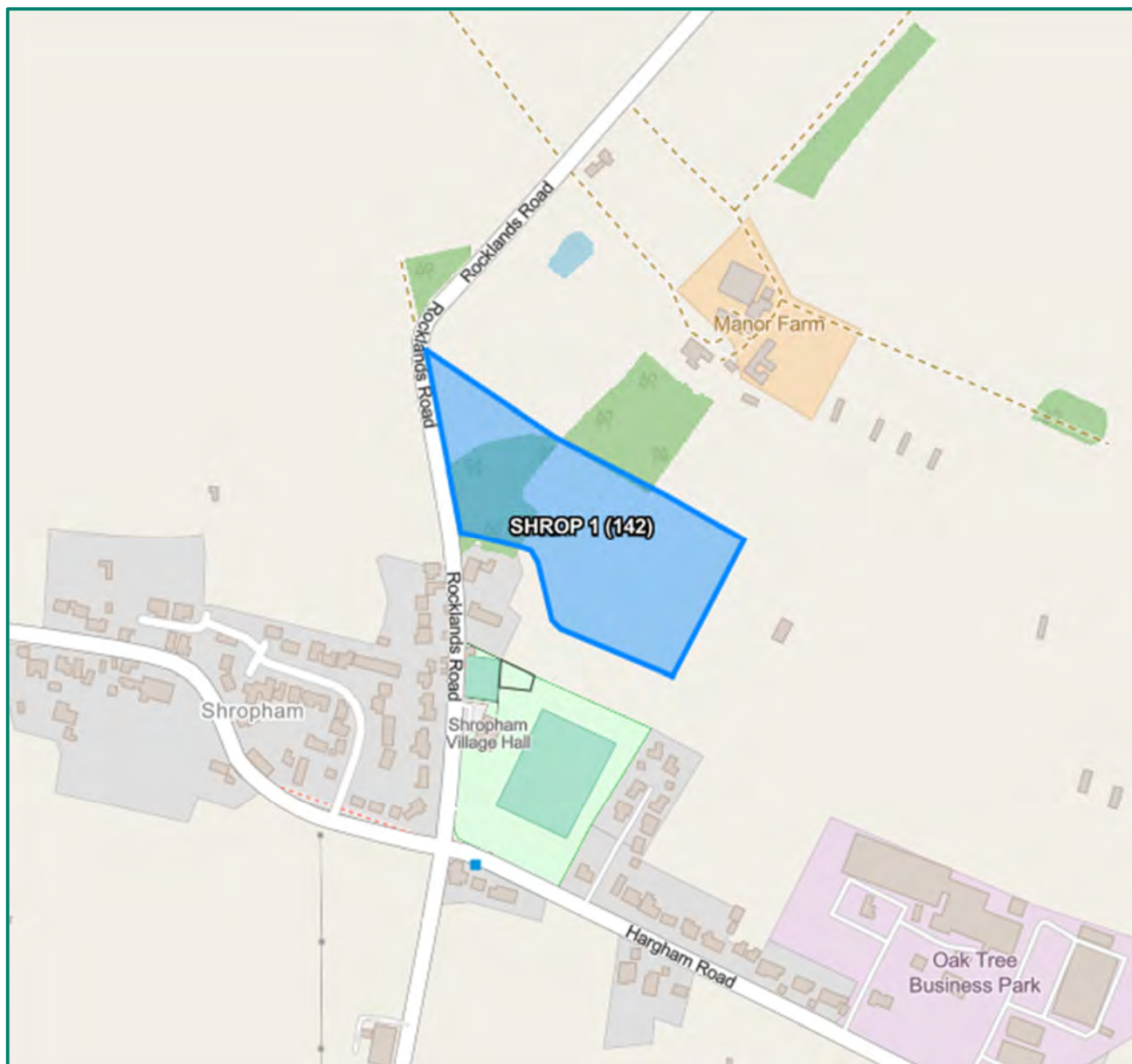


- i) 25% homes built to the M4(2) accessible and adaptable standards and 5% in accordance with the Building Regulations M4(3) standard.
- j) Provide an area of public open space of a quantum appropriate to the size of the development in accordance with Policy ENV 12 of this Plan.



Shropham

PROPOSAL SHROP 1 (142): East Of Rocklands Road



PROPOSAL SHROP 1 (142): East Of Rocklands Road

Proposals for the allocation as identified on the Policies Map, should provide for approximately 20 dwellings.

Development will be subject to compliance with other policies in this Local Plan including on site provision of the required proportion of affordable housing and contributions towards provision and monitoring of public open space and play areas, as well as other infrastructure, services and other community needs as required;

Development proposals must:

- a) Demonstrate a high-quality design reflecting the Breckland Design Guide
- b) Demonstrate a safe and acceptable vehicle access.
- c) Incorporate any necessary off-site highway improvements to improve pedestrian and cycle access to key local services and facilities.
- d) Facilities and improvements to bus stops and public transport provision in the vicinity of the development;
- e) Appropriate wildlife mitigation and improvement measures;
- f) Demonstrate that there is adequate capacity in sewage treatment works and the foul sewerage network and that proposals have regard to water quality standards;
- g) Demonstrate that there is sufficient utility provision available to serve the site including power and water supply;
- h) Deliver a minimum of 25% affordable housing with an 90/10 split between



rented affordable housing and low-cost affordable home ownership products.

- i) 25% homes built to the M4(2) accessible and adaptable standards and 5% in accordance with the Building Regulations M4(3) standard.
- j) The retention and enhancement of native hedgerows and trees and provide green corridors connecting development sites, as well as providing for the required level of Biodiversity Net Gain, in accordance with policies in this is Local Plan as well as appropriate wildlife mitigation and improvement measures.



South Lopham

PROPOSAL S-LOP 1 (276): West of Church Road



PROPOSAL S-LOP 1 (276): West of Church Road

Proposals for the allocation as identified on the Policies Map, should provide for approximately 10 dwellings.

Development will be subject to compliance with other policies in this Local Plan including on-site provision of the required proportion of affordable housing and appropriate contributions towards education, provision and monitoring of public open space and play areas, as well as other infrastructure, services and other community needs as agreed with the Local Planning Authority.

Development proposals must:

- a) Adhere to affordable housing and public open space requirements to be provided in accordance with agreed Council standards
- b) Demonstrate a high-quality design reflecting the Breckland Design Guide.
- c) Demonstrate a safe and acceptable vehicle, pedestrian and cycle access onto Norwich Road including adequate visibility splays.
- d) Incorporate any necessary off-site highway improvements to improve a pedestrian and cycle access to key local services and facilities
- e) Demonstrate provision of the required level of Biodiversity Net Gain.
- f) Include a landscaping scheme which is sympathetic to the surrounding area.
- g) Include a drainage strategy which accords with the most recent Lead Local Flood authority guidance.
- h) Deliver a minimum of 25% affordable housing with an 90/10 split between rented affordable housing and low-cost affordable home ownership products.



- i) 25% homes built to the M4(2) accessible and adaptable standards and 5% in accordance with the Building Regulations M4(3) standard.
- j) Provide an area of public open space of a quantum appropriate to the size of the development in accordance with Policy ENV 12 of this Plan.



Thompson

PROPOSAL THOM 1 (170): Tottington Road



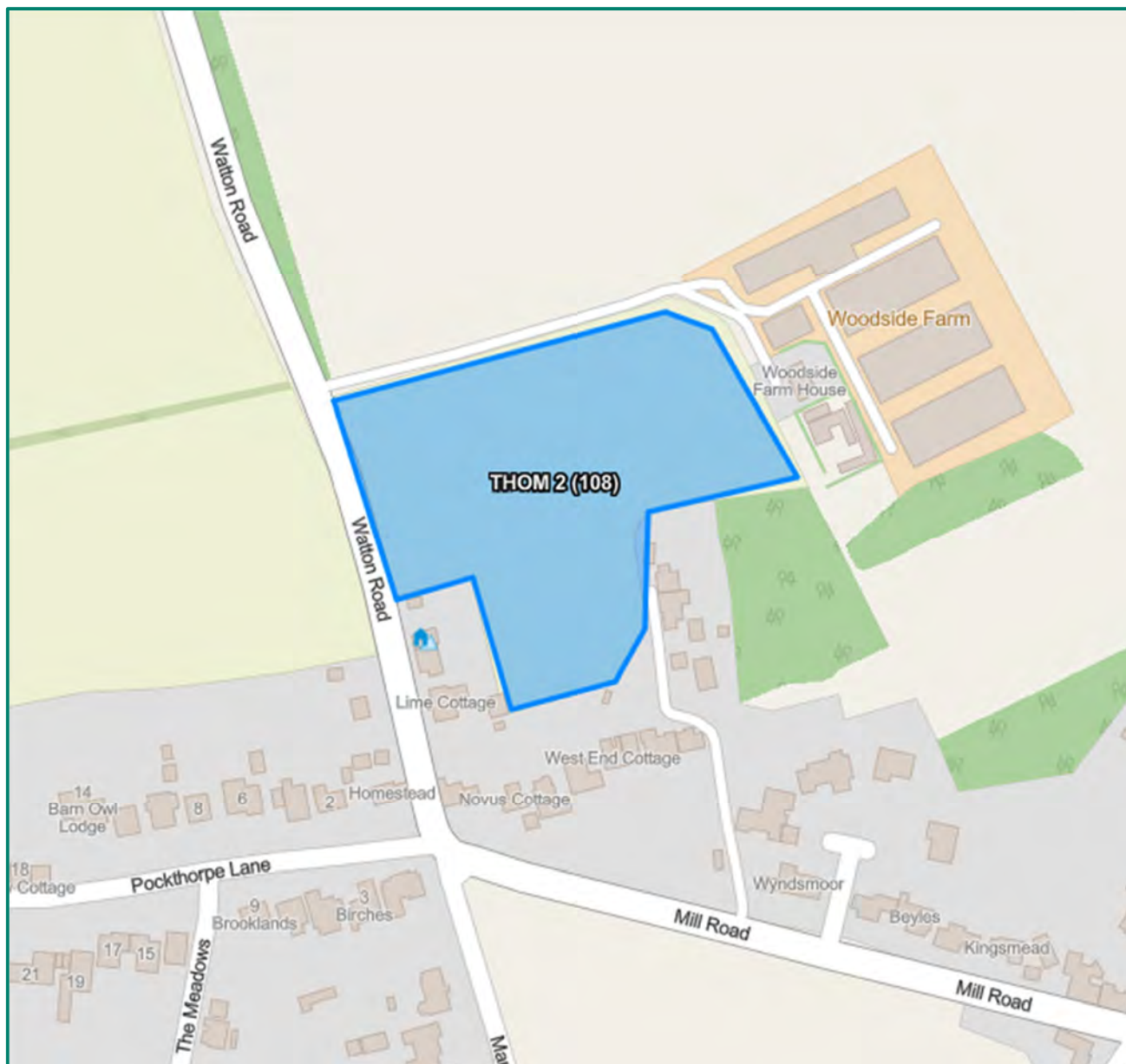
PROPOSAL THOM 1 (170): Tottington Road

Proposals for the allocation as identified on the Policies Map, should provide approximately 5 dwellings. Development will be subject to compliance with other policies in this Local Plan. Development proposals must.

- a) Detail methods of demolition of existing buildings.
- b) Demonstrate a high-quality design reflecting the Breckland Design Guide.
- c) Demonstrate a safe and acceptable vehicle access.
- d) Demonstrate provision of the required level of Biodiversity Net Gain.
- e) Include a landscaping scheme which is sympathetic to the surrounding area.
- f) Include a drainage strategy which accords with the most recent Lead Local Flood authority guidance.



PROPOSAL THOM 2 (108): East of Watton Road



PROPOSAL THOM 2 (108): East of Watton Road

Proposals for the allocation as identified on the Policies Map, should provide approximately 25 dwellings.

Development will be subject to compliance with other policies in this Local Plan including on-site provision of the required proportion of affordable housing and appropriate contributions towards education, provision and monitoring of public open space and play areas, as well as other infrastructure, services and other community needs as agreed with the Local Planning Authority.

Development proposals must:

- a) Adhere to affordable housing and public open space requirements to be provided in accordance with agreed Council standards
- b) Demonstrate a high-quality design reflecting the Breckland Design Guide.
- c) Demonstrate a safe and acceptable vehicle, pedestrian and cycle access onto Watton Road including adequate visibility splays.
- d) Incorporate any necessary off-site highway improvements to improve a pedestrian and cycle access to key local services and facilities
- e) Demonstrate provision of the required level of Biodiversity Net Gain.
- f) Include a landscaping scheme which is sympathetic to the surrounding area.
- g) Include a drainage strategy which accords with the most recent Lead Local Flood authority guidance as well as providing funding for future maintenance.
- h) Deliver a minimum of 25% affordable housing with an 90/10 split between rented affordable housing and low-cost affordable home ownership products.

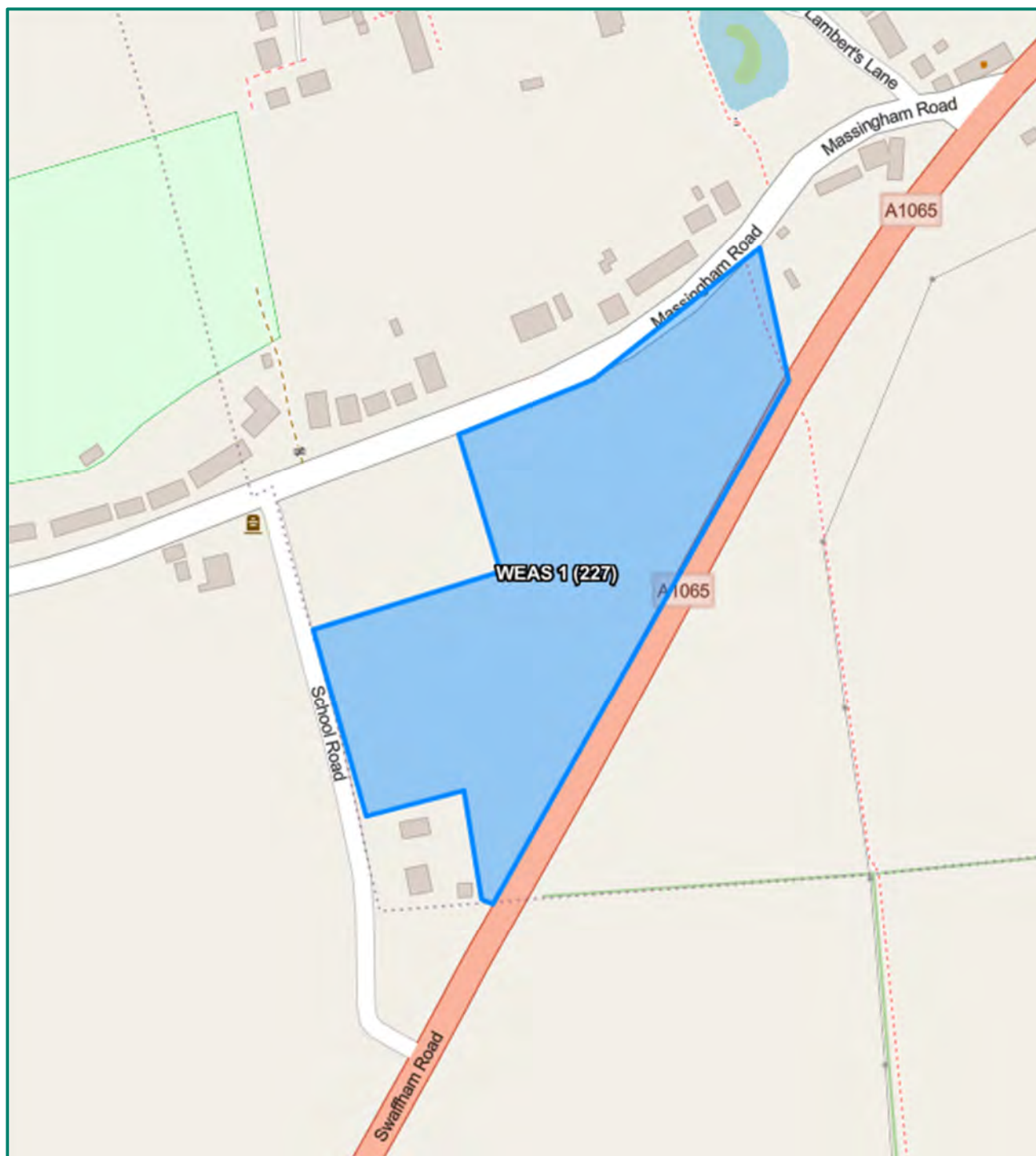


- i) 25% homes built to the M4(2) accessible and adaptable standards and 5% in accordance with the Building Regulations M4(3) standard.
- j) Provide an area of public open space of a quantum appropriate to the size of the development in accordance with Policy ENV 12 of this Plan.



Weasenham St Peter

PROPOSAL WEAS 1 (227): School Road



PROPOSAL WEAS 1 (227): School Road

Proposals for the allocation as identified on the Policies Map, should provide for approximately 10 dwellings.

Development will be subject to compliance with other policies in this Local Plan including on-site provision of the required proportion of affordable housing and appropriate contributions towards education, provision and monitoring of public open space and play areas, as well as other infrastructure, services and other community needs as agreed with the Local Planning Authority.

Development proposals must:

- a) Adhere to affordable housing and public open space requirements to be provided in accordance with agreed Council standards
- b) Demonstrate a high-quality design reflecting the Breckland Design Guide.
- c) Demonstrate a safe and acceptable vehicle, pedestrian and cycle access onto School Road including adequate visibility splays.
- d) Incorporate any necessary off-site highway improvements to improve a pedestrian and cycle access to key local services and facilities
- e) Demonstrate provision of the required level of Biodiversity Net Gain.
- f) Include a landscaping scheme which is sympathetic to the surrounding area.
- g) Include a drainage strategy which accords with the most recent Lead Local Flood authority guidance.
- h) Deliver a minimum of 25% affordable housing with an 90/10 split between rented affordable housing and low-cost affordable home ownership products.



- i) 25% homes built to the M4(2) accessible and adaptable standards and 5% in accordance with the Building Regulations M4(3) standard.
- j) Provide an area of public open space of a quantum appropriate to the size of the development in accordance with Policy ENV 12 of this Plan.



13. Site Specific Policies - Employment

Employment Allocations

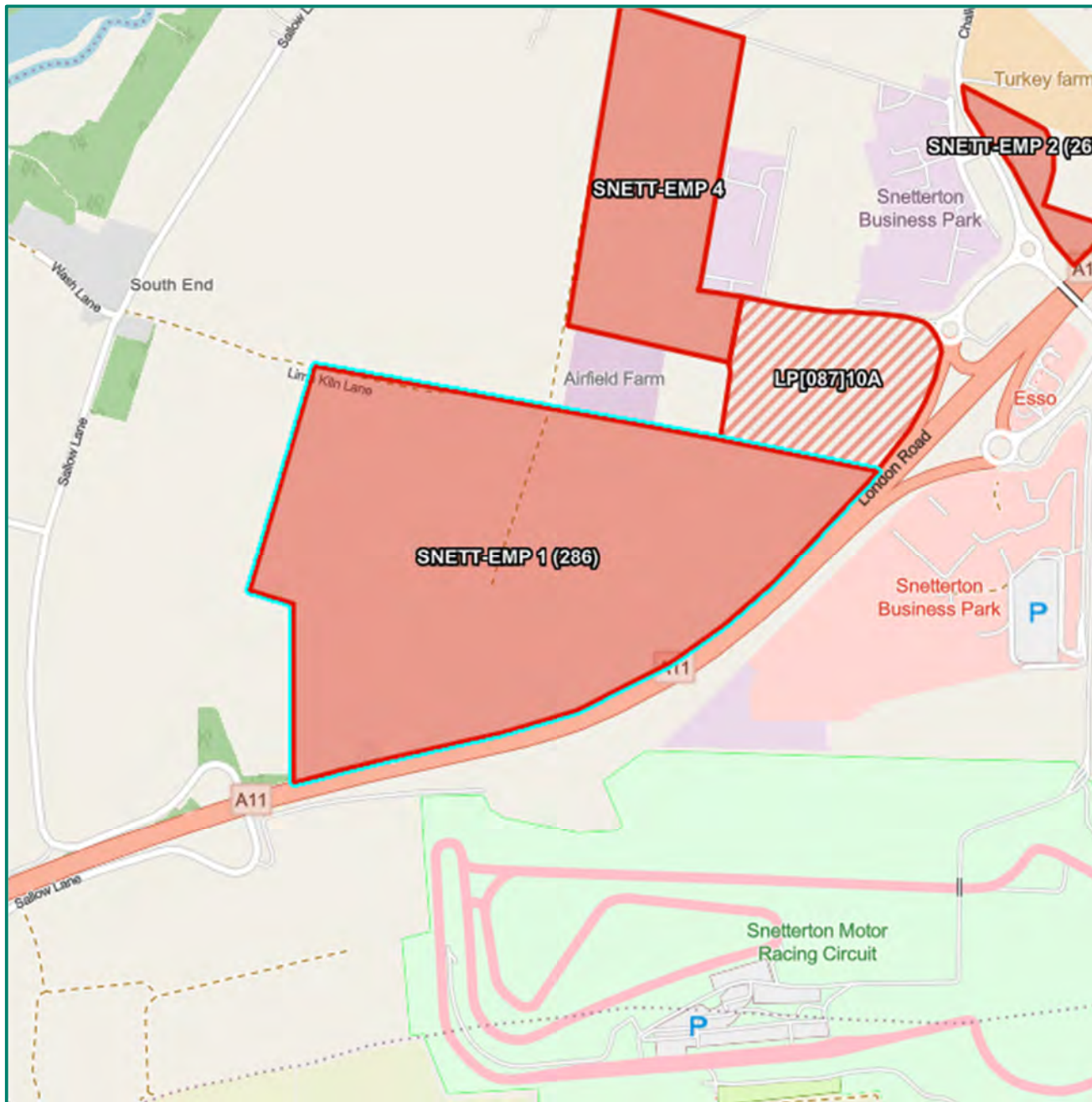
- 13.1 The site-specific development proposals include general generic requirements unless specific additional detail is known.
- 13.2 The individual Policies below relate to the proposals in Chapter 6 of the draft Plan.
- 13.3 The sites are all shown on the interactive draft Policies Map. In addition, a site specific map is included alongside each individual site allocation and can also be viewed online on the interactive Breckland Local Plan Map via the following link:

<https://www.arcgis.com/apps/mapviewer/index.html?webmap=6c1bf8a6f06b459da54d20b4f745777c>



Snetterton

SNETT-EMP 1: Land at Falcon Road (Site ref: 286)



SNETT-EMP 1: Land at Falcon Road (Site ref: 286)

Snetterton employment allocation 1 fronts onto the A11 and has access to the existing general Employment Area through Chalk Lane. Norfolk County Council Highways, through consultation responses, have not raised any objections regarding the site. The site has very few constraints; however, it is noted that the site is within close proximity (1.3km) to the village of Snetterton North End. However, due to the topography of the landscape and appropriate screening it is not anticipated to have a significant impact upon existing residential properties.

Land is allocated for employment use (within Classes E(g) and B2 and B8 of the Use Classes Order) to the northwest of Snetterton North General Employment Area. Development will be subject to compliance with the following criteria:

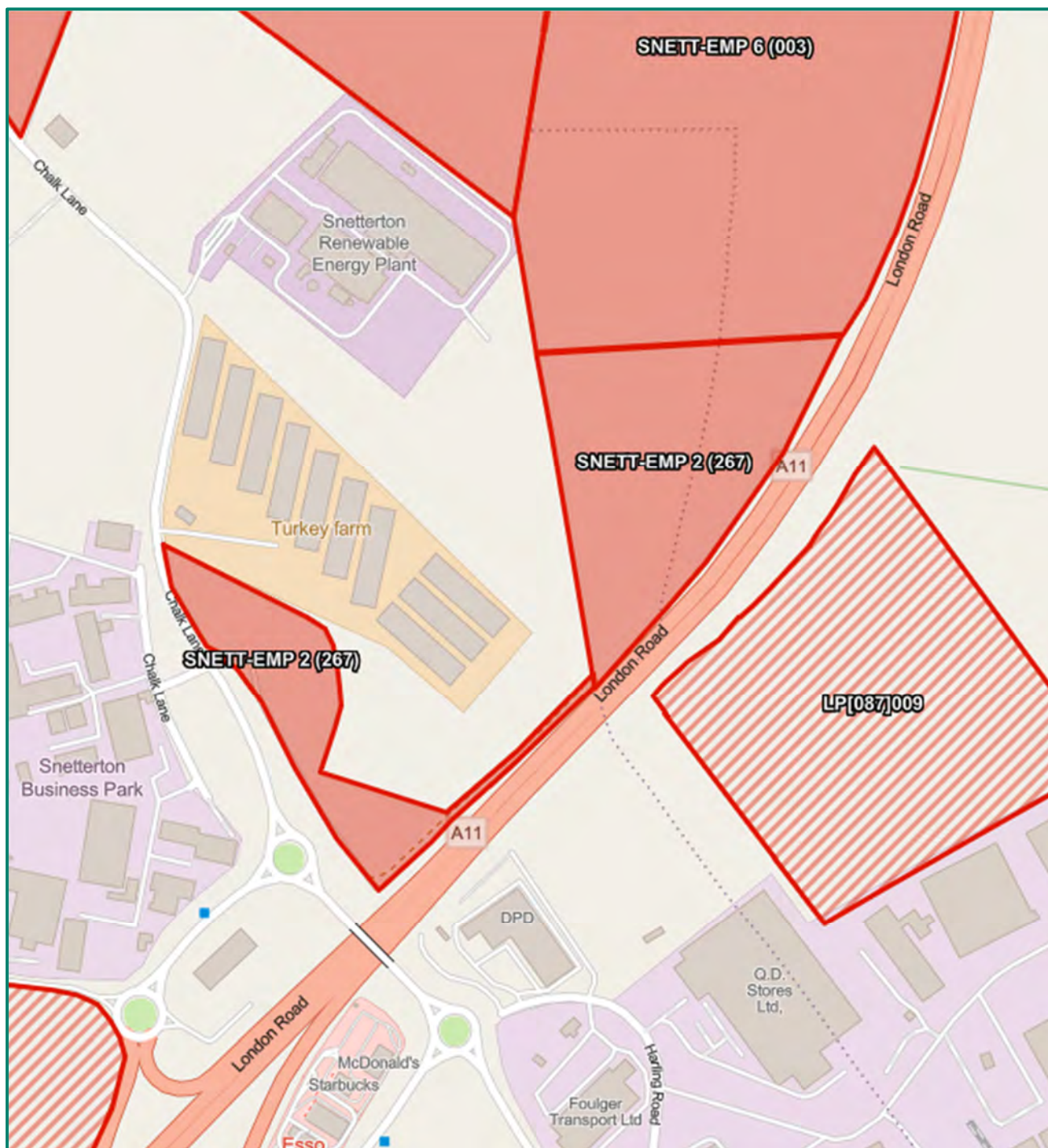
- a) Development is laid out in a manner that does not preclude the potential for future development in the vicinity; and,
- b) Proposals for employment development within class E(g) and B2 of the Use Classes Order (as amended) will be preferred; and,
- c) Provision of safe highway access from Falcon Road and if necessary, a new access off the A11; and,
- d) Suitable noise attenuation measures (which could include building design measures, screening, fencing or bunding) are provided to avoid harm to nearby residential amenity; and,
- e) Proposals that minimise the impact on the landscape, having regard to the principles of Landscape Character Assessment and Breckland Design Guide to ensure design that is complementary to the surrounding area and uses incorporating the provision of new structural landscaping to the western boundary of the site; and,



- f) Proposals which encourage sustainable economic development through education and skills training; and,
- g) Proposals that integrate dual-use (e.g., grazing/biodiversity corridors) for any ground-mounted renewables will be supported.



SNETT-EMP 2: Parcels P and Q - Land adjacent to Snetterton Heath (Site ref: 267)



SNETT-EMP 2: Parcels P and Q - Land adjacent to Snetterton Heath (Site ref: 267)

Parcels P and Q lie to the east and west of Chalk Lane. The amount of built development that is possible on each of these sites is limited due to the areas being at potentially high risk of ground water flooding due to poor infiltration material. There is also the potential for buried archaeology in peat deposits associated with Ashby Mere. The high-quality grasslands and habitats must be retained, and the location and design of any built development must be sympathetic to the noise of, and views to and from, the A11.

Land amounting to approximately 7 hectares is allocated for small scale commercial use (within classes E(g), B2 and B8 of the Use Classes Order) adjacent to Snetterton Heath. Development will be subject to compliance with the following criteria:

- a) Provision of safe highway accesses from Chalk Lane; and,
- b) Any future development proposals on each site to be accompanied by a flood risk assessment to be agreed with the Local Lead Flood Authority
- c) A desktop archaeological Study to examine the potential for buried archaeology in peat deposits associated with Ashby Mere with a management plan that priorities any significant archaeological to remain in situ; and,
- d) High quality existing woodlands, grasslands and habitats must be retained; and,
- e) The location and design of any built development must be sympathetic to the noise of, and views to, and from the A11 and must benefit from enhanced landscaping with enhanced buffer planting along the A11 boundary having regard to the principles of Landscape Character Assessment and Breckland Design Guide to ensure design that is complementary to the surrounding area and uses; and,
- f) The design of any development on Parcel P must include an improved 2-way vehicular access to Parcel Q that incorporates new pedestrian and cyclist access;

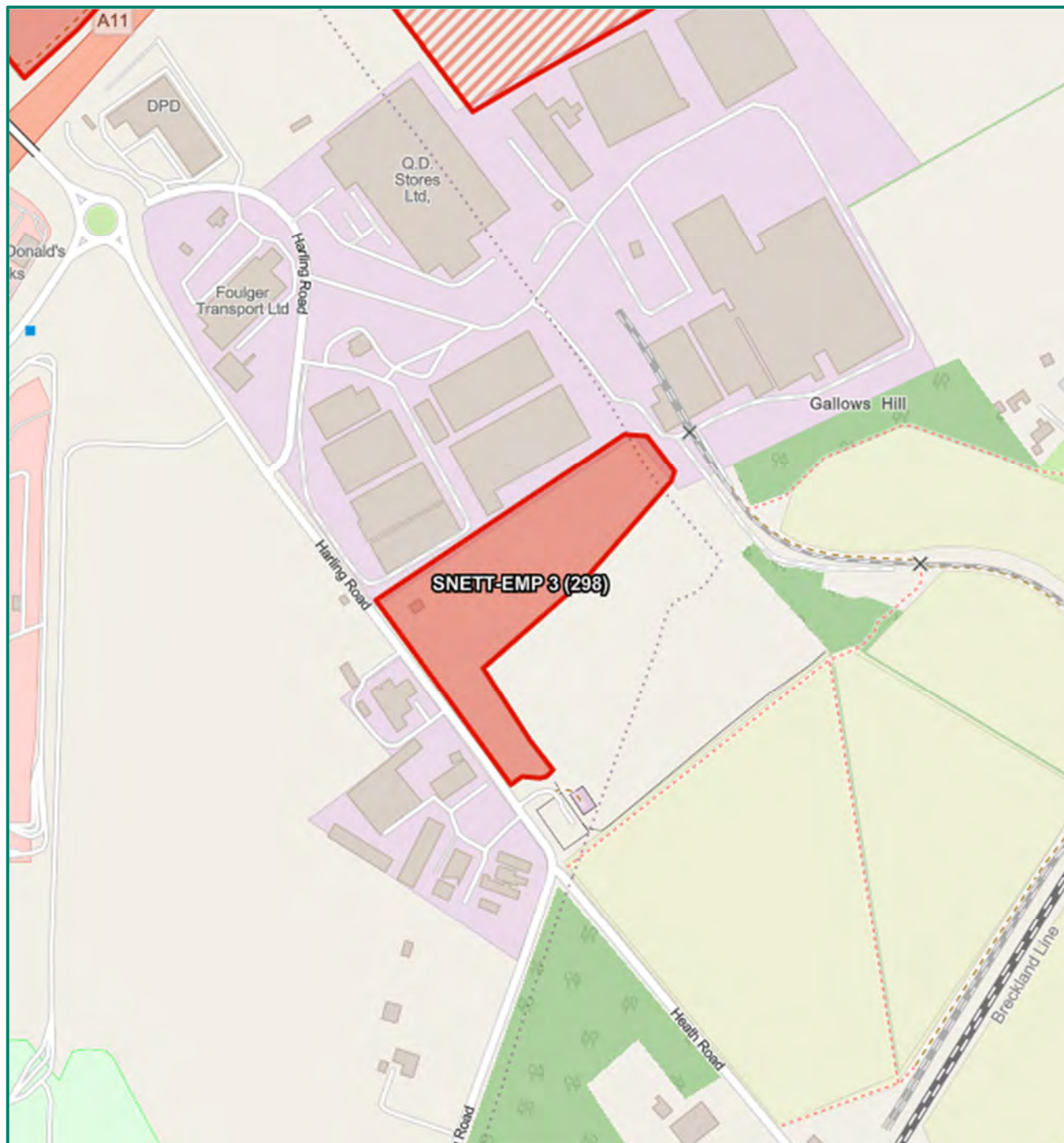


and,

- g) The design of Parcel Q to include parking and service yard to act as a buffer to the energy plant to the north and enhanced landscaping along the A11 to reduce visual impact; and,
- h) Proposals should minimise the impact on the landscape, having regard to the principles of Landscape Character Assessment and Breckland Design Guide to ensure design that is complementary to the surrounding area and uses; and,
- i) All proposals must encourage sustainable economic development through education and skills training; and,
- j) Where Class B8/logistics schemes include on-site low-carbon energy for local users, this will be afforded additional positive weight.



SNETT-EMP 3: Land at Harling Road (Site ref: 298)



SNETT-EMP 3: Land at Harling Road (Site ref: 298)

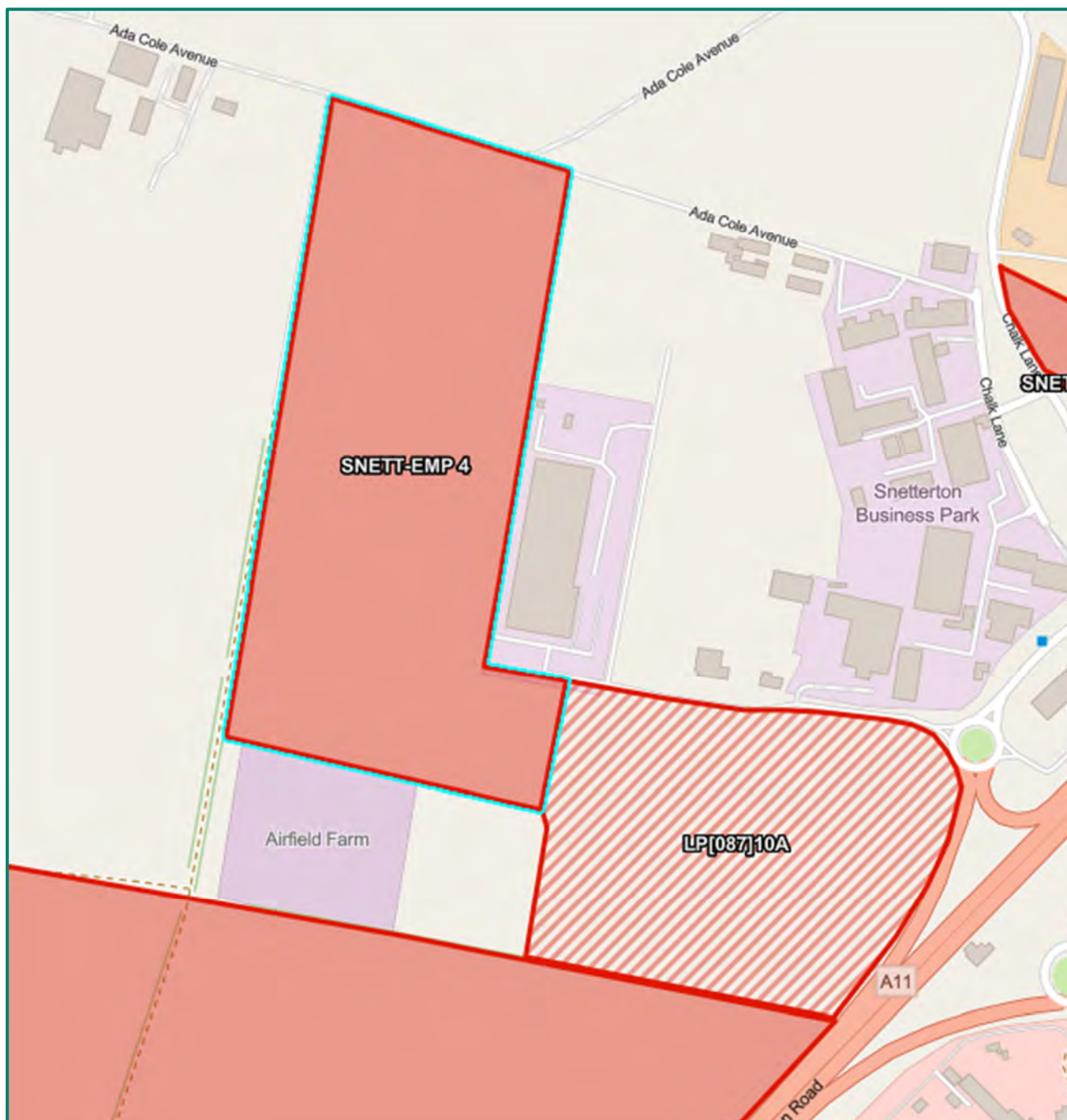
The site extends to 2.8ha and is considered suitable for a mix of Class E (g), B2 and B8 uses. The site is adjacent and forms part of a former landfill site. Therefore, a requirement will be for any development proposals to demonstrate that the site is suitable / stable enough to accommodate new built development.

Land is allocated for employment use (within Classes E(g) and B2 and B8 of the Use Classes Order) on land of Heath Road Snetterton. Development will be subject to compliance with the following criteria:

- a) Demonstration that the land is stable to accommodate new built development and that it is not contaminated; and,
- b) Development is laid out in a manner that does not preclude the potential for future development in the vicinity; and,
- c) Proposals for low intensity employment development within class E(g) and B2 of the Use Classes Order (as amended) will be preferred; and,
- d) Provision of safe highway access from Heath Road; and,
- e) Provision of new structural landscaping to the southern boundary of the site; and,
- f) Proposals that minimise the impact on the landscape, having regard to the principles of Landscape Character Assessment and Breckland Design Guide to ensure design that is complementary to the surrounding area and uses; and,
- g) Proposals which encourage sustainable economic development through education and skills training; and,
- h) Proposals that integrate dual-use (e.g., grazing/biodiversity corridors) for any ground-mounted renewables will be supported.



SNETT-EMP 4: West of Snetterton Employment Allocation 1



SNETT-EMP 4: West of Snetterton Employment Allocation 1

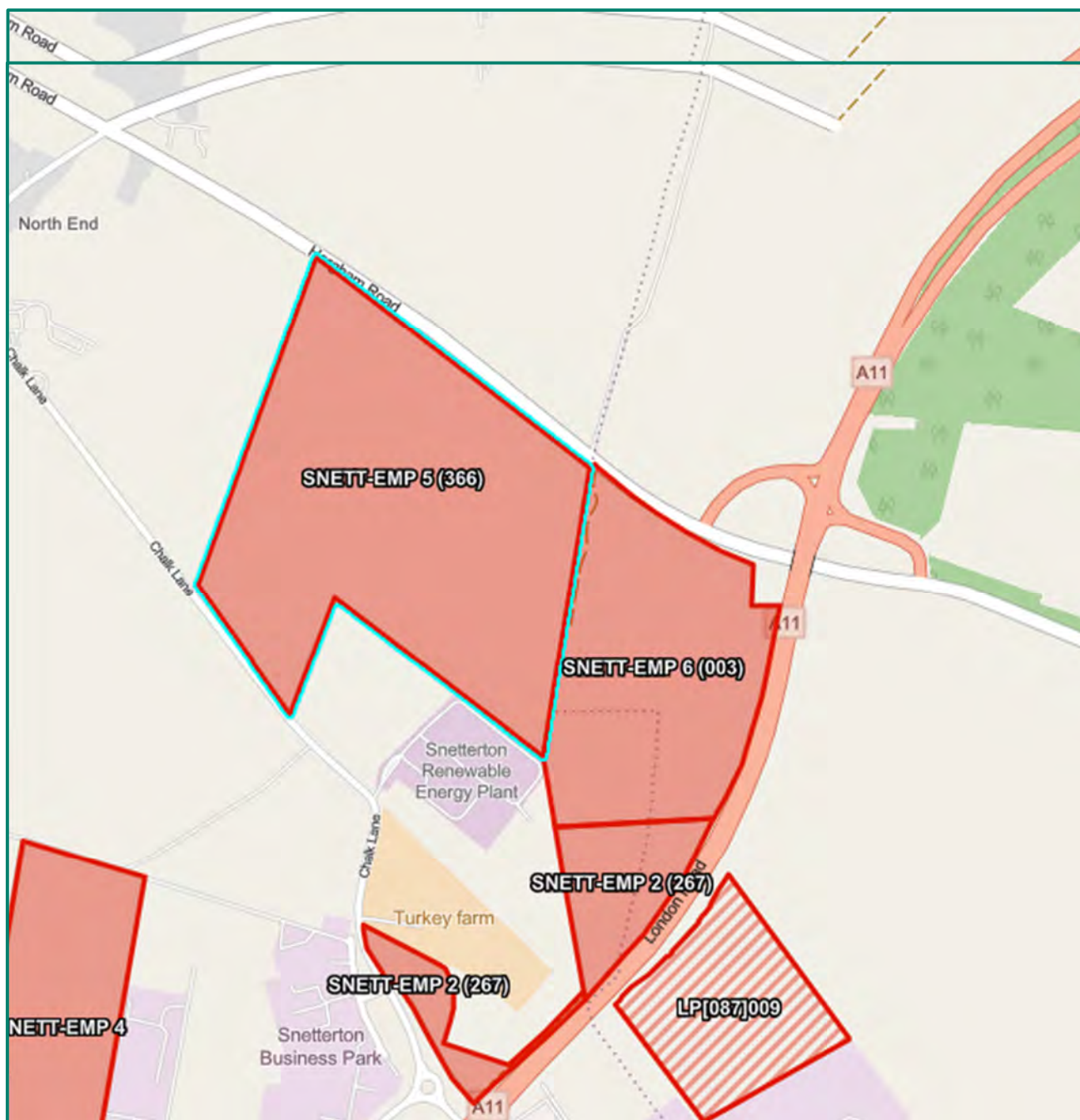
This site is immediately adjacent to the saved Local Plan allocation and north of the renewable energy development.

Land is allocated for employment use (within Classes E(g) and B2 and B8 of the Use Classes Order) to the west of Snetterton Employment Allocation 1. Development will be subject to compliance with the following criteria:

- a) Development is laid out in a manner that does not preclude the potential for future development in the vicinity; and
- b) Proposals for employment development within class E(g) and B2 of the Use Classes Order (as amended) will be preferred; and,
- c) Provision of safe highway access from Hargham Road and Chalk Lane; and,
- d) Suitable noise attenuation measures (which could include building design measures, screening, fencing or bunding) are provided to avoid harm to nearby residential amenity; and,
- e) Proposals that minimise the impact on the landscape, having regard to the principles of Landscape Character Assessment and Breckland Design Guide to ensure design that is complementary to the surrounding area and uses incorporating the provision of new structural landscaping to the western boundary of the site; and,
- f) Proposals which encourage sustainable economic development through education and skills training; and,
- g) Proposals that integrate dual-use (e.g., grazing/biodiversity corridors) for any ground-mounted renewables will be supported.



SNETT-EMP 5: Land at Hargham Road and Chalk Lane (Site ref: 366)



SNETT-EMP 5: Land at Hargham Road and Chalk Lane (Site ref: 366)

Land is allocated for employment use (within Classes E(g) and B2 and B8 of the Use Classes Order) to the northwest of Snetterton North General Employment Area. Development will be subject to compliance with the following criteria:

- a) Development is laid out in a manner that does not preclude the potential for future development in the vicinity; and,
- b) Proposals for employment development within class E(g) and B2 of the Use Classes Order (as amended) will be preferred; and,
- c) Provision of safe highway access from Hargham Road and Chalk Lane and; and; Suitable noise attenuation measures (which could include building design measures, screening, fencing or bunding) are provided to avoid harm to nearby residential amenity; and,
- d) Proposals that minimise the impact on the landscape, having regard to the principles of Landscape Character Assessment and Breckland Design Guide to ensure design that is complementary to the surrounding area and uses incorporating the provision of new structural landscaping to the western boundary of the site; and,
- e) Proposals which encourage sustainable economic development through education and skills training; and,
- f) Proposals that integrate dual-use (e.g., grazing/biodiversity corridors) for any ground-mounted renewables will be supported.



SNETT-EMP 6: Land at Hargham Road West (LPRC4S25REN003)



SNETT-EMP 6: Land at Hargham Road West (LPRC4S25REN003)

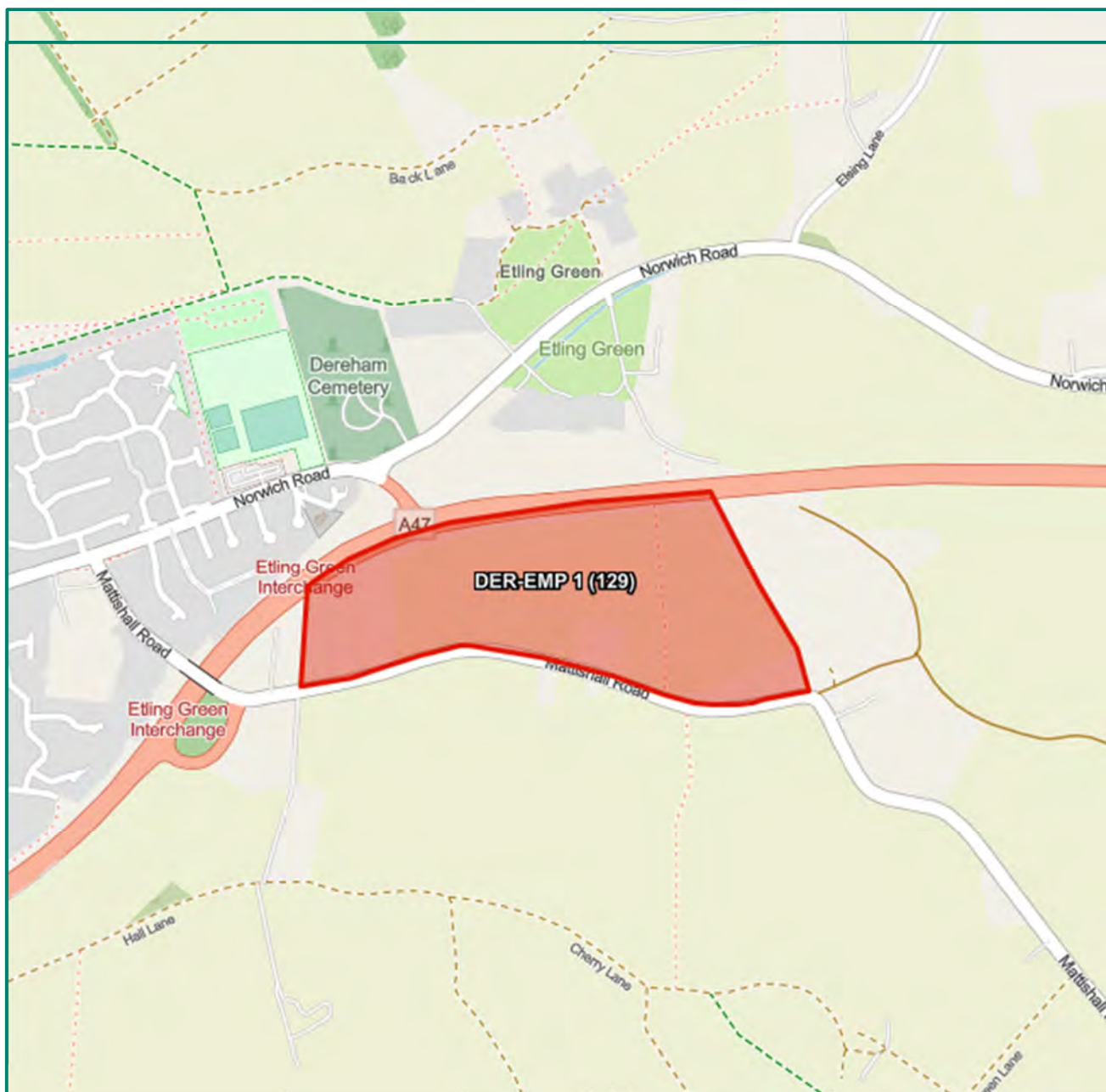
Land (approximately 17ha) is allocated for employment use (within Classes E(g) and B2 and B8 of the Use Classes Order) to the west of Hargham Road Snetterton.

- a) Development is laid out in a manner that does not preclude the potential for future development in the vicinity; and,
- b) Proposals for employment development within class E(g) and B2 of the Use Classes Order (as amended) and/ or solar renewable energy and battery storage development will be preferred; and,
- c) Provision of safe highway access from Hargham Road; and,
- d) Proposals that minimise the impact on the landscape, having regard to the principles of Landscape Character Assessment and Breckland Design Guide to ensure design that is complementary to the surrounding area and uses incorporating the provision of new structural landscaping to the western boundary of the site; and,
- e) Proposals which encourage sustainable economic development through education and skills training; and,
- f) Proposals that integrate dual-use (e.g., grazing/biodiversity corridors) for any ground-mounted renewables will be supported.



Dereham

DER-EMP 1: Land at Moorfields (Site ref: 129)



Employment: Land at Moorfields – DER-EMP 1 (129)



DER-EMP 1: Land at Moorfields (Site ref: 129)

The site (LPR/C4S/DEV/129) is located to the eastern edge of Dereham and comprises of an agricultural field adjacent to the southern boundary of the A47. It is accessed directly from the western carriageway of the A47 and from the eastern carriageway via the Mattishall Road Bridge.

The site extends to 18.34 ha. The site is flat and has no physical constraints to development. The easy access to the site from the two existing junctions on the A47 and the Mattishall Road is a clear benefit, having direct access to one of the main arterial roads into and out of the County that will further benefit following the completion of the A47 dualling

Land is allocated for a business park with high quality/high profile offices with start-up industrial units and leisure uses including a hotel (Use Class C1) and employment uses (within Classes E(g) and B2 and B8 of the Use Classes Order) on land at Moorfields Dereham. Development will be subject to compliance with the following criteria:

- a) Proposals for employment development within class E(g) and B2 of the Use Classes Order (as amended) will be preferred; and,
- b) Access to the sites from 2 points off Mattishall Road with development laid out in a manner that does not preclude the potential for future development in the vicinity; and,
- c) The widening of Mattishall Road to a minimum of 5.5m and new footway provision on the North side of the carriageway between the main access and the A47 overbridge to the West; and,
- d) Linkages from the improved Mattishall Road to ensure the footway will link the site to existing nearby development on the edge of Dereham town centre.
- e) Retention of an existing copse to the northeast of the site; and,

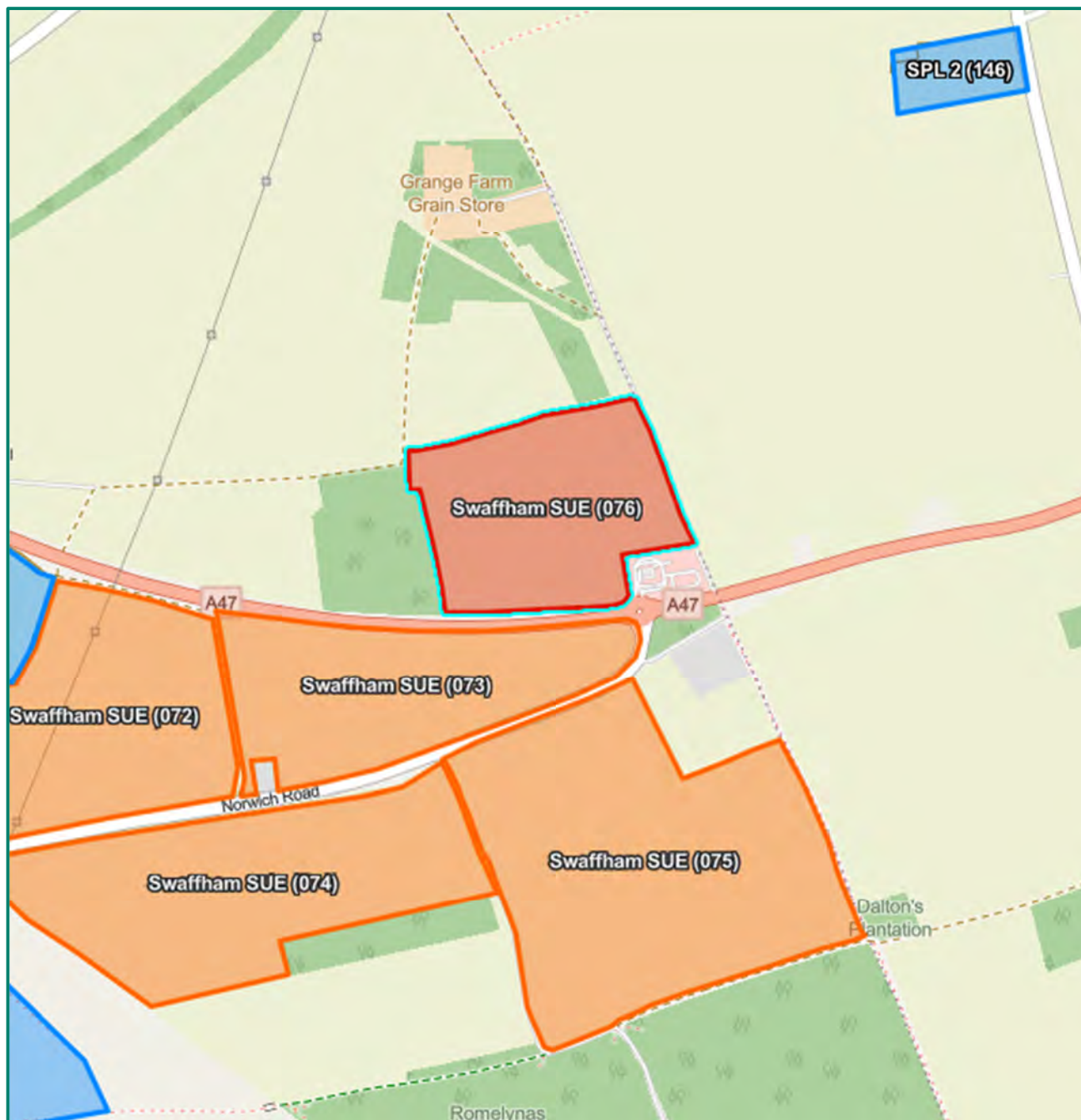


- f) Proposals that minimise the impact on the landscape, having regard to the principles of Landscape Character Assessment and Breckland Design Guide to ensure design that is complementary to the surrounding area and uses; and,
- g) Proposals which encourage sustainable economic development through education and skills training; and,
- h) Proposals that integrate dual-use (e.g., grazing/biodiversity corridors) for any ground-mounted renewables will be supported. The site has good connectivity, having easy access to services and facilities in the town centre and good access to Norwich and further afield.



Swaffham

SWA-EMP 1: Land north of the A47 Swaffham (Site ref: 076)



SWA-EMP 1: Land north of the A47 Swaffham (Site ref: 076)

Approximately 13 ha. of land north of A47 Swaffham Bypass and west of Procession Lane, Swaffham LPR/C4S/25/DEV/076 is considered suitable for commercial uses in support of the sustainable urban extension at Norwich Road Swaffham. The site is adjacent to the A47.

Land is allocated for a business park with high quality/high profile offices with start-up industrial units under employment uses (within Classes E(g) and B2 and B8 of the Use Classes Order) on land to the north of the A47 and adjacent to Procession Lane Swaffham. Development will be subject to compliance with the following criteria:

- a) Proposals for employment development within class E(g) and B2 of the Use Classes Order (as amended) will be preferred; and,
- b) Access to the site from an improved Procession Lane; and,
- c) Development laid out in a manner that does not preclude the potential for future development in the vicinity; and,
- d) Proposals that minimise the impact on the landscape, having regard to the principles of Landscape Character Assessment and Breckland Design Guide to ensure design that is complementary to the surrounding area and uses; and,
- e) Proposals which encourage sustainable economic development through education and skills training; and,
- f) Proposals that integrate dual-use (e.g., grazing/biodiversity corridors) for any ground-mounted renewables will be supported.



Appendix 1

Glossary

Where the explanation contains words or phrases in ‘quotation marks’ then those words or phrases are also explained within this glossary.

Adoption	The stage at which a plan is formally declared adopted and becomes part of the Development Plan for the area
Ancient Woodland	An area that has been wooded continuously since at least 1600 AD. It includes Ancient Semi-Natural Woodland and Plantations on Ancient Woodland Sites (PAWS).
Appropriate Assessment	The term strictly applies only to a particular stage of a ‘habitats assessment’ but is also sometimes used in place of habitats assessment as a whole.
Article 4 Direction	A measure which may be adopted by a Local Planning Authority requiring planning applications to be made for specified types of development in specified areas that would otherwise be automatically allowed as ‘Permitted Development’.
Assets of Community Value	Part 5 Chapter 3 of the Localism Act 2011 provides for a scheme called Assets of Community Value. Part of the Government’s community empowerment agenda, it requires a local

	council to maintain a list of Community Assets.
Best and Most Versatile (BMV) Agricultural Land	Land in Grades 1, 2 and 3a of the Agricultural Land Classification.
Biodiversity	Specifically, the degree of variation of life forms within a given area, species, ecosystem, etc.
Biodiversity Net Gain	Biodiversity Net Gain (BNG) is a way of creating and improving biodiversity by requiring development to have a positive impact ('net gain') on biodiversity.
BRE Environmental Assessment (BREE AM)	A voluntary measurement rating for green buildings established in the UK by the Buildings Research Establishment (BRE).
Brownfield Land or Sites	Previously developed land.
Brownfield Land Registers	Registers of previously developed land that Local Planning Authorities consider to be appropriate for residential development, having regard to criteria in the Town and Country Planning (Brownfield Land Registers) Regulations 2017. Local Planning Authorities will be able to trigger a grant of permission in principle for residential development on suitable sites in their registers where they follow the required procedures.
Build to Rent	Purpose built housing that is typically 100% rented out. It can form part of a wider multi-tenure development comprising either flats or houses but should be on the same site and/or contiguous with the main development.



	Schemes will usually offer longer tenancy agreements of three years or more and will typically be professionally managed stock in single ownership and management control.
Community Land Trust (CLT)	A Community Land Trust is a non-profit organisation that develops and stewards affordable housing, community gardens, civic buildings, commercial spaces and other community assets on behalf of a community.
Conservation Area (CA)	An area formally designated by a Council to preserve or enhance its special architectural or historic interest. Local Authorities are required by SS72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas when drawing up plans or considering development proposals both within the designated area and outside it if they would affect the setting or views into or out of it.
Climate Change Adaptation	Adjustments made to natural or human systems in response to the actual or anticipated impacts of climate change, to mitigate harm or exploit beneficial opportunities



Climate Change Mitigation	Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions
Constraint	A limiting factor that affects development, such as an environmental designation or a technical issue e.g. access.
Contaminated Land	Land that has been polluted or harmed in some way making it unfit for safe development and use without remediation.
Custom-Build And Self-Build Housing	Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-Build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act.
Deliverable	To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular: a. sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years



	(for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). b. where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.
Density	In the case of housing and residential development, usually expressed as dwellings per hectare (dph) or habitable rooms per hectare.
Designated Heritage Asset	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
Developable	To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.
Development	Development is defined in law, for planning purposes, as <i>the carrying out of building, engineering, mining or other operations in, on over or under</i>



	<i>land, or the making of any material change in the use of any building or other land. Most forms of development require planning permission, unless it is 'Permitted Development',</i>
Development Plan	The official Plan for an area, with a special status under the law. This will often comprise a number of separate documents, and includes the 'Local Plan', the Minerals and Waste Development Plan Documents and any Made Neighbourhood Plans.
Duty to Co - Operate	A statutory duty for public bodies or local authorities introduced by the 2011 Localism Act to address strategic planning matters.
Edge of Centre	For retail purposes, a location that is well connected and within 300 metres of the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances (as defined by the NPPF).
Environmental Impact Assessment (EIA)	A procedure to be followed for certain types of projects to ensure that decisions are made in full



	knowledge of any likely significant effects on the environment.
European Sites (also known as Natura 2000 Sites)	These sites are designated under a European Directive and include Special Protection Areas (SPAs) and Special Area of Conservation (SCAs). Ramsar Sites have an international designation. A Special Area of Conservation (SAC) is an area which has been given special protection under the European Union's Habitats Directive. SACs provide increased protection to a variety of wild animals, plants and habitats and are a vital part of global efforts to conserve the world's biodiversity. A Special Protection Area (SPA) is an area of land, water or sea which has been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds classified under the European Wild Birds Directive which affords them enhanced protection. Ramsar sites are wetlands of international importance, designated under the Ramsar Convention. All terrestrial Ramsar sites in England are also notified as Sites of Special



	Scientific Interest (SSSIs) and the vast majority are also classified as SPAs
Flood Risk Assessment (FRA)	An assessment of the likelihood and potential impact of flooding in an area. May relate to a wide area or be limited to a specific site.
Geodiversity	The range of rocks, minerals, fossils, soils and landforms.
Green Infrastructure (GI)	Green Infrastructure (GI) is a network of high quality green and blue spaces and other environmental features. It is planned and delivered at all spatial scales from national to neighbourhood levels. The greatest benefits will be gained when it is designed and managed as a multifunctional resource capable of delivering a wide range of environmental and quality of life benefits (ecosystem services) for local communities. Green Infrastructure includes parks, open spaces, playing fields, woodlands, wetlands, grasslands, river and canal corridors allotments and private gardens. GI can contribute to biodiversity, health and well-being and also act as a catalyst for economic growth.
Greenfield Land or Site	Land which has not been previously built on, or where the remains of any structure or activity have blended back into the wider landscape over time.



Habitats Assessment (HRA)	An assessment, required under a European Directive, of the potential impact of a plan or programme on certain designated Nature Conservation Sites.
Habitats Site	Any site which would be included within the definition at Regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of those regulations, including candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation, Special Protection Areas and any relevant Marine Sites.
Health & Wellbeing	Local Planning Authorities work with public health leads and health organisations to understand and take account of the health status and needs of the local population (such as for sports, recreation and places of worship), including expected future changes, and any information about relevant barriers to improving health and well-being
Heritage Assets	Buildings, places or flora identified as having a degree of heritage significance meriting consideration in planning decisions. This includes Archaeology, Listed Buildings, Registered Parks and Gardens, Scheduled Ancient Monuments, Conservation Areas and their settings.



Historic Environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
Historic Environment Record (HER)	Norfolk County Council's record of heritage assets in the County, including designated and Non-Designated Monuments, Shipwrecks and Conservation Areas.
Housing and Economic Development Needs Assessment (HEDNA)	A report commissioned by the District Council to study future housing needs and the quantity of land and floorspace required for economic development over the Plan period. It serves as crucial evidence for the development of the Local Plan
Housing Delivery Test	Measures net additional dwellings provided in a local authority area against the homes required, using national statistics and local authority data. The Secretary of State will publish the Housing Delivery Test results for each local authority in England every November.
Immediately adjacent to	Refers to sites where at least a part of the site boundary touches the Built-Up Area of a Settlement. The site must not breach – or extend over - an existing defensible boundary, e.g. watercourse, field boundary or road.



	Farmsteads and sporadic small-scale groups of dwellings are considered as lying in the open countryside and are not classed as settlements. These, and isolated locations in the countryside, are unlikely to be considered acceptable It excludes land with planning permission where development not yet completed or allocations where development has not been wholly completed.
Inclusive Design	Designing the built environment, including buildings and their surrounding spaces, to ensure that they can be accessed and used by everyone.
Impact Assessment	Local Planning Authorities require an impact assessment if proposals for retail, leisure and office development outside town centres exceed a locally set floorspace threshold set out within the Local Plan or the default figure of 2500m ² in the absence of local threshold.
Integrated Assessment (IA)	An assessment of the impacts of the Local Plan on environmental, economic and social objectives and forms one of the supporting documents to the Local Plan review.
Key Service Parishes	Parishes with a school, medical services, good daily convenience retailing, proximity to a market town and good road access, good public transport.



Landscape Character and Landscape Character Assessments	The distinct and recognisable pattern of elements that occur in a particular type of landscape. It derives from particular combinations of geology, landform, soils, vegetation, land use and settlement. To be considered alongside historic landscape character assessments where development options are in sensitive areas.
Listed Building	A building nationally designated (by Historic England) as being of special architectural or historic interest. Such buildings are graded I (highest quality), II* or II.
Local Centre	Includes a range of small shops and perhaps a limited services of a local nature. Sometimes also referred to as a Local Neighbourhood Centre.
Local Housing Need	The quantified minimum number of new homes a particular area requires, determined by a standard, government-set methodology in England.
Local Planning Authority (LPA)	The public authority responsible for planning an area, producing plans and deciding planning applications. In the case of Breckland this is the District Council for most matters. The responsibility for minerals planning and waste planning in the District is held by Norfolk County Council.



Local Transport Plan (LTP)	The Local Transport Plan is produced by the County Council in accordance with section 108 of the Transport Act 2000.
Main Town Centre Uses	Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).
Major Development	The current categories of major development are: • Residential development where the number of dwelling houses proposed is 10 or more • The development would be carried out on a site having an area of 0.5 hectares or more and the number of dwellings is not known • The provision of a building or buildings of 1,000m² or more • Non-residential development carried out on a site having an area of 1 hectare or more.
Monitoring	The process of checking whether a plan is being implemented as intended and having the desired effects.



Monitoring Report	A report, at least annually, by a Local Planning Authority to the public, of the implementation and effectiveness of its plans, and its progress in preparing new plans. This was previously known as the Annual Monitoring Report (AMR), but Government has recently changed the name and relaxed the choice of period covered. The District Council plans to continue to publish its Monitoring Report annually.
National Planning Policy Framework (NPPF)	This sets out the Government planning policies for England. There are separate policy statements for Nationally Significant Infrastructure Projects, for waste matters and for gypsy and traveller sites.
National Planning Practice Guidance (NPPG)	The Government has published a series of National Planning Practice Guidance (NPPG) notes. These have replaced a number of older guidance notes and complement the National Planning Policy Framework (NPPF). The new guidance is not intended to provide further policy but instead is meant to help clarify issues relevant to the planning regime.
National Policy Statements	These relate to energy, water, wastewater, waste and transport for infrastructure projects submitted under the 2008 Planning Act.
Neighbourhood Plan	A Neighbourhood Plan focuses on very local areas and is produced by local communities typically Parish and Town councils. When adopted, they



	form part of the 'Development Plan' for the district and will be used to guide development and in the consideration of all planning applications in that area.
Older People	People over or approaching retirement age, including the active, newly retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.
Open Space (OS)	Spaces of public value (including bodies of water as well as land). The public value of an open space may be for recreation, for visual amenity, or both. Note that the visual amenity public value of a site does not necessarily depend on public access to it, but views of and across the land, or the space it creates between buildings and places, may suffice. (Thus, identification of a site as valuable visual open space does not imply a proposal to create public access where there is none).
Other Parishes	Small rural parishes designated by the Plan (based on small size and scarcity of local services) as being locations where development will be limited and focused on specific identified needs only.



Out of Centre	A location which is not in or on the edge of a centre, but not necessarily outside the urban area.
Out of Town	A location out of centre that is outside the existing urban area.
People with Disabilities	People have a disability if they have a physical or mental impairment, and that impairment has a substantial and long- term adverse effect on their ability to carry out normal day-to- day activities. These persons include, but are not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs.
Permitted Development	Certain minor changes can be made to land or buildings without the need to apply for planning permission. These are called Permitted Development Rights. There are different requirements if the property is a listed building. In certain designated areas, Permitted Development Rights are more restricted. Designated areas include Conservation Areas and National Landscapes. Planning permission would need to be sought for certain types of work which do not need an application in other areas.
Permission In Principle (PIP)	A form of planning consent which establishes that a site is suitable for a specified amount of housing-led development in principle. Following a grant of permission in principle, the



	site must receive a grant of technical details consent before development can proceed.
Planning Condition	A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.
Planning Obligation	A legal agreement entered into under Section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.
Policies Map	The Policies Map of a Local Plan defines geographically the extent of the policies and proposals for a given area. The adopted Policies Map may include insets to show certain areas in more detail.
Previously Developed Land (PDL)	Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in



	built- up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.
Primary Parishes	Parishes with a school, daily convenience, public transport, proximity to market town and good road access.
Primary Shopping Area (PSA)	Defined area where retail development is concentrated.
Priority Habitats and Species	Species and Habitats of Principal Importance included in the England Biodiversity List published by the Secretary of State under Section 41 of the Natural Environment and Rural Communities Act 2006.
Ramsar Site	A wetland area designated for nature conservation under the international Ramsar Convention. These are normally treated similarly to 'European Sites'.
Register Parks and Gardens	In the National Planning Policy Framework (2019) Registered Parks and Gardens are defined to be an ' <i>Designated Heritage Asset</i> ' like the following list: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.



Registered Social Landlord (RSL)	Registered Social Landlords are housing associations and similar organisations; these are independent, not-for-profit organisations that provide homes for people in housing need.
Renewable And Low Carbon Energy	Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).
Scheduled Monument	A scheduled monument is an historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media and Sport. The regime is set out in the Ancient Monuments and Archaeological Areas Act 1979.
Screening	Screening' is a procedure used to determine whether a proposed project is likely to have significant effects on the environment. It should establish whether a fully detailed assessment of such effects is required.
Secondary Parishes	Parishes with school and proximity to other market town or good road access.



Self-Build and Custom-Build Housing (CSB)	Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act.
Service Providers	Public sector agencies and private sector organisations which provide services to the public such as water, drainage, electricity and gas.
Setting of a Heritage Asset	The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset, and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
Sequential Test/ Sequential Approach	A planning policy or procedure which seeks to develop certain types of location before the consideration of others. Specific examples include the sequential test for flood risk, which seeks to locate vulnerable uses in the areas at least risk of flooding; and the sequential retail test, which seeks to locate such uses in town



	centres in preference to edge of centre or out of town locations.
Site Of Special Scientific Interest (SSSI)	A nationally designated area for wildlife or geological conservation, designed to maintain and enhance our natural heritage.
Soundness (Of Plan)	A Plan must be found sound by an Inspector before it can be adopted by a Local Planning Authority and come into force. The NPPF defines a sound plan as being positively prepared, justified, effective and consistent with National Planning Policy.
Special Area of Conservation (SAC)	An area designated, under a European Directive, for conserving identified wildlife habitats or species. Also referred to as a 'European Site'.
Special Protection Area (SPA)	An area designated, under a European Directive, for the protection of identified rare and vulnerable birds, and for regularly occurring migratory species. Also referred to as a 'European Site'.
Statement Of Community Involvement (SCI)	A formal document specifying the measures a local planning authority intends to take to involve the public in its plan- making and consideration of planning applications. The Council's Statement of Community Involvement was adopted in 2022 and is available on the Council's website.
Strategic Environmental Assessment (SEA)	An assessment of the type required by EC Directive and UK regulations to assess the environmental impact of plans or programmes.

	In practice this is often incorporated into the sustainability appraisal, and this is the case with this Plan.
Strategic Flood Risk Assessment (SFRA)	A flood risk assessment of a wide area. More specifically the assessment a local planning authority is expected to prepare to inform its plan-making. The District Council's Strategic Flood Risk Assessment was most recently revised in 2025.
Strategic Policies	Policies and site allocations which address strategic priorities in line with the requirements of section 19 (1B-E) of the Planning and Compulsory Purchase Act 2004.
Supplementary Planning Document (SPD)	A formal planning document, usually providing guidance, and having a lower status, and a simpler preparation process, than development plan documents.
Sustainability Appraisal (SA)	An assessment of the sustainability of a plan or programme, and/or the individual potential components of that plan or programme.
Sustainability	Meet the needs of the present without compromising the needs of future generations to meet their own needs. (Brundtland Commission, 1987).
Sustainable Development	Development which seeks economic, social and environmental gains simultaneously and jointly through the planning system.
Tertiary Parishes	Parishes with one key indicator School, major Employer or good road access.



Town Centre	Area defined on the local authority's Policies Map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in the development plan, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.
Transport Assessment	Where a new development is likely to have significant transport implications, a Transport Assessment (TA) should be submitted with the planning application.
Travel Plan	A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives and is regularly reviewed.
Transport Statement	A simplified version of a transport assessment where it is agreed the transport issues arising from development proposals are limited and a full transport assessment is not required.
Viability	Plans should be deliverable; sites and scale of development identified in the plan should not be subject to such a scale of obligations and

	policy burdens that their ability to be developed viably is threatened. Local Plans present visions for an area based upon an understanding of local economic and market conditions.
Windfall Allowance	A provision in a plan for an amount of development (usually housing) estimated to be likely to occur during the plan period on sites which have not been specifically allocated for development. Local Planning Authorities have the ability to identify broad locations in years 6-15, which could include a windfall allowance based on a geographical area (using the same criteria as set out in the National Planning Policy Framework).
Windfall Site	A site not specifically allocated but which comes forward for development during the course of a plan. These are most often previously developed sites being redeveloped or more intensively developed. The term is most often used in relation to the supply of housing.
Well related to	Refers to all sites that are 'Immediately Adjacent' plus those which relate well to the Built-Up Area of settlements but which may also be a short distance from that Settlement – rather than physically touching it – but that clearly relate better to the Settlement than the countryside.



	The site must not breach – or extend over - an existing defensible boundary, e.g. watercourse, field boundary or road. Farmsteads and sporadic small-scale groups of dwellings are considered as lying in the open countryside and are not classed as settlements. These, and isolated locations in the countryside, are unlikely to be considered acceptable It excludes land with planning permission where development has not yet completed or allocations where development has not been wholly completed.



Acronyms

The following acronyms are used within the Local Plan:

5YHLS: Five Year Housing Land Supply

AD: Anaerobic Digestion

ALC: Agricultural Land Classification

AMR: Annual Monitoring Report

ANGST: Accessible National Green Space Standard

AQMA: Air Quality Management Area

BBfN: Better Broadband for Norfolk

BMV: Best and Most Versatile

BNG: Biodiversity Net Gain

BREEAM: Building Research Establishment Environmental Assessment Method

CHP: Combined Heat and Power

CLT: Community Land Trust

CO₂: Carbon Dioxide

DIO: Defence Infrastructure Organisation

DPH: Dwellings Per Hectare

EIA: Environmental Impact Assessment

EU: European Union

EV: Electric Vehicle

FIT: Fields in Trust

FVA: Financial Viability Assessment

GBI: Green and Blue Infrastructure

GHG: Green House Gases

GI: Green Infrastructure



GIRAMS: Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy

GP: General Practitioner

GTAA: Gypsy and Travellers Accommodation Assessment

GTSS: Gypsies, Travellers and Travelling Show-people

GVA: Gross Value Added

GW: Gigawatt

ha: Hectare(s)

HBF: Home Builders Federation

HEDNA: Housing and Economic Development Needs Assessment

HGV: Heavy Goods Vehicle

HIA: Health Impact Assessment

HMA: Housing Market Area

HMO: House in Multiple Occupation

HRA: Habitats Regulations Assessment

HSE: Health and Safety Executive

IA: Integrated Assessment

IDP: Infrastructure Delivery Plan

IROPI: Imperative Reasons of Overriding Public Interest

IRZ: Impact Risk Zone

IT: Information Technology

Km: Kilometre(s)

KSP: Key Service Parishes

l/d: Litres per day

l/p/d: Litres per person per day

LAP: Local Area for Play

LEAP: Local Equipped Area for Play

LED: Light Emitting Diode(s)

LEP: Local Enterprise Partnership



LLFA: Lead Local Flood Authority

LNR: Local Nature Reserve

LNRS: Local Nature Recovery Strategy

LPA: Local Planning Authority

M: Metres

m² / sqm: Square metres

MHCLG: Ministry of Housing, Communities and Local Government

ML/d: Million litres per day

MP: Member of Parliament

MW: Megawatt

NCC: Norfolk County Council

NDSS: Nationally Described Space Standards

NEAP: Neighbourhood Equipped Area for Play

NHS: National Health Service

NNFCC: National Non-Food Crops Centre

NNR: National Nature Reserve

NPPF: National Planning Policy Framework

NSFP: Norfolk Strategic Planning Framework

NSIP: Nationally Significant Infrastructure Project

OSA: Open Space Assessment

PAWS: Plantations on Ancient Woodland Sites

PDL: Previously Developed Land

PDR: Permitted Development Rights

PP: Primary Parishes

PPG: Planning Practice Guidance

PPTS: Planning Policy for Travellers

PSA: Primary Shopping Area

PV: Photovoltaics

R&D: Research and Development



RBMP: River Basin Management Plan
S106: Section 106 Agreement
SAC: Special Area of Conservation
SCAIL: Simple Calculation of Atmospheric Impact Limits
SDA: Strategic Development Areas
SFRA: Strategic Flood Risk Assessment
SHLAA: Strategic Housing Land Availability Assessment
SME: Small and Medium Sized Enterprise
SP: Secondary Parishes
SPA: Special Protection Area
SSSI: Site of Special Scientific Interest
SuDS: Sustainable Drainage System
SUE: Sustainable Urban Extension
TCPA: Town and Country Planning Act
TP: Tertiary Parishes
TPO: Tree Preservation Order
UCO: Use Classes Order
UU: Unilateral Undertaking
WCL: Water Cycle Study
WFD: Water Framework Directive
WRMP: Water Resource Management Plan



Appendix 2

Housing Trajectory

Site Parish	Total	2024/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33
Completions	505	505	0	0	0	0	0	0	0	0
Remaining allocations	606	0	0	0	0	61	61	61	61	61
Existing Commitments	2762	0	277	277	277	276	276	276	276	275
Approvals (S106)	250	0	0	0	30	30	30	30	30	30
Windfalls	2250	0	0	0	150	150	150	150	150	150
SUB TOTALS	6373	505	277	277	457	517	517	517	517	516

Site Parish	33/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42	



Completions	0	0	0	0	0	0	0	0	0	505
Remaining allocations	61	60	60	60	60	0	0	0	0	606
Existing Commitments	276	276	0	0	0	0	0	0	0	2762
Approvals (S106)	30	30	10	0	0	0	0	0	0	250
Windfalls	150	150	150	150	150	150	150	150	150	2250
SUB TOTALS	517	516	220	210	210	150	150	150	150	

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[illegible][illegible]

[illegible]

LPRC4S25DEV070 Land off North Pickenham Road	100	0	0	0	0	0	0	30	30	30
LPR/C4S/DEV/179: East of Sporle Road	180	0	0	0	0	0	0	0	0	0
LPR/C4S/DEV/195: South of Sporle Road	120	0	0	0	0	0	0	40	40	40
LPRC4S25DEV074 Norwich Road	500	0	0	0	0	0	30	30	40	40
LPRC4S25DEV077 Stoneycroft House, Sporle Road,	12	0	0	0	12	0	0	0	0	0
LPRC4S25DEV072 Norwich Road	400	0	0	0	0	0	0	0	30	30
LPRC4S25DEV073 Norwich Road	300	0	0	0	0	0	0	0	0	30
LPRC4S25DEV075 Norwich Road	500	0	0	0	0	0	30	30	40	40
Thetford										
LPRC4S25DEV079 (Part N A11 47ha)	500	0	0	0	0	0	30	40	40	40
LPRC4S25DEV079 (Part Kilverstone Road 89ha)	750	0	0	0	0	30	40	50	50	50
Watton										
LPR/CS4/DEV/225: Land North and East of Shrublands	1000	0	0	0	0	25	30	40	50	60

LPRC4SDEV223 Land East of Summer Lane	100	0	0	0	0	0	0	30	30	40
LPRC4SDEV289 Land West of Thetford Road	140	0	0	0	0	0	30	30	40	40
LPR/CS4/DEV/086: Land to rear of Shrublands	10	0	0	0	0	10	0	0	0	0
LPRC4SDEV339 Shrublands (1) Carbrooke	10	0	0	0	0	10	0	0	0	0
LPRC4SDEV340 Shrublands (2) Carbrooke	20	0	0	0	0	10	10	0	0	0
Ex MOD Comms Building, Elworthy Road	20	0	0	0	0	0	0	0	0	0
LPRC4S25DEV085 Land East of Shackleton Road, Former RAF Airbase	75	0	0	0	0	0	0	0	0	0
LPRC4S25DEV088 Land North of Thetford Road	350	0	0	0	0	35	35	40	40	40

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LPR/CS4/DEV/086: Land to rear of Shrublands	0	0	0	0	0	0	0	0	0	10
LPRC4SDEV339 Shrublands (1) Carbrooke	0	0	0	0	0	0	0	0	0	10
LPRC4SDEV340 Shrublands (2) Carbrooke	0	0	0	0	0	0	0	0	0	20
Ex MOD Comms Building, Elworthy Road	0	0	0	0	20	0	0	0	0	20
LPRC4S25DEV085 Land East of Shackleton Road, Former RAF Airbase	0	30	30	15	0	0	0	0	0	75
LPRC4S25DEV088 Land North of Thetford Road	40	40	40	40	0	0	0	0	0	350

Key Service Centre Parishes	Total	2024/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33
Harling										
LPRC4SDEV398 Roudham Road	30	0	0	0	0	0	15	15	0	0
LPRC4SDEV133 Land at	4	0	0	0	4	0	0	0	0	0

Garboldisham Road										
LPRC4SDEV212 Off Lopham Road, East Harling	190	0	0	0	0	0	0	0	0	30
Mattishall										
LPRC4SDEV307 North of Thynne's Lane	100	0	0	0	0	0	0	0	20	30
LPRC4SDEV156: 149 Dereham Road	50	0	0	0	0	0	30	20	0	0
Necton										
LPRC4SDEV005 Off Brackenwood	50	0	0	0	0	0	0	30	20	0
LPRC4SDEV302 North Pickenham Road Phase 3	50	0	0	0	0	30	20	0	0	0

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LPRC4SDEV307 North of Thynne's Lane	30	20	0	0	0	0	0	0	0	100
LPRC4SDEV156: 149 Dereham Road	0	0	0	0	0	0	0	0	0	50
Necton										
LPRC4SDEV005 Off Brackenwood	0	0	0	0	0	0	0	0	0	50
LPRC4SDEV302 North Pickenham Road Phase 3	0	0	0	0	0	0	0	0	0	50

Primary Parishes	Total	2024/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33
Banham										
LPRC4S25DEV013 Land West of Mill Road, Banham	70	0	0	0	0	20	20	20	10	0

Bawdeswell										
LPRC4SDEV161 Land North of Foxley Road	140	0	0	0	0	0	0	30	30	30
Kenninghall										
LPRC4SDEV031 Land opposite Kenninghall Primary School	50	0	0	0	0	20	20	10	0	0
LPRC4SDEV167 Powell Close	20	0	0	0	20	0	0	0	0	0
Litcham										
LPRC4SDEV257: Lexham Road	100	0	0	0	0	0	20	20	20	20
Mundford										
LPRC4SDEV361 West Hall Drive	30	0	0	0	0	10	10	10	0	0
LPRC4SDEV361 Bracken Rise	10	0	0	0	0	5	5	0	0	0
Narborough										
LPRC4SDEV103 Chalk Lane 1	30	0	0	0	0	10	10	10	0	0
LPRC4SDEV105 Chalk Lane 2	70	0	0	0	0	0	0	10	15	15
North Elmham										
LPRC4SDEV330 Back Lane	50	0	0	0	0	10	10	15	15	0

LPRC4SDEV205 Land South of Eastgate Street	30	0	0	0	10	10	10	0		0
Old Buckenham										
LPRC4SDEV111 Hargham Road	8	0	0	0	0	8	0	0	0	0

[illegible]

[illegible]

Secondary Parishes	Total	2024/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33
Ashill										
LPR/C4SDEV/320: The Willows	20	0	0	0	0	10	10	0	0	0
LPR/C4S/DEV/319: Greenacre Close	45	0	0	0	0	0	0	10	10	15
Beetley										
LPR/CS4/DEV/134: Fakenham Road	10	0	0	0	0	0	10	0	0	0
Caston										
LPRC4SDEV024 Home Farm, North Acre,	5	0	0	0	0	5	0	0	0	0

Fransham											
LPRC4SDEV001 West Station Road	10	0	0	0	0	0	10	0	0	0	
Garboldisham											
LPRC4SDEV057 North of Smallworth Lane	8	0	0	0	0	8	0	0	0	0	
Griston											
LPR/CS4/DEV/347: Caston Road	20	0	0	0	0	0	10	10	0	0	
Former Quantrill's Industrial Estate	37	0	0	0	0	0	0	0	0	10	
Hockering											
LPRC4SDEV400 The Street	100	0	0	0	0	0	0	10	20	20	
Hockham											
LPRC4SDEV109: West of Watton Road	80	0	0	0	0	0	20	20	20	20	
Lyng											
LPRC4S25DEV091 Land North of Heath Road	50	0	0	0	0	0	0	10	20	10	
North Lopham											
LPRC4S25DEV054 Land to the Rear of	20	0	0	0	0	0	0	10	10	0	

[illegible]

Secondary Parishes	33/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42	
Ashill										
LPR/C4SDEV/320: The Willows	0	0	0	0	0	0	0	0	0	20
LPR/C4S/DEV/319: Greenacre Close	10	0	0	0	0	0	0	0	0	45
Beetley										
LPR/CS4/DEV/134: Fakenham Road	0	0	0	0	0	0	0	0	0	10
Caston										
LPRC4SDEV024 Home Farm, North Acre,	0	0	0	0	0	0	0	0	0	5
Fransham										
LPRC4SDEV001 West Station Road	0	0	0	0	0	0	0	0	0	10
Garboldisham										
LPRC4SDEV057 North of Smallworth Lane	0	0	0	0	0	0	0	0	0	8
Griston										
LPR/CS4/DEV/347: Caston Road	0	0	0	0	0	0	0	0	0	20
Former Quantrill's Industrial Estate	10	10	7	0	0	0	0	0	0	37

[illegible]

LPR/C4S/DEV/146 Land off the street	0	0	0	0	0	0	0	0	0	30
Yaxham										
LPR/C4S/DEV/094 St Peter's Close / Norwich Road	15	10	0	0	0	0	0	0	0	50

[illegible]

[illegible]

LPR/C4S/DEV/170 Land off Tottington Road	5	0	0	0	5	0	0	0	0	0
LPR/C4S/DEV/108 Land to the east of Watton Road	25	0	0	0	0	5	5	5	5	5
Weasenham St Peter										
LPRC4SDEV227 School Road	10	0	0	0	0	5	5	0	0	0

[illegible]

[illegible]

LPR/C4S/DEV/276 Option 1 - Land to West of Church Road	0	0	0	0	0	0	0	0	0	10
Thompson										
LPR/C4S/DEV/170 Land off Tottington Road	0	0	0	0	0	0	0	0	0	5
LPR/C4S/DEV/108 Land to the east of Watton Road	0	0	0	0	0	0	0	0	0	25
Weasenham St Peter										
LPRC4SDEV227 School Road	0	0	0	0	0	0	0	0	0	10

Other Parishes	2024/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33
	0	0	0	15	15	20	20	20	20

Other Parishes	33/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42	
	20	20	20	20	20	20	25	25	25	305

Summary

TOTALS	2024/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33
Annual Trajectory									
Delivery	505	367	367	673	1043	1277	1507	1515	1616
Average Requirement (17388 / 18)	966	966	966	966	966	966	966	966	966
Difference	-461	-599	-599	-293	52	311	541	549	650

TOTALS	33/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42	Totals
Annual Trajectory										
Delivery	11602	1561	1187	1120	1085	970	975	935	925	19,230



Average Requirement (17388 / 18)	966	966	966	966	966	966	966	966	966	17388
Difference	636	595	221	154	119	4	9	-31	-41	1,842

Appendix 3

Saved Policies

Policy	Superseded/Not Superseded/ Delete	New Local Plan Policy	Reason (where it is proposed to Delete Policy)
Breckland Local Plan 2023¹			
GEN 01 Sustainable Development in Breckland	Supersede	GEN 01	Revised policy approach
GEN 02 Promoting High Quality Design	Delete	DES 01 DES 02 DES 03	Revised policy approach
GEN 03 Settlement Hierarchy	Supersede	GEN 02	Revised policy approach
GEN 04 Development Requirements of Attleborough Strategic Urban Extension (SUE) Development	Not Supersede		For the satisfactory delivery of development within Attleborough
GEN 05 Settlement Boundaries	Delete		The Plan no longer includes settlement boundaries
HOU 01 Development Requirements (Minimum)	Supersede	HOU 01	The Plan has new mandatory housing targets

HOU 02 Level and Location of Growth	Supersede	HOU 02	New mandatory housing targets and revised parish hierarchy
HOU 03 Development Outside of the Boundaries of Local Service Centres	Supersede	HOU 03	Revised policy approach
HOU 04 Villages with Boundaries	Supersede	HOU 02	Revised policy approach
HOU 05 Small Villages and Hamlets Outside of Settlement Boundaries	Supersede	HOU 03	Revised policy approach
HOU 06 Principle of New Housing	Delete		Revised policy approach
HOU 07 Affordable Housing	Supersede	HOU 20	New requirement
HOU 08 Provision for Travellers and Travelling Showpeople	Supersede	HOU 21	New requirement
HOU 09 Specialist Housing	Supersede	HOU 91 HOU 10 HOU 11	Revised policy approach
HOU 10 Technical Design Standards for New Homes	Supersede	HOU 16 HOU 17	Revised policy approach
HOU 11	Supersede	HOU 13	Revised policy approach

Residential Replacement, Extension and Alteration		HOU 14	
HOU 12 Conversion of Buildings in the Countryside	Supersede	HOU 22	Revised policy approach
HOU 13 Rural Workers Dwellings	Supersede	HOU 15	Revised policy approach
HOU 14 Affordable Housing Exceptions	Supersede	HOU 07	Revised policy approach
Dereham Housing Allocation 1	Delete		Site has planning permission
Dereham Housing Allocation 2	Delete		Site is not considered to be deliverable due to unresolved access issues
Dereham Housing Allocation 3	Delete		Site has planning permission
Dereham Housing Allocation 4	Not supersede		Extended Site allocated in this Plan
Dereham Housing Allocation 5	Delete		Site has planning permission
Swaffham Housing Allocation 1	Delete		Site has planning permission
Swaffham Housing Allocation 2	Not Supersede		For the satisfactory delivery of housing in Swaffham



Swaffham Housing Allocation 3	Delete		Site has planning permission
Swaffham Housing Allocation 4	Delete		Site has planning permission
Swaffham Housing Allocation 5	Delete		Site has planning permission
Swaffham Housing Allocation 6	Delete		Site has planning permission
Watton Housing Allocation 1	Not Supersede		For the satisfactory delivery of housing in Watton
Watton Housing Allocation 2	Delete		Site has planning permission
Ashill Housing Allocation	Not Supersede		For the satisfactory delivery of housing in Ashill
Banham Housing Allocation	Delete		Site has planning permission
Bawdeswell Housing Allocation	Delete		Site has planning permission
Garboldisham Housing Allocation	Delete		Site has planning permission
Harling Housing Allocation	Delete		Site has planning permission
Hockering Housing Allocation	Not Supersede		For the satisfactory delivery of

			housing in Hockering
Kenninghall Housing Allocation	Not Supercede		For the satisfactory delivery of housing in Kenninghall
Narborough Housing Allocation	Delete		Site has planning permission
Necton Housing Allocation 1	Delete		Site has planning permission
Necton Housing Allocation 2	Not Supercede		For the satisfactory delivery of housing in Necton
North Elmham Housing Allocation 1	Delete		Site has planning permission
North Elmham Housing Allocation 2	Delete		Site has planning permission
Old Buckenham Housing Allocation	Delete		Site has planning permission
Shipdham Housing Allocation 1	Delete		Site has planning permission
Shipdham Housing Allocation 2	Not Supercede		For the satisfactory delivery of housing in Shipdham
Sporle Housing Allocation 1	Delete		Site has planning permission



Swanton Morley Housing Allocation	Delete		Site has planning permission
TR 01 Sustainable Transport Network	Supersede	INF 01	Revised policy approach
TR 02 Transport Requirements	Supersede	INF 02	Revised policy approach
ENV 01 Green Infrastructure	Supersede	ENV 02	Revised policy approach
ENV 02 Biodiversity Protection and Enhancement	Supersede	ENV 03	Revised policy approach
ENV 03 The Brecks Protected Habitats & Species	Supersede	ENV 09	Revised policy approach
ENV 04 Open Space, Sport & Recreation	Supersede	ENV 12	Revised policy approach
ENV 05 Protection and Enhancement of the Landscape	Supersede	ENV 04	Revised policy approach
ENV 06 Trees, Hedgerows and Development	Supersede	ENV 05	Revised policy approach
ENV 07 Designated Heritage Assets	Supersede	ENV 06	Revised policy approach
ENV 08 Non-Designated Heritage	Supersede	ENV 07	Revised policy approach



Assets			
ENV 09 Flood Risk & Surface Water Drainage	Supersede	INF 03	Revised policy approach
ENV 10 Renewable Energy Development	Supersede	INF 04	Revised policy approach
EC 01 Economic Development	Supersede	EMP 01 EMP 02	Revised policy approach
Attleborough Employment Allocation	Delete		Site is not considered to be available and has not been recently promoted
Snetterton Employment Allocation 1	Not Supersede		Site forms part of employment land supply
Snetterton Employment Allocation 2	Not Supersede		Site forms part of employment land supply
EC 02 Snetterton Heath	Delete		
EC 03 General Employment Areas	Delete		General Employment Areas not in the new Plan
EC 04 Employment Development Outside General Employment Areas	Supersede	EMP 06	Revised policy approach



EC 05 Town Centre and Retail Strategy	Supersede	EC 02	Revised policy approach
EC 06 Farm Diversification	Supersede	EC 05	Revised policy approach
EC 07 Tourism Related Development	Supersede	EC 06	Revised policy approach
EC 08 Advertising and Signs	Supersede	DES 04	Revised policy approach
COM 01 Design	Supersede	DES 01	Revised policy approach
COM 02 Healthy Lifestyles	Supersede	COM 01 COM 02	Revised policy approach
COM 03 Protection of Amenity	Supersede	COM 03	Revised policy approach
COM 04 Community Facilities	Supersede	COM 04	Revised policy approach
INF 01 Telecommunications	Supersede	INF 05	Revised policy approach
INF 02 Developer Contributions	Supersede	INF 06	Revised policy approach
INF 03 Local Plan Policy Review	Delete		No replacement policy required
Site Specific Policies & Proposals²			
Policy SW1	Supersede	n/a	
Policy SW2	Not Supersede	n/a	Site forms part of employment land



			supply
Policy SW3	Not Supersede	n/a	Site forms part of employment land supply
Adopted Thetford Area Action Plan DPD³			
Policy TH 2 Approach to the Town Centre	Not Supersede	n/a	For the satisfactory delivery of development within Thetford
Policy TH 4 Transport – Achieving Modal Shift	Not Supersede	n/a	For the satisfactory delivery of development within Thetford
Policy TH 5 The Impact of Change on Pedestrians, Cyclists and Buses	Not Supersede	n/a	For the satisfactory delivery of development within Thetford
Policy TH 6 Thetford Bus Interchange	Not Supersede	n/a	For the satisfactory delivery of development within Thetford
Policy TH 7 Thetford Railway Station	Not Supersede	n/a	For the satisfactory delivery of development within Thetford
Policy TH 9 Monitoring and Management of Key biodiversity Sites	Not Supersede	n/a	For the satisfactory delivery of development within Thetford

Policy TH 11 Joe Blunt's Lane	Not Supersede	n/a	For the satisfactory delivery of development within Thetford
Policy TH 12 The Thetford Loops	Not Supersede	n/a	For the satisfactory delivery of development within Thetford
Policy TH 18 Archaeology	Not Supersede	n/a	For the satisfactory delivery of development within Thetford
Policy TH 20 Thetford Urban Extension Strategic Design Principles	Not Supersede	n/a	For the satisfactory delivery of development within Thetford
Policy TH 21 Locally Distinctive Features of the Landscape	Not Supersede	n/a	For the satisfactory delivery of development within Thetford
Policy TH 22 Gallows Hill Scheduled Monument	Not Supersede	n/a	For the satisfactory delivery of development within Thetford
Policy TH 23 Existing Buildings in the Thetford Urban Extension	Not Supersede	n/a	For the satisfactory delivery of



			development within Thetford
Policy TH 25 Walking and Cycling	Not Supersede	n/a	For the satisfactory delivery of development within Thetford
Policy TH 26 Buses	Not Supersede	n/a	For the satisfactory delivery of development within Thetford
Policy TH 27 A New Railway Station in the Urban Extension	Not Supersede	n/a	For the satisfactory delivery of development within Thetford
Policy TH 28 Changes to the A11 Trunk Road	Not Supersede	n/a	For the satisfactory delivery of development within Thetford
Policy TH 29 Improvements to the Local Road Network	Not Supersede	n/a	For the satisfactory delivery of development within Thetford
Policy TH 30 New Employment Land	Not Supersede	n/a	Site forms part of employment land supply.
Policy TH 31 New Local Centre(s) in the Urban Extension	Not Supersede	n/a	For the satisfactory delivery of development within Thetford



Policy TH 32 Connecting to a Decentralised Energy Supply	Not Supersede	n/a	For the satisfactory delivery of development within Thetford
Policy TH 33 Educating Provision in the Thetford Urban Extension	Not Supersede	n/a	For the satisfactory delivery of development within Thetford
Policy TH 34 New Health Facility in the Urban Extension	Not Supersede	n/a	For the satisfactory delivery of development within Thetford
Policy TH 35 Community Buildings	Not Supersede	n/a	For the satisfactory delivery of development within Thetford
Policy TH 37 Regeneration proposals in Existing Residential Areas	Not Supersede	n/a	For the satisfactory delivery of development within Thetford

Appendix 4



List of Strategic Policies

A strategic local plan policy outlines a local government's long-term vision and priorities for an area's development, setting out overarching principles for key issues like infrastructure, economic growth, and environmental protection.

These policies, included in a Local Plan, guide decisions on more detailed local policies and land allocations,

The strategic policies are:

- GEN 01: Design and Sustainable Development
- GEN 02: Parish Hierarchy and Spatial Development Strategy
- GEN 03: Built Form
- GEN 04: Development and the Built Form
- HOU 01: Breckland's Housing Requirement
- HOU 02: Distribution of Housing Development
- HOU 03: Windfall Housing Policy
- HOU 04: Large Housing Sites Development Principles
- HOU 05: Development Viability
- HOU 06: Small Scale Housing Development in Other Parishes
- HOU 07: Affordable Housing Exception Sites
- HOU 08: Community Led Development
- HOU 21: Affordable Housing
- HOU 22: Provision for Travellers and Travelling Showpeople
- EMP 01: Economic Growth Strategy
- EMP 02: Employment Land Provision
- EMP 04: Existing Employment Areas
- EMP 05: Loss of Employment Land
- EMP 06: Employment Development Outside Existing and Allocated Employment Sites -
Sustaining a Prosperous Rural Economy
- EC 01: Town Centre Hierarchy and Primary Shopping Areas

EC 02:	Main Town Centre Development Requirements and Retail Strategy
ENV 01:	Climate Responsive Design
ENV 02:	Green and blue infrastructure
ENV 03:	Improving Biodiversity
ENV 04:	Protection and Enhancement of the Landscape
ENV 05:	Trees, Hedgerows and Development
ENV 06:	Designated Historic Assets
ENV 07:	Non-Designated Heritage Assets
ENV 08:	Archaeological Sites
ENV 12:	Open Space, Sport & Recreation
DES 01:	Promoting High Quality Design
DES 02:	Integrating Development With Nature
DES 03:	Distinctive Local Identity
COM 01:	Healthy Lifestyles
COM 03:	Protection of Amenity
COM 04:	Protecting and enhancing Community Facilities
INF 01:	Sustainable Transport
INF 03:	Flood Risk & Surface Water Drainage
INF 04:	Renewable Energy Development
INF 05:	Telecommunications
INF 06:	Developer Contributions

