Phase 2 Site Assessments:

Alternatives (sites not included in preferred options)

Breckland Local Plan Full Update Preferred Options

October 2025

001 – East of Watton Road, Ashill Address: Land East of Watton Road, Ashill		Alternative
Greenfield	Site area: 2.9 ha	Estimated capacity: 50 dwellings

Broad accessibility assessment	
Settlement Hierarchy: Secondary Parish	
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Approximately 5,000M Approximately 5,000M Approximately 5,000M Approximately 5,000M 400M Approximately 5,000M
Overall ranking accessibility	RAG: Amber
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services	
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Secondary Parish location.
Open Space	Category - Playing field: 900M
Recycling facilities	1,500M
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)	
Conservation Area	Not in CA
Listed Building	300M
Registered Park	3,000M
Scheduled Monument	1,100M
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)	
Nutrient Neutrality Catchment Area	No
Ancient Woodland	2900M
Geodiversity site	>5,000M
National Nature Reserve	>5,000M
County Wildlife Site	2,400M
Local Nature Reserve	>5,000M
Ramsar	>5,000M
Special Protection Area (SPA)	Within Stone Curlew buffer:No
SSSI	4,000M
Special Area of Conservation (SAC)	>5,000M

Agricultural Land	Grade 3

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

Flood Zone 3	Proportion of site area 0%
Flood Zone 2	Proportion of site area 0%

Norfolk Local Lead Flood Authority advice – Green (RAG)

Water Management Alliance advice - No

Anglian Water - No

Other statutory consultees, agencies and organisations

Sport England: No

Natural England: No

Historic England: No

Highways Authority: No

Children's Services: No

Minerals & Waste: No

NHS N&W ICB: No

Town/Parish Council: Considered to be excessive development. Although linear development in line with the present application for 2 dwellings at entrance to Lower Homestead Farm and the more recently built 2 bungalows next to The Firs was thought to be acceptable, after due consideration most Members feel this could be the best site for development as access onto Watton Road is good and would be a reasonable compromise to accommodate number

Designation

Alternative option

Summary of Justification

While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.

Landowner/Site promoter comment:

None

Other objections

None recorded as received

002 – North of Lodge Farm, Ashill Address: Watton Road, Ashill, IP25 7AQ		Alternative
Greenfield	Site area: 0.47 ha	Estimated capacity: 5 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary Parish		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Nearest is Watton, >5,000m Nearest is Watton, >5,000m Nearest is Watton, >5,000m Nearest is Watton, >5,000m 1,100m Nearest is Watton, 4,800m	
Overall ranking accessibility	RAG: Amber	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Secondary Parish location.	
Open Space	Category – Religious Ground: 1,300m	
Recycling facilities	2,100m	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	None	
Listed Building	None in vicinity	
Registered Park	1,600m	
Scheduled Monument	None	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	None	
Geodiversity site	None	
National Nature Reserve	None	
County Wildlife Site	None	
Local Nature Reserve	None	
Ramsar	None	
Special Protection Area (SPA)	Within Stone Curlew buffer: No	
SSSI	None	
Special Area of Conservation (SAC)	None	

Agricultural Land	Grade 3

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

Flood Zone 3	Proportion of site area 0%
Flood Zone 2	Proportion of site area 0%

Norfolk Local Lead Flood Authority advice – Green (RAG)

Water Management Alliance advice - No

Anglian Water - No

Other statutory consultees, agencies and organisations

Sport England: No

Natural England: No

Historic England: No

Highways Authority: No

Children's Services: No

Minerals & Waste: No

NHS N&W ICB: No

Town/Parish Council:

Although this site is out of village guideline any development could benefit the access to Low Common which at present time is often obscured by the trees and hedges that would be removed. However, it was pointed out that this is a very busy road and visibility is poor

Designation

Alternative option

Summary of Justification

Whilst this site was put forward as part of the Call for Sites process, the Council has concluded that insufficient information has been provided to conclude with any certainty that it is an appropriate site to include as an allocation. The site is not proposed for allocation because the Council does not consider that development of it, in the manner proposed, is likely to be acceptable due to concerns about its detachment from existing built form of the settlement.

Landowner/Site promoter comment:

None

Other objections

None recorded as received

112 – East of Hale Road, Ashill Address: Watton Road, Ashill, IP25 7AQ		Alternative
Greenfield	Site area: 4.55 ha	Estimated capacity: 40 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary Parish		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Nearest is Watton, >5,000m Nearest is Watton, >5,000m Nearest is Watton, >5,000m Nearest is Watton, >5,000m 1,100m Nearest is Watton, >5,000m	
Overall ranking accessibility	RAG: Amber	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Secondary Parish location.	
Open Space	Category – Religious Ground: 450m	
Recycling facilities	2,600m	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	None	
Listed Building	None in vicinity	
Registered Park	450m	
Scheduled Monument	None	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	None	
Geodiversity site	None	
National Nature Reserve	None	
County Wildlife Site	None	
Local Nature Reserve	None	
Ramsar	None	
Special Protection Area (SPA)	Within Stone Curlew buffer:No	
SSSI	None	
Special Area of Conservation (SAC)	None	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0%
Flood Zone 2	Proportion of site area 0%
Norfolk Local Lead Flood Authority advice – Green (RAG) **Water Management Alliance advice - No** **Anglian Water - No**	
Other statutory consultees, agencies and organisations	
Sport England: No **Natural England: No** **Historic England: No** **Highways Authority: No** **Children's Services: No** **Minerals & Waste: No** **NHS N&W ICB: No** **Town/Parish Council:** Although the site would be outside the present development guideline and would be extending the village, the access to road is good.	
Designation	
Alternative option	
Summary of Justification	
While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

003 – South of Playing Field, Ashill Address: Land to the South of Playing Field, Hale Road		Alternative
Greenfield	Site area: 0.5 ha	Estimated capacity: 8 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary Parish		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Approximately 5,000M Approximately 5,000M Approximately 5,000M Approximately 5,000M 400M Approximately 5,000M	
Overall ranking accessibility	RAG: Amber	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Secondary Parish location.	
Open Space	Category - Playing field: 50M	
Recycling facilities	1,200M	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not in CA	
Listed Building	700M	
Registered Park	3,000M	
Scheduled Monument	850M	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	2900M	
Geodiversity site	>5,000M	
National Nature Reserve	>5,000M	
County Wildlife Site	2,400M	
Local Nature Reserve	>5,000M	
Ramsar	>5,000M	
Special Protection Area (SPA)	Within Stone Curlew buffer:No	
SSSI	4,000M	
Special Area of Conservation (SAC)	>5,000M	

Agricultural Land	Grade 3

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

Flood Zone 3	Proportion of site area 0%
Flood Zone 2	Proportion of site area 0%

Norfolk Local Lead Flood Authority advice – Green (RAG)

Water Management Alliance advice - No

Anglian Water - No

Other statutory consultees, agencies and organisations

Sport England: No

Natural England: No

Historic England: No

Highways Authority: No

Children's Services: No

Minerals & Waste: No

NHS N&W ICB: No

Town/Parish Council: This area of 1 acre is part of Ashill Estate owned by Norfolk County Council and let to Parish Council since 1945 for use as allotment plots for the Parishioners. Access is through the Community Centre car park and via a track that is owned by the Parish Council with NCC having a right of access but is totally unsuitable for domestic use. Additional traffic would have to cross the Community Centre car park where there is a large play area frequented by many children so safety concerns raised.

The Parish Council has been trying for many years to purchase the whole 16.34 acres but our last request was met with a valuation as development land and not agricultural so certainly not viable. The Parish Council had considered this as an ideal site for the small allotments. Also with recent football teams coming to Ashill, it is likely that in the future the playing field will need to be extended to accommodate them and this adjoining land would be an ideal addition. If the village is to increase to this extent then this area would be the best

Designation

Alternative option

Summary of Justification

While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU 02 are considered to be preferable proposals.

Landowner/Site promoter comment:

Other objections

None

089 - Land West of Hale Road, Ashill Address: Land West side of Hale Road, IP25 7AX		Alternative
Greenfield	Site area: 0.79ha	Estimated capacity: 15 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Together Dental: 4363 metres (R >) Watton Medical Practice: 4590 metres (R >) Watton Sports and Social Club: 4213 metres (R >) Watton Library: 4381 metres (R >) Ashill VC Primary school: 51 metres (G <) Wayland Academy Norfolk: 4967 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Allotments Or Community Growing Spaces: 0 metres	
Recycling facilities	Ashill Recycling Centre: 1331 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	The Glebe (Grade II): 232 metres	
Registered Park	Pickenham Hall: 2392 metres	
Scheduled Monument	Site of Panworth Hall and medieval settlement: 847 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Site Name Blank: 2720 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 11494 metres	
National Nature Reserve	Brettenham Heath: 17992 metres	
County Wildlife Site	County Council Tip: 1336 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 9372 metres	
Ramsar	Roydon Common: 26060 metres	
Special Protection Area (SPA)	Breckland 4323 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Great Cressingham Fen 4192 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 4192 metres
Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

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

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.

199 - Land West of Hale Road (Phase 2), Ashill Address: Land West of Hale Road (Phase 2), IP25 7BG		Alternative
Greenfield	Site area: 2.97ha	Estimated capacity: 15 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Together Dental: 4974 metres (R >) Oak Farm Surgery: 4110 metres (R >) Watton Sports and Social Club: 4806 metres (R >) Watton Library: 4994 metres (R >) Ashill VC Primary school: 596 metres (G <) Wayland Academy Norfolk: 5583 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Playing Field: 0 metres	
Recycling facilities	Ashill Recycling Centre: 1151 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Church Of St Nicholas (Grade I): 637 metres	
Registered Park	Pickenham Hall: 2157 metres	
Scheduled Monument	Devil's Dyke: 943 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Site Name Blank: 2996 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 10799 metres	
National Nature Reserve	Brettenham Heath: 18609 metres	
County Wildlife Site	County Council Tip: 1139 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 9987 metres	
Ramsar	Roydon Common: 25367 metres	
Special Protection Area (SPA)	Breckland 4162 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Breckland Forest 4162 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 4178 metres
Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

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

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.

229 - Land East of Hale Road, Ashill Address: Land East of Hale Road, IP25 7ED		Alternative
Greenfield	Site area: 0.50ha	Estimated capacity: 10 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Together Dental: 5353 metres (R >) Oak Farm Surgery: 3679 metres (R >) Watton Sports and Social Club: 5140 metres (R >) Watton Library: 5380 metres (R >) Ashill VC Primary school: 1073 metres (G <) Wayland Academy Norfolk: 5974 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Playing Field: 505 metres	
Recycling facilities	Ashill Recycling Centre: 1718 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Bury's Hall (Grade II): 599 metres	
Registered Park	Pickenham Hall: 2613 metres	
Scheduled Monument	Devil's Dyke: 694 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Site Name Blank: 2957 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 10477 metres	
National Nature Reserve	Brettenham Heath: 19112 metres	
County Wildlife Site	Disused Railway: 1628 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 10368 metres	
Ramsar	Roydon Common: 25237 metres	
Special Protection Area (SPA)	Breckland 4397 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Breckland Forest 4397 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 4743 metres	

Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

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

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

The site is not proposed for allocation because the Council does not consider that development of it, in the manner proposed, is likely to be acceptable due to concerns about its proximity to overhead powerlines to the northeast and the lack of enclosure at the sites eastern boundary.

235 - Land West of Hale Road (Phase 1), Ashill Address: Land West of Hale Road (Phase 1), IP25 7BG		Alternative
Greenfield	Site area: 4.15ha	Estimated capacity: 25 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Together Dental: 4913 metres (R >) Oak Farm Surgery: 4071 metres (R >) Watton Sports and Social Club: 4728 metres (R >) Watton Library: 4935 metres (R >) Ashill VC Primary school: 569 metres (G <) Wayland Academy Norfolk: 5527 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Playing Field: 0 metres	
Recycling facilities	Ashill Recycling Centre: 1292 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Church Of St Nicholas (Grade I): 661 metres	
Registered Park	Pickenham Hall: 2299 metres	
Scheduled Monument	Devil's Dyke: 724 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Site Name Blank: 2820 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 10815 metres	
National Nature Reserve	Brettenham Heath: 18609 metres	
County Wildlife Site	County Council Tip: 1281 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 9929 metres	
Ramsar	Roydon Common: 25431 metres	
Special Protection Area (SPA)	Breckland 4284 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Breckland Forest 4284 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 4314 metres
Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

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

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.

318 - Old Hall, Ashill Address: **Area 1,** Old Hall, Ashall, IP25 7BZ		Alternative
Mostly Green	Site area: 0.48ha	Estimated capacity: 5 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Together Dental: 4200 metres (R >) Watton Medical Practice: 4462 metres (R >) Watton Sports and Social Club: 4152 metres (R >) Watton Library: 4201 metres (R >) Ashill VC Primary school: 891 metres (G <) Wayland Academy Norfolk: 4760 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Church: 536 metres	
Recycling facilities	Ashill Recycling Centre: 909 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	The Glebe (Grade II): 552 metres	
Registered Park	Pickenham Hall: 1722 metres	
Scheduled Monument	Site of Panworth Hall and medieval settlement: 1681 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Site Name Blank: 3326 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 11978 metres	
National Nature Reserve	Brettenham Heath: 17459 metres	
County Wildlife Site	County Council Tip: 927 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 9136 metres	
Ramsar	Roydon Common: 26210 metres	
Special Protection Area (SPA)	Breckland 3697 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Great Cressingham Fen 3345 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 3345 metres	

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

318 - Old Hall, Ashill Address: **Area 2,** Old Hall, Ashill, IP25 7BZ		**Alternative**
Mostly Green	Site area: 0.83ha	Estimated capacity: 5 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Together Dental: 4200 metres (R >) Watton Medical Practice: 4462 metres (R >) Watton Sports and Social Club: 4152 metres (R >) Watton Library: 4201 metres (R >) Ashill VC Primary school: 891 metres (G <) Wayland Academy Norfolk: 4760 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Church: 536 metres	
Recycling facilities	Ashill Recycling Centre: 909 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	The Glebe (Grade II): 552 metres	
Registered Park	Pickenham Hall: 1722 metres	
Scheduled Monument	Site of Panworth Hall and medieval settlement: 1681 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Site Name Blank: 3326 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 11978 metres	
National Nature Reserve	Brettenham Heath: 17459 metres	
County Wildlife Site	County Council Tip: 927 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 9136 metres	
Ramsar	Roydon Common: 26210 metres	
Special Protection Area (SPA)	Breckland 3697 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Great Cressingham Fen 3345 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 3345 metres	

Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

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

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

The site is not proposed for allocation because the Council does not consider that development of it, in the manner proposed, is likely to be acceptable due to concerns about the sites location outside of the settlement.

321 - Firs Field, Ashill Address: Firs Field, Ashill, IP25 7BF		Alternative
Greenfield	Site area: 11.13ha	Estimated capacity: 45 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Together Dental: 3813 metres (R >) Watton Medical Practice: 4024 metres (R >) Watton Sports and Social Club: 3628 metres (R >) Watton Library: 3837 metres (R >) Ashill VC Primary school: 170 metres (G <) Wayland Academy Norfolk: 4430 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - General: 35 metres	
Recycling facilities	Ashill Recycling Centre: 1497 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	The Glebe (Grade II): 441 metres	
Registered Park	Pickenham Hall: 2575 metres	
Scheduled Monument	Site of Panworth Hall and medieval settlement: 515 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Site Name Blank: 2208 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 11430 metres	
National Nature Reserve	Brettenham Heath: 17607 metres	
County Wildlife Site	County Council Tip: 1500 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 8829 metres	
Ramsar	Roydon Common: 26097 metres	
Special Protection Area (SPA)	Breckland 4025 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Breckland Farmland 4025 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 4333 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed **Water Management Alliance advice** No comments **Anglian Water** Water Recycling Centre - Watton. Currently no available headroom, but permit awaited to increase capacity for growth to come forward.	
Other statutory consultees, agencies and organisations	
Sport England: No comments **Natural England** (Nutrient Neutrality): No comments **Natural England** (Air Quality Screening): No comments **Historic England** No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	
Justification	
While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.	

322 - Dunnett's Close, Ashill Address: Dunnett's Close, Ashill, IP25 7FQ		Alternative
Greenfield	Site area: 4.28ha	Estimated capacity: 65 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Together Dental: 4807 metres (R >) Oak Farm Surgery: 3922 metres (R >) Watton Sports and Social Club: 4581 metres (R >) Watton Library: 4836 metres (R >) Ashill VC Primary school: 637 metres (G <) Wayland Academy Norfolk: 5432 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Public Park Or Garden: 232 metres	
Recycling facilities	Ashill Recycling Centre: 1749 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Bury's Hall (Grade II): 865 metres	
Registered Park	Pickenham Hall: 2780 metres	
Scheduled Monument	Devil's Dyke: 344 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Site Name Blank: 2463 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 10764 metres	
National Nature Reserve	Brettenham Heath: 18615 metres	
County Wildlife Site	Disused Railway: 1462 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 9818 metres	
Ramsar	Roydon Common: 25551 metres	
Special Protection Area (SPA)	Breckland 4668 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Breckland Forest 4668 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 4754 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed **Water Management Alliance advice** No comments **Anglian Water** Water Recycling Centre - Watton. Currently no available headroom, but permit awaited to increase capacity for growth to come forward.	
Other statutory consultees, agencies and organisations	
Sport England: No comments **Natural England** (Nutrient Neutrality): No comments **Natural England** (Air Quality Screening): No comments **Historic England** No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	
Justification	
While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.	

323 - Swaffham Road, Ashill Address: Swaffham Road, Ashill,		Alternative
Greenfield	Site area: 0.27ha	Estimated capacity: 7 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Together Dental: 4653 metres (R >) Watton Medical Practice: 4906 metres (R >) Watton Sports and Social Club: 4572 metres (R >) Watton Library: 4659 metres (R >) Ashill VC Primary school: 693 metres (G <) Wayland Academy Norfolk: 5228 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Church: 288 metres	
Recycling facilities	Ashill Recycling Centre: 704 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Church Of St Nicholas (Grade I): 336 metres	
Registered Park	Pickenham Hall: 1750 metres	
Scheduled Monument	Site of Panworth Hall and medieval settlement: 1485 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Site Name Blank: 3361 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 11436 metres	
National Nature Reserve	Brettenham Heath: 17988 metres	
County Wildlife Site	County Council Tip: 714 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 9616 metres	
Ramsar	Roydon Common: 25782 metres	
Special Protection Area (SPA)	Breckland 3921 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Great Cressingham Fen 3570 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 3570 metres	

Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

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

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

The site is not proposed for allocation because the Council does not consider that development of it, in the manner proposed, is likely to be acceptable due to concerns about the sites location outside of the settlement.

022 - The Hollies, Ashill Address: Site 2 - Outbuildings/Sheds and Garden Land, The Hollies, Ashill, IP25 7DB		Alternative
Brownfield	Site area: 0.18ha	Estimated capacity: 0 dwellings

Broad accessibility assessment	
Settlement Hierarchy: Local Service Centre	
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Together Dental: 4350 metres (R >) Watton Medical Practice: 4595 metres (R >) Watton Sports and Social Club: 4248 metres (R >) Watton Library: 4359 metres (R >) Ashill VC Primary school: 450 metres (G <) Wayland Academy Norfolk: 4935 metres (R >)
Overall ranking accessibility	Amber: One to three core facilities within threshold distance
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services	
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.
Open Space	Category - Church: 74 metres
Recycling facilities	Ashill Recycling Centre: 1031 metres
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)	
Conservation Area	Not within a CA
Listed Building	The Glebe (Grade II): 99 metres
Registered Park	Pickenham Hall: 2048 metres
Scheduled Monument	Site of Panworth Hall and medieval settlement: 1278 metres
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)	
Nutrient Neutrality Catchment Area	No
Ancient Woodland	Site Name Blank: 3041 metres
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 11692 metres
National Nature Reserve	Brettenham Heath: 17814 metres
County Wildlife Site	County Council Tip: 1043 metres
Local Nature Reserve	Great Eastern Pingo Trail: 9334 metres
Ramsar	Roydon Common: 26106 metres
Special Protection Area (SPA)	Breckland 4122 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No

SSSI	Great Cressingham Fen 3816 metres
Special Area of Conservation (SAC)	Norfolk Valley Fens: 3816 metres
Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

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

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

The site is not proposed for allocation because the Council does not consider that development of it, in the manner proposed, is likely to be acceptable due to concerns about the sites location outside of the settlement.

023 - The Hollies (Paddock), Ashill Address: Site 1 - Paddock Land/Hard Standing, Land South of The Hollies, IP25 7DB		Alternative
Greenfield	Site area: 0.90ha	Estimated capacity: 0 dwellings

Broad accessibility assessment	
Settlement Hierarchy: Local Service Centre	
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Together Dental: 4262 metres (R >) Watton Medical Practice: 4510 metres (R >) Watton Sports and Social Club: 4171 metres (R >) Watton Library: 4270 metres (R >) Ashill VC Primary school: 473 metres (G <) Wayland Academy Norfolk: 4843 metres (R >)
Overall ranking accessibility	Amber: One to three core facilities within threshold distance
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services	
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.
Open Space	Category - Church: 129 metres
Recycling facilities	Ashill Recycling Centre: 999 metres
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)	
Conservation Area	Not within a CA
Listed Building	The Glebe (Grade II): 122 metres
Registered Park	Pickenham Hall: 2005 metres
Scheduled Monument	Site of Panworth Hall and medieval settlement: 1297 metres
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)	
Nutrient Neutrality Catchment Area	No
Ancient Woodland	Site Name Blank: 3053 metres
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 11726 metres
National Nature Reserve	Brettenham Heath: 17698 metres
County Wildlife Site	County Council Tip: 1013 metres
Local Nature Reserve	Great Eastern Pingo Trail: 9239 metres
Ramsar	Roydon Common: 26118 metres
Special Protection Area (SPA)	Breckland 4005 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No

SSSI	Great Cressingham Fen 3739 metres
Special Area of Conservation (SAC)	Norfolk Valley Fens: 3739 metres
Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

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

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

The site is not proposed for allocation because the Council does not consider that development of it, in the manner proposed, is likely to be acceptable due to concerns about the sites location outside of the settlement.

005 - West of Hargham Road, Attleborough Address: Land West of Hargham Road, NR17 1BA		Alternative
Greenfield	Site area: 38.5 ha	Estimated capacity: 500 dwellings

Broad accessibility assessment	
Settlement Hierarchy: Market Town	
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	• 2,400m • 2,400m • 2,500m • 2,100m • 1,200m • 2,300m
Overall ranking accessibility	RAG: Amber
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services	
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.
Open Space	Category - Playing field: 800m
Recycling facilities	Nearest Snetterton

Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)	
Conservation Area	None
Listed Building	Grade II Listed Building to northwest
Registered Park	800m
Scheduled Monument	None

Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)	
Nutrient Neutrality Catchment Area	No
Ancient Woodland	None
Geodiversity site	None
National Nature Reserve	None
County Wildlife Site	None
Local Nature Reserve	None
Ramsar	None
Special Protection Area (SPA)	Within Stone Curlew buffer: No
SSSI	None
Special Area of Conservation (SAC)	None
Agricultural Land	Grade 3 and Grade 4 to the north

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

Assessment, 2024)	
Flood Zone 3	Proportion of site area 0%
Flood Zone 2	Proportion of site area 0%
Norfolk Local Lead Flood Authority advice – Green (RAG), flood zone 2 and 3 to the north. **Water Management Alliance advice - No** **Anglian Water - No**	
Other statutory consultees, agencies and organisations	
Sport England: No **Natural England: No** **Historic England: No** **Highways Authority: No** **Children's Services: No** **Minerals & Waste: No** **NHS N&W ICB: No** **Town/Parish Council: No**	
Designation	
Alternative option	
Summary of Justification	
While it is recognised that there may be some merit in this site, further allocations are not considered to be needed or appropriate in this part of the district - due to other allocations or development in the local area.	
Landowner/Site promoter comment:	
Other objections	
None recorded as received	

006 – Land off Ellingham Road, Attleborough Address: Ellingham Road, NR17 1YQ		Alternative
Greenfield	Site area: 2.4 ha	Estimated capacity: 185 dwellings

Broad accessibility assessment	
Settlement Hierarchy: Market Town	
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	• 1,900m • 1,900m • 1,000m • 1,400m • 1,500m • 1,500m
Overall ranking accessibility	RAG: Amber
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services	
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.
Open Space	Category – Sports Centre 1,000m
Recycling facilities	Nearest Snetterton

Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)	
Conservation Area	None
Listed Building	Grade II Listed Building 300m northwest
Registered Park	1,000m
Scheduled Monument	None

Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)	
Nutrient Neutrality Catchment Area	No
Ancient Woodland	None
Geodiversity site	None
National Nature Reserve	None
County Wildlife Site	None
Local Nature Reserve	None
Ramsar	None
Special Protection Area (SPA)	Within Stone Curlew buffer: No
SSSI	None
Special Area of Conservation (SAC)	None
Agricultural Land	Grade 3

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

Assessment, 2024)	
Flood Zone 3	Proportion of site area 0%
Flood Zone 2	Proportion of site area 0%
Norfolk Local Lead Flood Authority advice – Green (RAG), flood zone 2 and 3 to the south. **Water Management Alliance advice - No** **Anglian Water - No**	
Other statutory consultees, agencies and organisations	
Sport England: No **Natural England: No** **Historic England: No** **Highways Authority: No** **Children's Services: No** **Minerals & Waste: No** **NHS N&W ICB: No** **Town/Parish Council: No**	
Designation	
Alternative option	
Summary of Justification	
The site is not proposed for allocation because the Council does not consider that development of it, in the manner proposed, is likely to be acceptable due to concerns about highways access, underlaid by a safeguarded minerals and waste area and location within Green Infrastructure corridor.	
Landowner/Site promoter comment:	
Other objections	
None recorded as received	

007 – South of White House Lane, Attleborough Address: Bunwell Road, NR17 2NZ		Alternative
Greenfield	Site area: 3.5 ha	Estimated capacity: 70 dwellings

Broad accessibility assessment	
Settlement Hierarchy: Market Town	
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	• 1,400m • 1,400m • 1,300m • 1,000m • 800m • 900m
Overall ranking accessibility	RAG: Amber
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services	
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.
Open Space	Category – Sports Centre 1,300m
Recycling facilities	Nearest Snetterton

Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)	
Conservation Area	None
Listed Building	Grade II Listed Building 300m northwest
Registered Park	800m – Playing Field
Scheduled Monument	None

Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)	
Nutrient Neutrality Catchment Area	No
Ancient Woodland	None
Geodiversity site	None
National Nature Reserve	None
County Wildlife Site	None
Local Nature Reserve	None
Ramsar	None
Special Protection Area (SPA)	Within Stone Curlew buffer: No
SSSI	None
Special Area of Conservation (SAC)	None
Agricultural Land	Grade 3

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

Assessment, 2024)	
Flood Zone 3	Proportion of site area 0%
Flood Zone 2	Proportion of site area 0%

Norfolk Local Lead Flood Authority advice – Amber (RAG) - Some surface water flood risk on site. The site is upstream and downstream to an area with an extensive flood history. Properties in the area of the site have been flooded internally and externally

Water Management Alliance advice - No

Anglian Water - No

Other statutory consultees, agencies and organisations

Sport England: No
Natural England: No
Historic England: No
Highways Authority: No
Children's Services: No
Minerals & Waste: No
NHS N&W ICB: No
Town/Parish Council: No

Designation

Alternative option

Summary of Justification

While it is recognised that there may be some merit in this site, further allocations are not considered to be needed or appropriate in this part of the district - due to other allocations or development in the local area. Whilst this site was put forward as part of the Call for Sites process, the Council has concluded that insufficient information has been provided to conclude with any certainty that it is an appropriate site to include as an allocation.

Landowner/Site promoter comment:

Other objections

None recorded as received

114 – North of West Carr Road, Attleborough Address: Land between Long Street and West Carr Road, NR17 1AN		Alternative
Greenfield	Site area: 1.7 ha	Estimated capacity: 10 dwellings

Broad accessibility assessment	
Settlement Hierarchy: Market Town	
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	• 1,800m • 2,300m • 2,100m • 2,100m • 1,400m • 2,800m
Overall ranking accessibility	RAG: Amber
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services	
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.
Open Space	Category – Playing Field 1,200m
Recycling facilities	Nearest Snetterton

Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)	
Conservation Area	None
Listed Building	Grade II Listed Building adjacent
Registered Park	1,200m – Playing Field
Scheduled Monument	None

Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)	
Nutrient Neutrality Catchment Area	No
Ancient Woodland	None
Geodiversity site	None
National Nature Reserve	None
County Wildlife Site	None
Local Nature Reserve	None
Ramsar	None
Special Protection Area (SPA)	Within Stone Curlew buffer: No
SSSI	None
Special Area of Conservation (SAC)	1,500m to southeast
Agricultural Land	Grade 4

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

Assessment, 2024)	
Flood Zone 3	Proportion of site area 35.9%
Flood Zone 2	Proportion of site area 51.2%

Norfolk Local Lead Flood Authority advice – Amber (RAG) -
Approximately half of the site is at medium to high fluvial risk and some of the site is at Surface Water flood risk. The site could be safely accessed from the West Carr Road but this would have a significantly reduced development potential

Water Management Alliance advice - No

Anglian Water - No

Other statutory consultees, agencies and organisations

Sport England: No
Natural England: No
Historic England: No
Highways Authority: No
Children's Services: No
Minerals & Waste: No
NHS N&W ICB: No
Town/Parish Council: No

Designation

Alternative option

Summary of Justification

Whilst this site was put forward as part of the Call for Sites process, the Council has concluded that insufficient information has been provided to conclude with any certainty that it is an appropriate site to include as an allocation. The site is not proposed for allocation because the Council does not consider that development of it, in the manner proposed, is likely to be acceptable due to concerns about surface water flooding, location in GI Corridor and proximity to listed building

Landowner/Site promoter comment:

Other objections

None recorded as received

009 – Adjacent to Church Lane, Banham		Alternative
Address: Land Adjacent to Church Lane, Banham, NR16 2HR		
Greenfield	Site area: 0.12 ha	Estimated capacity: 5 dwellings

Broad accessibility assessment	
Settlement Hierarchy: Primary Parish	
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	• >5,000M • >5,000M • >5,000M • >5,000M • 100M • 3,500M
Overall ranking accessibility	RAG: Amber
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services	
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.
Open Space	Category – Green – 100M
Recycling facilities	>5,000M

Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)	
Conservation Area	Yes
Listed Building	40M
Registered Park	>5,000M
Scheduled Monument	3,000M

Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)	
Nutrient Neutrality Catchment Area	No
Ancient Woodland	4,800M
Geodiversity site	>5,000M
National Nature Reserve	>5,000M
County Wildlife Site	1,300M
Local Nature Reserve	>5,000M
Ramsar	>5,000M
Special Protection Area (SPA)	Within Stone Curlew buffer: No
SSSI	2,000M
Special Area of Conservation (SAC)	>5,000M
Agricultural Land	Grade 4

Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0%
Flood Zone 2	Proportion of site area 0%
Norfolk Local Lead Flood Authority advice – Green (RAG) **Water Management Alliance advice - No** **Anglian Water - No**	
Other statutory consultees, agencies and organisations	
Sport England: No **Natural England: No** **Historic England: No** **Highways Authority: No** **Children's Services: No** **Minerals & Waste: No** **NHS N&W ICB: No** **Town/Parish Council: No**	
Designation	
Alternative option	
Summary of Justification	
The site is not proposed for allocation because the Council does not consider that development of it, in the manner proposed, is likely to be acceptable due to concerns about highways access.	
Landowner/Site promoter comment:	
Other objections	
None received	

010 – North of Kenninghall Road (West of The Barrel), Banham Address: Land North of Kenninghall Road, Banham, NR16 2HE		**Alternative**
Greenfield	Site area: 0.57 ha	Estimated capacity: 14 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Primary Parish		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	• >5,000M • >5,000M • >5,000M • >5,000M • 850M • 4,000M	
Overall ranking accessibility	RAG: Amber	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Primary Parish location.	
Open Space	Category – Green – 950M	
Recycling facilities	>5,000M	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not in CA	
Listed Building	100M	
Registered Park	>5,000M	
Scheduled Monument	3,000M	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	4,000M	
Geodiversity site	>5,000M	
National Nature Reserve	>5,000M	
County Wildlife Site	1,100M	
Local Nature Reserve	>5,000M	
Ramsar	>5,000M	
Special Protection Area (SPA)	Within Stone Curlew buffer: No	
SSSI	2,000M	
Special Area of Conservation (SAC)	>5,000M	
Agricultural Land	Grade 4	

Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0%
Flood Zone 2	Proportion of site area 0%
Norfolk Local Lead Flood Authority advice – Green (RAG) **Water Management Alliance advice - No** **Anglian Water - No**	
Other statutory consultees, agencies and organisations	
Sport England: No **Natural England: No** **Historic England: No** **Highways Authority: No** **Children's Services: No** **Minerals & Waste: No** **NHS N&W ICB: No** **Town/Parish Council: No**	
Designation	
Alternative Option	
Summary of Justification	
While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.	
Landowner/Site promoter comment:	
Other objections	
None received	

011 – North of Kenninghall Road & East of Orchard View, Banham Address: Banham, NR16 2HB		Alternative
Greenfield	Site area: 0.9 ha	Estimated capacity: 10 dwellings

Broad accessibility assessment	
Settlement Hierarchy: Primary Parish	
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	• >5,000M • >5,000M • >5,000M • >5,000M • 850M • 4,000M
Overall ranking accessibility	RAG: Amber
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services	
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Primary Parish location.
Open Space	Category – Green – 900M
Recycling facilities	>5,000M
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)	
Conservation Area	Not in CA
Listed Building	200M
Registered Park	>5,000M
Scheduled Monument	3,000M
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)	
Nutrient Neutrality Catchment Area	No
Ancient Woodland	4,000M
Geodiversity site	>5,000M
National Nature Reserve	>5,000M
County Wildlife Site	1,100M
Local Nature Reserve	>5,000M
Ramsar	>5,000M
Special Protection Area (SPA)	Within Stone Curlew buffer: No
SSSI	2,000M
Special Area of Conservation (SAC)	>5,000M
Agricultural Land	Grade 4

Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0%
Flood Zone 2	Proportion of site area 0%
Norfolk Local Lead Flood Authority advice – Green (RAG) **Water Management Alliance advice - No** **Anglian Water - No**	
Other statutory consultees, agencies and organisations	
Sport England: No **Natural England: No** **Historic England: No** **Highways Authority: No** **Children's Services: No** **Minerals & Waste: No** **NHS N&W ICB: No** **Town/Parish Council: No**	
Designation	
Alternative Option	
Summary of Justification	
While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.	
Landowner/Site promoter comment:	
Other objections	

012 – South of Heath Road, Banham Address: Land to the South of Heath Road, Banham, NR16 2HS		Alternative
Greenfield	Site area: 3.5 ha	Estimated capacity: 90 dwellings

Broad accessibility assessment	
Settlement Hierarchy: Primary Parish	
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	• >5,000M • >5,000M • >5,000M • >5,000M • 250M • 4,000M
Overall ranking accessibility	RAG: Amber
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services	
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Primary Parish location.
Open Space	Category – Green – 250M
Recycling facilities	>5,000M
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)	
Conservation Area	Immediately adjacent
Listed Building	175M
Registered Park	>5,000M
Scheduled Monument	3,000M
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)	
Nutrient Neutrality Catchment Area	No
Ancient Woodland	4,000M
Geodiversity site	>5,000M
National Nature Reserve	>5,000M
County Wildlife Site	800M
Local Nature Reserve	>5,000M
Ramsar	>5,000M
Special Protection Area (SPA)	Within Stone Curlew buffer: No
SSSI	2,500M
Special Area of Conservation (SAC)	>5,000M
Agricultural Land	Grade 4

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

Assessment, 2024)	
Flood Zone 3	Proportion of site area 0%
Flood Zone 2	Proportion of site area 0%

Norfolk Local Lead Flood Authority advice - Amber (RAG), Significant surface water flood risk at the boundary with the road for site access

Water Management Alliance advice - No

Anglian Water - No

Other statutory consultees, agencies and organisations

Sport England: No
Natural England: No
Historic England: No
Highways Authority: No
Children's Services: No
Minerals & Waste: No
NHS N&W ICB: No
Town/Parish Council: No

Designation

Alternative option

Summary of Justification

The site is not proposed for allocation because the Council does not consider that development of it, in the manner proposed, is likely to be acceptable due to concerns about the surface water flow path at the site boundary and surface water flood risk.

Landowner/Site promoter comment:

Other objections

075 - The Granary, Wash Lane, Banham Address: The Granary, Wash Lane, NR16 2HD		Alternative
Greenfield	Site area: 1.08ha	Estimated capacity: 2 dwellings

Broad accessibility assessment	
Settlement Hierarchy: Local Service Centre	
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Rookwood Dental Practice: 7944 metres (R >) Kings Ride Surgery: 2808 metres (R >) Attleborough Sports Hall: 8265 metres (R >) Attleborough Library: 8129 metres (R >) Kenninghall Primary School: 3146 metres (R >) Old Buckenham High School: 4305 metres (R >)
Overall ranking accessibility	Red: No facilities within threshold distance
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services	
Walking and cycling	Relative isolation from facilities make location less attractive for walking and cycling. Local Service Centre location provides some opportunity for enhancement.
Open Space	Category - General: 253 metres
Recycling facilities	Snetterton Part-time Recycling Centre: 5755 metres
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)	
Conservation Area	Not within a CA
Listed Building	Wash Farmhouse (Grade II): 59 metres
Registered Park	Breccles Hall: 12143 metres
Scheduled Monument	Double moat called The Candle Yards: 1603 metres
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)	
Nutrient Neutrality Catchment Area	No
Ancient Woodland	Lopham Grove: 3180 metres
Geodiversity site	Hockham: 12081 metres
National Nature Reserve	Redgrave & Lopham Fen: 6974 metres
County Wildlife Site	Copince's Fen: 1500 metres
Local Nature Reserve	Roydon Fen: 8137 metres
Ramsar	Redgrave & South Lopham Fens: 6974 metres
Special Protection Area (SPA)	Breckland 7808 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No
SSSI	Kenninghall & Banham Fens with Quidenham Mere 1900 metres

Special Area of Conservation (SAC)	Waveney & Little Ouse Valley Fens: 6974 metres
Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

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

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

The site is not proposed for allocation because the Council does not consider that development of it, in the manner proposed, is likely to be acceptable due to concerns about the sites location outside of built up area, surface water flooding constraints and narrow road accessing the site.

191 - East of Mill Road, Banham Address: Land East of Mill Road, Banham, NR16 2HU		Alternative
Greenfield	Site area: 1.53ha	Estimated capacity: 45 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Rookwood Dental Practice: 6867 metres (R >) Kings Ride Surgery: 4003 metres (R >) Attleborough Sports Hall: 7174 metres (R >) Attleborough Library: 7024 metres (R >) Old Buckenham Primary School: 3031 metres (R >) Old Buckenham High School: 3011 metres (R >)	
Overall ranking accessibility	Red: No facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Relative isolation from facilities make location less attractive for walking and cycling. Local Service Centre location provides some opportunity for enhancement.	
Open Space	Category - General: 335 metres	
Recycling facilities	Snetterton Part-time Recycling Centre: 5899 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Hillcrest (Grade II): 214 metres	
Registered Park	Breccles Hall: 12019 metres	
Scheduled Monument	Tumulus W of Leader's Spinney: 1143 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Lopham Grove: 4616 metres	
Geodiversity site	Hockham: 12213 metres	
National Nature Reserve	Redgrave & Lopham Fen: 8453 metres	
County Wildlife Site	Jubilee Plantation: 798 metres	
Local Nature Reserve	Roydon Fen: 9175 metres	
Ramsar	Redgrave & South Lopham Fens: 8453 metres	
Special Protection Area (SPA)	Breckland 8925 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	New Buckenham Common 2539 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 6617 metres	
Agricultural Land	Grade 2	

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

265 - North of Community Centre, Banham Address: Land West of Crown Street, North of Community Centre, Banham, NR16 2HB		Alternative
Greenfield	Site area: 2.70ha	Estimated capacity: 20 dwellings

Broad accessibility assessment	
Settlement Hierarchy: Local Service Centre	
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Rookwood Dental Practice: 7498 metres (R >) Kings Ride Surgery: 2856 metres (R >) Attleborough Sports Hall: 7821 metres (R >) Attleborough Library: 7687 metres (R >) Kenninghall Primary School: 3228 metres (R >) Old Buckenham High School: 3874 metres (R >)
Overall ranking accessibility	Red: No facilities within threshold distance
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services	
Walking and cycling	Relative isolation from facilities make location less attractive for walking and cycling. Local Service Centre location provides some opportunity for enhancement.
Open Space	Category - General: 0 metres
Recycling facilities	Snetterton Part-time Recycling Centre: 5434 metres
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)	
Conservation Area	Banham
Listed Building	Kings Head Cottage (Grade II*): 11 metres
Registered Park	Breccles Hall: 11779 metres
Scheduled Monument	Tumulus W of Leader's Spinney: 1648 metres
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)	
Nutrient Neutrality Catchment Area	No
Ancient Woodland	Lopham Grove: 3666 metres
Geodiversity site	Hockham: 11775 metres
National Nature Reserve	Redgrave & Lopham Fen: 7426 metres
County Wildlife Site	Copince's Fen: 1207 metres
Local Nature Reserve	Roydon Fen: 8593 metres
Ramsar	Redgrave & South Lopham Fens: 7426 metres
Special Protection Area (SPA)	Breckland 7833 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No
SSSI	Kenninghall & Banham Fens with Quidenham Mere 1725 metres

Special Area of Conservation (SAC)	Norfolk Valley Fens: 6598 metres
Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

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

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

270 - Crown Street, Banham Address: 27-31 Crown Street, Banham, NR16 2EX		Alternative
Mostly Green	Site area: 0.19ha	Estimated capacity: 6 dwellings

Broad accessibility assessment	
Settlement Hierarchy: Local Service Centre	
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Rookwood Dental Practice: 7486 metres (R >) Kings Ride Surgery: 3109 metres (R >) Attleborough Sports Hall: 7806 metres (R >) Attleborough Library: 7668 metres (R >) Kenninghall Primary School: 3484 metres (R >) Old Buckenham High School: 3822 metres (R >)
Overall ranking accessibility	Red: No facilities within threshold distance
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services	
Walking and cycling	Relative isolation from facilities make location less attractive for walking and cycling. Local Service Centre location provides some opportunity for enhancement.
Open Space	Category - General: 85 metres
Recycling facilities	Snetterton Part-time Recycling Centre: 5614 metres
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)	
Conservation Area	Banham
Listed Building	Stinton Lodge (Grade II): 15 metres
Registered Park	Breccles Hall: 11934 metres
Scheduled Monument	Tumulus W of Leader's Spinney: 1618 metres
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)	
Nutrient Neutrality Catchment Area	No
Ancient Woodland	Lopham Grove: 3825 metres
Geodiversity site	Hockham: 11958 metres
National Nature Reserve	Redgrave & Lopham Fen: 7614 metres
County Wildlife Site	Copince's Fen: 1401 metres
Local Nature Reserve	Roydon Fen: 8703 metres
Ramsar	Redgrave & South Lopham Fens: 7614 metres
Special Protection Area (SPA)	Breckland 8080 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No
SSSI	Kenninghall & Banham Fens with Quidenham Mere 1954 metres
Special Area of Conservation (SAC)	Norfolk Valley Fens: 6711 metres

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

271 - West of Mill Road, Banham Address: Land West of Mill Road, Banham, NR16 2HU		Alternative
Mostly Green	Site area: 0.61ha	Estimated capacity: 26 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Rookwood Dental Practice: 6919 metres (R >) Kings Ride Surgery: 3664 metres (R >) Attleborough Sports Hall: 7233 metres (R >) Attleborough Library: 7089 metres (R >) Old Buckenham Primary School: 3157 metres (R >) Old Buckenham High School: 3171 metres (R >)	
Overall ranking accessibility	Red: No facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Relative isolation from facilities make location less attractive for walking and cycling. Local Service Centre location provides some opportunity for enhancement.	
Open Space	Category - General: 0 metres	
Recycling facilities	Snetterton Part-time Recycling Centre: 5605 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Row Of 4 Cottages At 0681 8846 About 30 Metres South South East Of Police House (Grade II): 74 metres	
Registered Park	Breccles Hall: 11794 metres	
Scheduled Monument	Tumulus W of Leader's Spinney: 1074 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Lopham Grove: 4323 metres	
Geodiversity site	Hockham: 11936 metres	
National Nature Reserve	Redgrave & Lopham Fen: 8146 metres	
County Wildlife Site	Jubilee Plantation: 905 metres	
Local Nature Reserve	Roydon Fen: 9050 metres	
Ramsar	Redgrave & South Lopham Fens: 8146 metres	
Special Protection Area (SPA)	Breckland 8571 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Kenninghall & Banham Fens with Quidenham Mere 2298 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 6447 metres
Agricultural Land	Grade 2

Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

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

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

328 - Heath Road, Banham Address: Heath Road, Banham, NR16 2HS		Alternative
Greenfield	Site area: 1.22ha	Estimated capacity: 4 dwellings

Broad accessibility assessment	
Settlement Hierarchy: Local Service Centre	
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Rookwood Dental Practice: 7461 metres (R >) Kings Ride Surgery: 3869 metres (R >) Attleborough Sports Hall: 7768 metres (R >) Attleborough Library: 7617 metres (R >) Old Buckenham Primary School: 3614 metres (R >) Old Buckenham High School: 3596 metres (R >)
Overall ranking accessibility	Red: No facilities within threshold distance

800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.

- Green 4+ core services within above threshold
- Amber 1 to 3 core services
- Red 0 core services

Walking and cycling	Relative isolation from facilities make location less attractive for walking and cycling. Local Service Centre location provides some opportunity for enhancement.
Open Space	Category - General: 569 metres
Recycling facilities	Snetterton Part-time Recycling Centre: 6255 metres
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)	
Conservation Area	Not within a CA
Listed Building	Barn At Mill Farm (Grade II): 390 metres
Registered Park	Breccles Hall: 12472 metres
Scheduled Monument	Tumulus W of Leader's Spinney: 1701 metres
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)	
Nutrient Neutrality Catchment Area	No
Ancient Woodland	Lopham Grove: 4055 metres
Geodiversity site	Hockham: 12593 metres
National Nature Reserve	Redgrave & Lopham Fen: 7901 metres
County Wildlife Site	Jubilee Plantation: 1393 metres
Local Nature Reserve	Roydon Fen: 8582 metres
Ramsar	Redgrave & South Lopham Fens: 7901 metres
Special Protection Area (SPA)	Breckland 8858 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No
SSSI	Kenninghall & Banham Fens with Quidenham Mere 2745 metres
Special Area of Conservation (SAC)	Norfolk Valley Fens: 7124 metres

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed **Water Management Alliance advice** No comments **Anglian Water** Water Recycling Centre - Attleborough STW. Unlikely to be capacity for additional growth above Attleborough SUE.	
Other statutory consultees, agencies and organisations	
Sport England: No comments **Natural England** (Nutrient Neutrality): No comments **Natural England** (Air Quality Screening): No comments **Historic England** No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	
Justification	
The site is not proposed for allocation because the Council does not consider that development of it, in the manner proposed, is likely to be acceptable due to concerns about the sites location outside of the built up area of the settlement.	

123 - East of the Street and Reepham Road, Bawdeswell Address: Bawdeswell, NR20 4UW		Alternative
Greenfield	Site area: 1.83ha	Estimated capacity: 25 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Norfolk PCT Dental Services: 8622 metres (R >) Lenwade Surgery: 5525 metres (R >) Dereham Leisure Centre: 9687 metres (R >) Dereham Library: 9745 metres (R >) Bawdeswell Community Primary School: 633 metres (G <) Northgate High School: 8968 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Playing Field: 73 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 10078 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Bawdeswell	
Listed Building	The Gables (Grade II): 99 metres	
Registered Park	Elmham House: 6044 metres	
Scheduled Monument	A Roman roadside settlement 150m south-west of Billingford Hall: 3858 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Foxley Wood: 882 metres	
Geodiversity site	Hempton Quarry: 16193 metres	
National Nature Reserve	Foxley Wood: 883 metres	
County Wildlife Site	Gibbet Hill Platn & Bawd Heath: 1436 metres	
Local Nature Reserve	Litcham Common: 16111 metres	
Ramsar	Broadland: 21374 metres	
Special Protection Area (SPA)	Broadland 21374 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Foxley Wood 883 metres	

Special Area of Conservation (SAC)	River Wensum: 2442 metres
Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - Bylaugh Near Church. Capacity for growth of around 400 dwellings without investment

Other statutory consultees, agencies and organisations

Sport England: No comments

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

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.

231 - Reepham Road, Bawdeswell Address: Land North of Bawdeswell Village Hall, NR20 4RR		Alternative
Greenfield	Site area: 5.90ha	Estimated capacity: 40 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Norfolk PCT Dental Services: 8457 metres (R >) Lenwade Surgery: 5797 metres (R >) Dereham Leisure Centre: 9562 metres (R >) Dereham Library: 9602 metres (R >) Bawdeswell Community Primary School: 311 metres (G <) Northgate High School: 8804 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Playing Field: 0 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 9970 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Bawdeswell	
Listed Building	K6 Telephone Kiosk (Grade II): 68 metres	
Registered Park	Elmham House: 5705 metres	
Scheduled Monument	A Roman roadside settlement 150m south-west of Billingford Hall: 3530 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Foxley Wood: 746 metres	
Geodiversity site	Hempton Quarry: 15788 metres	
National Nature Reserve	Foxley Wood: 747 metres	
County Wildlife Site	Gibbet Hill Platn & Bawd Heath: 1220 metres	
Local Nature Reserve	Litcham Common: 15786 metres	
Ramsar	Broadland: 21587 metres	
Special Protection Area (SPA)	Broadland 21587 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Foxley Wood 747 metres	

Special Area of Conservation (SAC)	River Wensum: 2677 metres
Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice Significant area of surface water ponding / pooling will require further assessment. Moderate surface water issues / constraints

identified which will require further assessment by LPA

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - Bylaugh Near Church. Capacity for growth of around 400 dwellings without investment

Other statutory consultees, agencies and organisations

Sport England: The site would be located adjacent to an existing playing field, multi used games area, bowling green and a village hall. Whilst the site would not be located on a playing field, development of the site should not prejudice the use of, all or any part of the playing field. Failure to comply with this may result in objection from Sport England to the allocation of this site.

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

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

Lanpro on behalf of Albanwise Site of Reepham Road, Bawdeswell (LPA Ref: LPVC4SDEV231) Site Capacity: The LPA dwelling estimate states 70 dwellings. This is noted and agreed. Site Description: This is noted and agreed. Greenfield/ Brownfield: This is noted and whilst the redevelopment of brownfield sites should be prioritised, suitable greenfield sites will need to be developed in order to meet local and district housing needs. The Site of Reepham Road, Bawdeswell is sustainably located and will deliver a residential development of a size, layout and design which complements and is commensurate with the existing village of Bawdeswell. Highway Access (initial assessment): This is noted and the 'Green' rating is considered to be both accurate and appropriate pursuant to the Site. Pedestrian Access (initial assessment): It is considered that the RAG Rating of 'Red' is amended to 'Green'. The Call for Sites Submission was accompanied by a Proposed Site Plan, Opportunities and Constraints Plan and Transport Note. Pedestrian Access from the Site to the services within the village is achievable through the grounds of Bawdeswell Village Hall which also reflects pedestrian desire line routes. The Site is therefore considered to be accessible by pedestrians. Site topography: This is noted and the 'Green' rating is considered to be both accurate and appropriate pursuant to the Site. Trees and hedgerows: It is considered that the RAG Rating of 'Red' is amended to 'Amber'. The Site comprises an arable field with trees and hedgerows primarily concentrated to the

boundaries of the Site and a small area of woodland. The Opportunities and Constraints Plan and Proposed Site Plan which accompanied the Call for Sites Submission in May 2022 demonstrates how the new homes can be delivered in a manner which respects and retains the existing trees and hedgerows, whilst providing for new tree and hedgerow planting. Brecks SPA buffer zone: This is noted and the 'Green' rating is considered to be both accurate and appropriate pursuant to the Site. Visual Landscape Impact: This receives a RAG rating of 'Amber' by the Council. The Site has a reasonably strong relationship with the adjoining residential area to the south and east. The Site therefore reads very much as a part of the residential built-up area of Bawdeswell and development can be delivered in a manner which does not adversely impact the surrounding landscape. Built up area: The RAG Rating of 'Amber' is noted. The Site abuts the existing built-up area of Bawdeswell and the Opportunities and Constraints Plan and Proposed Site Plan which accompanied the Call for Sites Submission in May 2022 demonstrates how the new homes will form a holistic extension to the existing built up area of Bawdeswell. The settlement pattern of Bawdeswell is nucleated and it is considered that redevelopment of the Site will continue to reflect this overarching and established settlement pattern. Settlement boundaries: The RAG Rating of 'Amber' is noted. It is agreed that the Site is situated adjacent to and connected to the existing settlement boundary. Potential Coalescence: This is noted and the 'Green' rating is considered to be both accurate and appropriate pursuant to the Site. Would the site conflict with the scale and size of the settlement: The 'Amber' RAG Rating is noted. It is considered that the scale, size and delivery of approximately 70 new homes on the Site is appropriate to the Bawdeswell's status as a Local Service Centre and will form a holistic extension to the settlement in terms of character and form. This has been demonstrated within the Opportunities and Constraints Plan and Proposed Site Plan which accompanied the Call for Sites Submission in May 2022. Settlement tiers: This criterion, including the associated 'Description of the Alternatives', is not listed within the Breckland Local Plan Full Update: Site Assessments – Phase 1 Report (November 2023). Therefore, the assessment criteria is unknown. The Site has been given an 'Amber' RAG Rating based on the reasoning that the Site is 'an extension to a medium tier settlement where opportunities to improve completeness have not been identified'. Clarification is required as to what is meant by 'completeness'. The Site is located within Bawdeswell, a Local Service Centre, which is also acknowledged by the Council within the 'Conclusions based on Alternative Development Options' section of the Site Assessments Phase 1. The RAG Rating of 'Amber' should be amended to 'Green' as it is considered that the new homes will complement the existing character of Bawdeswell and form a natural extension to the Local Service Village, which is characterised by a nucleated settlement pattern. Any known legal, ownership constraints to availability: The Council have stated 'No'. It is agreed that there are no known legal or ownership constraints affecting the deliverability of the Site for residential development. The Site is considered to be deliverable in the short-term. Available (timeframe)@ A RAG Rating of 'Amber' has been given to the Site, however no 'Description of the Alternatives' within the Breckland Local Plan Full Update: Site Assessments – Phase 1 Report (November 2023) has been provided in order to identify what constitutes a 'Green', 'Amber' or 'Red' RAG Rating. The Site is considered to be deliverable for residential development in the short-term (1 to 5 years) and a 'Green' RAG Rating

should therefore be given. Achievable (timeframe): No RAG Rating has been given and no criterion is listed within the Breckland Local Plan Full Update: Site Assessments – Phase 1 Report (November 2023). It considered that the Site is achievable and new homes can be delivered within 2-3 years of Planning Permission being secured.

Other objections

None recorded as received

Justification

While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.

210 - Dereham Road, Bawdeswell Address: Land Off Dereham Road, Bawdeswell, NR20 4RR		Alternative
Greenfield	Site area: 0.73ha	Estimated capacity: 15 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Norfolk PCT Dental Services: 8069 metres (R >) Swanton Morley PMS Practice: 5559 metres (R >) Dereham Leisure Centre: 9179 metres (R >) Dereham Library: 9218 metres (R >) Bawdeswell Community Primary School: 141 metres (G <) Northgate High School: 8416 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - General: 374 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 9587 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Mileham	
Listed Building	Chaucer House (Grade II): 350 metres	
Registered Park	Elmham House: 5456 metres	
Scheduled Monument	A Roman roadside settlement 150m south-west of Billingford Hall: 3200 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Foxley Wood: 1510 metres	
Geodiversity site	Hempton Quarry: 15767 metres	
National Nature Reserve	Foxley Wood: 1511 metres	
County Wildlife Site	Gibbet Hill Platn & Bawd Heath: 831 metres	
Local Nature Reserve	Litcham Common: 15447 metres	
Ramsar	Broadland: 21968 metres	
Special Protection Area (SPA)	Broadland 21968 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Foxley Wood 1511 metres	

Special Area of Conservation (SAC)	River Wensum: 2418 metres
Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - Bylaugh Near Church. Capacity for growth of around 400 dwellings without investment

Other statutory consultees, agencies and organisations

Sport England: No comments

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

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

The site is not proposed for allocation because the Council does not consider that development of it, in the manner proposed, is likely to be acceptable due to concerns about surface water flooding and the site location outside of the built form of the settlement.

329 - Adjacent Meadowbank, Bawdeswell Address: Adjacent Meadowbank, Bawdeswell,		Alternative
Greenfield	Site area: 3.50ha	Estimated capacity: 4 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Norfolk PCT Dental Services: 7710 metres (R >) Swanton Morley PMS Practice: 5156 metres (R >) Dereham Leisure Centre: 8784 metres (R >) Dereham Library: 8837 metres (R >) Bawdeswell Community Primary School: 487 metres (G <) Northgate High School: 8056 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Cemetery: 493 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 9184 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Chaucer House (Grade II): 643 metres	
Registered Park	Elmham House: 5568 metres	
Scheduled Monument	A Roman roadside settlement 150m south-west of Billingford Hall: 3191 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Sparham Grove: 1256 metres	
Geodiversity site	Hempton Quarry: 16000 metres	
National Nature Reserve	Foxley Wood: 1782 metres	
County Wildlife Site	Gibbet Hill Platn & Bawd Heath: 587 metres	
Local Nature Reserve	Litcham Common: 15384 metres	
Ramsar	Broadland: 21796 metres	
Special Protection Area (SPA)	Broadland 21796 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Foxley Wood 1782 metres	

Special Area of Conservation (SAC)	River Wensum: 1986 metres
Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - Bylaugh Near Church. Capacity for growth of around 400 dwellings without investment

Other statutory consultees, agencies and organisations

Sport England: No comments

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

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

The site is not proposed for allocation because the Council does not consider that development of it, in the manner proposed, is likely to be acceptable due to concerns about the sites distance from built up area with no safe pedestrian access to services.

015 – Site 1 - Land North of Dairy Drift, Beeston. Address: , NR17 1AN		Alternative
Greenfield	Site area: 13 ha	Estimated capacity: 200+ dwellings
Broad accessibility assessment		
Settlement Hierarchy: Tertiary Parish		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	• Nearest Dereham • Nearest Dereham • Nearest Dereham • Nearest Dereham • 300m • Nearest Dereham	
Overall ranking accessibility	RAG: Amber	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Tertiary Parish location.	
Open Space	Category – Playing Field 450m	
Recycling facilities	Nearest Dereham	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	None	
Listed Building	None	
Registered Park	450m	
Scheduled Monument	None	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	None	
Ancient Woodland	None	
Geodiversity site	None	
National Nature Reserve	None	
County Wildlife Site	None	
Local Nature Reserve	None	
Ramsar	None	
Special Protection Area (SPA)	Within Stone Curlew buffer: No	
SSSI	None	
Special Area of Conservation (SAC)	None	
Agricultural Land	Grade 3	
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk		

Assessment, 2024)	
Flood Zone 3	Proportion of site area 0%
Flood Zone 2	Proportion of site area 0%

Norfolk Local Lead Flood Authority advice – Amber (RAG) - Some surface water flood risk along the site boundaries.

Water Management Alliance advice - No

Anglian Water - No

Other statutory consultees, agencies and organisations

Sport England: No
Natural England: No
Historic England: No
Highways Authority: No
Children's Services: No
Minerals & Waste: No
NHS N&W ICB: No
Town/Parish Council: No

Designation

Alternative option

Summary of Justification

Whilst this site was put forward as part of the Call for Sites process, the Council has concluded that insufficient information has been provided to conclude with any certainty that it is an appropriate site to include as an allocation. While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.

Landowner/Site promoter comment:

Other objections

None recorded as received

017 – Site 3 – North of Herne Lane, Beeston. Address: , NR17 1AN		Alternative
Greenfield	Site area: 13 ha	Estimated capacity: 200+ dwellings

Broad accessibility assessment	
Settlement Hierarchy: Tertiary Parish	
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	• Nearest Dereham • Nearest Dereham • Nearest Dereham • Nearest Dereham • 1,400m • Nearest Dereham
Overall ranking accessibility	RAG: Amber
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services	
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Tertiary Parish location.
Open Space	Category – Playing Field 1,800m
Recycling facilities	Nearest Dereham

Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)	
Conservation Area	None
Listed Building	None
Registered Park	1,800m
Scheduled Monument	None

Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)	
Nutrient Neutrality Catchment Area	None
Ancient Woodland	None
Geodiversity site	None
National Nature Reserve	None
County Wildlife Site	None
Local Nature Reserve	None
Ramsar	None
Special Protection Area (SPA)	Within Stone Curlew buffer: No
SSSI	None
Special Area of Conservation (SAC)	None
Agricultural Land	Grade 3

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

Assessment, 2024)	
Flood Zone 3	Proportion of site area 0%
Flood Zone 2	Proportion of site area 0%

Norfolk Local Lead Flood Authority advice – Amber (RAG) - Some surface water flood risk along the site boundaries.

Water Management Alliance advice - No

Anglian Water - No

Other statutory consultees, agencies and organisations

Sport England: No
Natural England: No
Historic England: No
Highways Authority: No
Children's Services: No
Minerals & Waste: No
NHS N&W ICB: No
Town/Parish Council: No

Designation

Alternative option

Summary of Justification

Whilst this site was put forward as part of the Call for Sites process, the Council has concluded that insufficient information has been provided to conclude with any certainty that it is an appropriate site to include as an allocation. While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.

Landowner/Site promoter comment:

Other objections

None recorded as received

053 - Herne Hill Cottage, Beeston Address: Beeston, PE32 2NB		Alternative
Mostly Green	Site area: 0.56ha	Estimated capacity: 5 dwellings

Broad accessibility assessment	
Settlement Hierarchy: Local Service Centre	
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Beech House Dental Surgery: 8397 metres (R >) Litcham Health Centre: 3214 metres (R >) Dereham Leisure Centre: 8885 metres (R >) Dereham Library: 8432 metres (R >) Beeston Primary School: 781 metres (G <) Litcham School: 3160 metres (R >)
Overall ranking accessibility	Amber: One to three core facilities within threshold distance
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services	
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.
Open Space	Category - Playing Field: 786 metres
Recycling facilities	Dereham Main Recycling Centre Plus: 9222 metres
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)	
Conservation Area	Not within a CA
Listed Building	Old Rectory And Moat House (Grade II): 358 metres
Registered Park	Lexham Hall: 3898 metres
Scheduled Monument	Old Hall moated site 100m north west of Almshouse Bungalow: 2334 metres
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)	
Nutrient Neutrality Catchment Area	No
Ancient Woodland	Honeypot Wood: 2403 metres
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 6800 metres
National Nature Reserve	Foxley Wood: 15716 metres
County Wildlife Site	Church Farm Pond: 1223 metres
Local Nature Reserve	Litcham Common: 2527 metres
Ramsar	Roydon Common: 21902 metres
Special Protection Area (SPA)	Breckland 11180 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No
SSSI	Honeypot Wood, Wendling 2403 metres
Special Area of Conservation (SAC)	Norfolk Valley Fens: 7853 metres

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed **Water Management Alliance advice** No comments **Anglian Water** Water Recycling Centre - Beeston-Bitt-Dykewood Farm. Unlikely to be capacity for additional growth without investment.	
Other statutory consultees, agencies and organisations	
Sport England: No comments **Natural England** (Nutrient Neutrality): No comments **Natural England** (Air Quality Screening): No comments **Historic England** No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	
Justification	
The site is not proposed for allocation because the Council does not consider that development of it, in the manner proposed, is likely to be acceptable due to concerns about incompatible surrounding land uses for residential development.	

168 - Herne Lane, Beeston Address: Land at Herne Lane, Beeston,		Alternative
Greenfield	Site area: 1.82ha	Estimated capacity: 30 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Beech House Dental Surgery: 7996 metres (R >) Litcham Health Centre: 3443 metres (R >) Dereham Leisure Centre: 8485 metres (R >) Dereham Library: 8032 metres (R >) Beeston Primary School: 729 metres (G <) Litcham School: 3371 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Playing Field: 802 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 8822 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Old Rectory And Moat House (Grade II): 592 metres	
Registered Park	Lexham Hall: 4204 metres	
Scheduled Monument	Old Hall moated site 100m north west of Almshouse Bungalow: 1975 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes The Broads SAC	
Ancient Woodland	Honeypot Wood: 2004 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 7161 metres	
National Nature Reserve	Foxley Wood: 15384 metres	
County Wildlife Site	Church Farm Pond: 1583 metres	
Local Nature Reserve	Litcham Common: 2748 metres	
Ramsar	Roydon Common: 22232 metres	
Special Protection Area (SPA)	Breckland 11352 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Honeypot Wood, Wendling 2004 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 7454 metres	

Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - Beeston-Bitt-Dykewood Farm. Unlikely to be capacity for additional growth without investment.

Other statutory consultees, agencies and organisations

Sport England: No comments

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

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

Bidwells on behalf of Breckland Bridge Breckland Bridge are promoting land north of Herne Lane, Beeston for residential development

(LPR/CS4/DEV/168). The Site Profile assessment undertaken by the Council in relation to the site

concludes that:

The site is within Beeston a Local Service Centre and is Greenfield Adjacent to the existing built-up area.

Scenarios A, B, D, E and F in the Development Scenarios consultation align with the site.

Accordingly, the site will be considered by the Council as part of their Phase 2 Assessment; a position

supported by Breckland Bridge.

As detailed elsewhere in this representation, Breckland Bridge support, in principle, the proposed

methodology to be adopted by the Council when undertaking the Phase 2 Assessments, including the

identification of matters at paragraph 5.3, against which sites will be considered

Other objections

None recorded as received

Justification

The site is not proposed for allocation because the Council does not consider that development of it, in the manner proposed, is likely to be acceptable due to concerns about incompatible surrounding land uses for residential development.

201 - Fiddles Field, Beeston Address: Beeston, PE32 2NQ		Alternative
Greenfield	Site area: 0.66ha	Estimated capacity: 20 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Norfolk PCT Dental Services: 8086 metres (R >) Litcham Health Centre: 3173 metres (R >) Dereham Leisure Centre: 8610 metres (R >) Dereham Library: 8150 metres (R >) Beeston Primary School: 269 metres (G <) Litcham School: 3074 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Playing Field: 372 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 8985 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Old Rectory And Moat House (Grade II): 620 metres	
Registered Park	Lexham Hall: 4072 metres	
Scheduled Monument	Old Hall moated site 100m north west of Almshouse Bungalow: 1802 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Honeypot Wood: 2161 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 7262 metres	
National Nature Reserve	Foxley Wood: 15086 metres	
County Wildlife Site	Church Farm Pond: 1734 metres	
Local Nature Reserve	Litcham Common: 2476 metres	
Ramsar	Roydon Common: 22137 metres	
Special Protection Area (SPA)	Breckland 11894 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Honeypot Wood, Wendling 2161 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 7655 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed **Water Management Alliance advice** No comments **Anglian Water** Water Recycling Centre - Beeston-Bitt-Dykewood Farm. Unlikely to be capacity for additional growth without investment.	
Other statutory consultees, agencies and organisations	
Sport England: No comments **Natural England** (Nutrient Neutrality): No comments **Natural England** (Air Quality Screening): No comments **Historic England** No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	
Justification	
While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.	

330 - The Orchard, Herne Lane, Beeston Address: The Orchard, Beeston, PE32 2NB		Alternative
Greenfield	Site area: 0.18ha	Estimated capacity: 2 dwellings

Broad accessibility assessment	
Settlement Hierarchy: Local Service Centre	
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Beech House Dental Surgery: 8321 metres (R >) Litcham Health Centre: 3530 metres (R >) Dereham Leisure Centre: 8806 metres (R >) Dereham Library: 8357 metres (R >) Beeston Primary School: 1126 metres (G <) Litcham School: 3486 metres (R >)
Overall ranking accessibility	Amber: One to three core facilities within threshold distance
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services	
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.
Open Space	Category - Playing Field: 1141 metres
Recycling facilities	Dereham Main Recycling Centre Plus: 9126 metres
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)	
Conservation Area	North Elmham
Listed Building	Old Rectory And Moat House (Grade II): 708 metres
Registered Park	Lexham Hall: 4143 metres
Scheduled Monument	Old Hall moated site 100m north west of Almshouse Bungalow: 2434 metres
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)	
Nutrient Neutrality Catchment Area	Yes River Wensum SAC
Ancient Woodland	Honeypot Wood: 2354 metres
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 6874 metres
National Nature Reserve	Foxley Wood: 15876 metres
County Wildlife Site	Church Farm Pond: 1344 metres
Local Nature Reserve	Litcham Common: 2851 metres
Ramsar	Roydon Common: 22092 metres
Special Protection Area (SPA)	Breckland 10959 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No
SSSI	Honeypot Wood, Wendling 2354 metres

Special Area of Conservation (SAC)	Norfolk Valley Fens: 7742 metres
Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - Beeston-Bitt-Dykewood Farm. Unlikely to be capacity for additional growth without investment.

Other statutory consultees, agencies and organisations

Sport England: No comments

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

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

Other objections

None recorded as received

Justification

The site is not proposed for allocation because the Council does not consider that development of it, in the manner proposed, is likely to be acceptable due to concerns about the sites location outside of the built up area of the settlement.

030 - The Paddocks, Beetley Address: The Paddocks, Green Lane, Beetley, NR20 4DL		Alternative
Greenfield	Site area: 1.31ha	Estimated capacity: 15 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Norfolk PCT Dental Services: 3479 metres (R >) Elmham Surgery: 3432 metres (R >) Dereham Leisure Centre: 4954 metres (R >) Dereham Library: 4648 metres (R >) St Marys Community Primary School: 704 metres (G <) Northgate High School: 3694 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Some accessible facilities create opportunity to enhance walking and cycling access.	
Open Space	Category - Play Space: 400 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 5568 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Mill House (Grade II): 873 metres	
Registered Park	Elmham House: 2925 metres	
Scheduled Monument	Moated site 280m south east of Spong Bridge: 1261 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Great Wood: 1886 metres	
Geodiversity site	Hempton Quarry: 13133 metres	
National Nature Reserve	Foxley Wood: 8013 metres	
County Wildlife Site	Beetley & Hoe Meadows: 17 metres	
Local Nature Reserve	Litcham Common: 8866 metres	
Ramsar	North Norfolk Coast: 26096 metres	
Special Protection Area (SPA)	Breckland 18195 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Beetley & Hoe Meadows 88 metres	
Special Area of Conservation (SAC)	River Wensum: 3119 metres	
Agricultural Land	Grade 3	

Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed **Water Management Alliance advice** No comments **Anglian Water** Water Recycling Centre - Dereham Rushmeadow Road. Capacity for future growth dependent on location of allocations and whether drains to Dereham or Swanton Morley. Further evidence required.	
Other statutory consultees, agencies and organisations	
Sport England: No comments **Natural England** (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided. **Natural England** (Air Quality Screening): No comments **Historic England** No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	
Justification	
The site is not proposed for allocation because the Council does not consider that development of it, in the manner proposed, is likely to be acceptable due to concerns about the significant tree coverage on the site, with several trees having TPOs.	

104 - North of High House Road, Beetley Address: Land North of High House Road, Beetley, NR20 4BY		Alternative
Greenfield	Site area: 0.84ha	Estimated capacity: 15 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Norfolk PCT Dental Services: 4083 metres (R >) Elmham Surgery: 3564 metres (R >) Dereham Leisure Centre: 5488 metres (R >) Dereham Library: 5125 metres (R >) St Marys Community Primary School: 566 metres (G <) Northgate High School: 4234 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Some accessible facilities create opportunity to enhance walking and cycling access.	
Open Space	Category - Playing Field: 21 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 6100 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Church Of St Mary Magdalene (Grade I): 670 metres	
Registered Park	Elmham House: 2996 metres	
Scheduled Monument	Moated site 280m south east of Spong Bridge: 1719 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Great Wood: 1688 metres	
Geodiversity site	Hempton Quarry: 12424 metres	
National Nature Reserve	Foxley Wood: 8743 metres	
County Wildlife Site	Gressenhall Green Marshes: 732 metres	
Local Nature Reserve	Litcham Common: 7863 metres	
Ramsar	North Norfolk Coast: 25870 metres	
Special Protection Area (SPA)	Breckland 17542 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Beetley & Hoe Meadows 1042 metres	

Special Area of Conservation (SAC)	River Wensum: 3612 metres
Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

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

Other statutory consultees, agencies and organisations

Sport England: No comments

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

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.

194 - South of High House Farm, Beetley Address: South of High House Road, Beetley, NR20 4BY		Alternative
Greenfield	Site area: 0.95ha	Estimated capacity: 15 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Norfolk PCT Dental Services: 4083 metres (R >) Elmham Surgery: 3713 metres (R >) Dereham Leisure Centre: 5469 metres (R >) Dereham Library: 5097 metres (R >) St Marys Community Primary School: 570 metres (G <) Northgate High School: 4221 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Some accessible facilities create opportunity to enhance walking and cycling access.	
Open Space	Category - Playing Field: 0 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 6079 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Church Of St Mary Magdalene (Grade I): 829 metres	
Registered Park	Elmham House: 3133 metres	
Scheduled Monument	Moated site 280m south east of Spong Bridge: 1913 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Great Wood: 1751 metres	
Geodiversity site	Hempton Quarry: 12422 metres	
National Nature Reserve	Foxley Wood: 8934 metres	
County Wildlife Site	Gressenhall Green Marshes: 602 metres	
Local Nature Reserve	Litcham Common: 7747 metres	
Ramsar	North Norfolk Coast: 25926 metres	
Special Protection Area (SPA)	Breckland 17427 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Beetley & Hoe Meadows 1139 metres	
Special Area of Conservation (SAC)	River Wensum: 3806 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed **Water Management Alliance advice** No comments **Anglian Water** Water Recycling Centre - Dereham Rushmeadow Road. Capacity for future growth dependent on location of allocations and whether drains to Dereham or Swanton Morley. Further evidence required.	
Other statutory consultees, agencies and organisations	
Sport England: No comments **Natural England** (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided. **Natural England** (Air Quality Screening): No comments **Historic England** No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	
Justification	
While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.	

292 - High House Farm, Beetley Address: Land opposite High House Farm, High House Road, Beetley,		Alternative
Greenfield	Site area: 4.08ha	Estimated capacity: 95 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Norfolk PCT Dental Services: 3596 metres (R >) Elmham Surgery: 3487 metres (R >) Dereham Leisure Centre: 5047 metres (R >) Dereham Library: 4716 metres (R >) St Marys Community Primary School: 351 metres (G <) Northgate High School: 3784 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Some accessible facilities create opportunity to enhance walking and cycling access.	
Open Space	Category - Playing Field: 376 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 5662 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Union House (Grade II): 630 metres	
Registered Park	Elmham House: 2955 metres	
Scheduled Monument	Moated site 280m south east of Spong Bridge: 1345 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Great Wood: 1803 metres	
Geodiversity site	Hempton Quarry: 12877 metres	
National Nature Reserve	Foxley Wood: 8202 metres	
County Wildlife Site	Beetley & Hoe Meadows: 151 metres	
Local Nature Reserve	Litcham Common: 8473 metres	
Ramsar	North Norfolk Coast: 26045 metres	
Special Protection Area (SPA)	Breckland 17845 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Beetley & Hoe Meadows 342 metres	
Special Area of Conservation (SAC)	River Wensum: 3230 metres	
Agricultural Land	Grade 3	

Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed **Water Management Alliance advice** No comments **Anglian Water** Water Recycling Centre - Dereham Rushmeadow Road. Capacity for future growth dependent on location of allocations and whether drains to Dereham or Swanton Morley. Further evidence required.	
Other statutory consultees, agencies and organisations	
Sport England: No comments **Natural England** (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided. **Natural England** (Air Quality Screening): No comments **Historic England** No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	
Justification	
While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.	

331 - Land East of Abram Court High House Road, Beetley Address: Abram Court, Beetley,		Alternative
Greenfield	Site area: 0.54ha	Estimated capacity: 15 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Norfolk PCT Dental Services: 3889 metres (R >) Elmham Surgery: 3491 metres (R >) Dereham Leisure Centre: 5322 metres (R >) Dereham Library: 4975 metres (R >) St Marys Community Primary School: 483 metres (G <) Northgate High School: 4061 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Some accessible facilities create opportunity to enhance walking and cycling access.	
Open Space	Category - Playing Field: 100 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 5936 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Church Of St Mary Magdalene (Grade I): 657 metres	
Registered Park	Elmham House: 2943 metres	
Scheduled Monument	Moated site 280m south east of Spong Bridge: 1492 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Great Wood: 1724 metres	
Geodiversity site	Hempton Quarry: 12650 metres	
National Nature Reserve	Foxley Wood: 8473 metres	
County Wildlife Site	Beetley & Hoe Meadows: 493 metres	
Local Nature Reserve	Litcham Common: 8213 metres	
Ramsar	North Norfolk Coast: 25936 metres	
Special Protection Area (SPA)	Breckland 17780 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Beetley & Hoe Meadows 734 metres	
Special Area of Conservation (SAC)	River Wensum: 3402 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed **Water Management Alliance advice** No comments **Anglian Water** Water Recycling Centre - Dereham Rushmeadow Road. Capacity for future growth dependent on location of allocations and whether drains to Dereham or Swanton Morley. Further evidence required.	
Other statutory consultees, agencies and organisations	
Sport England: No comments **Natural England** (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided. **Natural England** (Air Quality Screening): No comments **Historic England** No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	
Justification	
While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.	

021 – Land Adjacent to Gately Road, Brisley. Address: NR20 5LR		Alternative
Greenfield	Site area: 1.2 ha	Estimated capacity: 5 - 10 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Tertiary Parish		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	• Nearest Dereham • Nearest Dereham • Nearest Dereham • Nearest Dereham • 900m • Nearest Dereham	
Overall ranking accessibility	RAG: Amber	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Tertiary Parish location.	
Open Space	Category – Playing Space, 100m	
Recycling facilities	Nearest Dereham	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Brisley Conservation Area adjacent	
Listed Building	Grade II 400m	
Registered Park	Play Space 100m	
Scheduled Monument	None	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes – The Broads SAC	
Ancient Woodland	None	
Geodiversity site	None	
National Nature Reserve	None	
County Wildlife Site	None	
Local Nature Reserve	None	
Ramsar	None	
Special Protection Area (SPA)	Within Stone Curlew buffer: No	
SSSI	None	
Special Area of Conservation (SAC)	None	
Agricultural Land	Grade 3	
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk		

Assessment, 2024)	
Flood Zone 3	Proportion of site area 0%
Flood Zone 2	Proportion of site area 0%

Norfolk Local Lead Flood Authority advice – Green (RAG)
Water Management Alliance advice - No
Anglian Water - No

Other statutory consultees, agencies and organisations

Sport England: No
Natural England: No
Historic England: No
Highways Authority: No
Children's Services: No
Minerals & Waste: No
NHS N&W ICB: No
Town/Parish Council: No

Designation

Alternative option

Summary of Justification

While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.

Landowner/Site promoter comment:

Other objections

None recorded as received

073 - Land North of Drury Lane, Carbrooke Address: Land North of Drury Lane, Carbrooke, IP25 6SJ		Alternative
Greenfield	Site area: 0.54ha	Estimated capacity: 9 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Together Dental: 3132 metres (R >) Watton Medical Practice: 2859 metres (R >) Watton Sports and Social Club: 2727 metres (R >) Watton Library: 3209 metres (R >) St Peter and St Paul School Carbrooke: 618 metres (G <) Wayland Academy Norfolk: 3207 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Some accessible facilities create opportunity to enhance walking and cycling access.	
Open Space	Category - Public Park Or Garden: 290 metres	
Recycling facilities	Ashill Recycling Centre: 7361 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Caudle Green Farmhouse (Grade II): 263 metres	
Registered Park	Breccles Hall: 7420 metres	
Scheduled Monument	Site of Commandry of St John of Jerusalem: 586 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Wayland Wood: 2440 metres	
Geodiversity site	Hockham: 9304 metres	
National Nature Reserve	Brettenham Heath: 15105 metres	
County Wildlife Site	Caudlesprings: 141 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 5230 metres	
Ramsar	Redgrave & South Lopham Fens: 24109 metres	
Special Protection Area (SPA)	Breckland 4932 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Wayland Wood, Watton 2440 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 4808 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed **Water Management Alliance advice** No comments **Anglian Water** Water Recycling Centre - Carbrooke Church End. Insufficient capacity for large scale growth - e.g. circa 200 home. Some capacity for small scale growth	
Other statutory consultees, agencies and organisations	
Sport England: No comments **Natural England** (Nutrient Neutrality): No comments **Natural England** (Air Quality Screening): No comments **Historic England** No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	
Justification	
While it is recognised that there may be some merit in this site, further allocations are not considered to be needed or appropriate in this part of the district - due to other allocations or development in the local area.	

222 - Land East of Shrublands, Carbrooke Address: Land East of Shrublands, Carbrooke, IP25 6TJ		Alternative
Greenfield	Site area: 18.87ha	Estimated capacity: 500 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Together Dental: 2613 metres (R >) Watton Medical Practice: 2309 metres (R >) Watton Sports and Social Club: 2331 metres (R >) Watton Library: 2676 metres (R >) St Peter and St Paul School Carbrooke: 901 metres (G <) Wayland Academy Norfolk: 2528 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Some accessible facilities create opportunity to enhance walking and cycling access.	
Open Space	Category - General: 50 metres	
Recycling facilities	Ashill Recycling Centre: 7279 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	The White House (Grade II): 374 metres	
Registered Park	Breccles Hall: 6428 metres	
Scheduled Monument	Site of Commandry of St John of Jerusalem: 831 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Wayland Wood: 1588 metres	
Geodiversity site	Hockham: 8319 metres	
National Nature Reserve	Brettenham Heath: 14127 metres	
County Wildlife Site	Watton Airfield (Army Training Area: 328 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 4250 metres	
Ramsar	Redgrave & South Lopham Fens: 23155 metres	
Special Protection Area (SPA)	Breckland 4198 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Wayland Wood, Watton 1588 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 3847 metres	

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

224 - Land at Southmoor Farm, Carbrooke Address: Land at Southmoor Farm, Carbrooke, IP25 6TH		Alternative
Greenfield	Site area: 13.20ha	Estimated capacity: 200 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Together Dental: 3413 metres (R >) Watton Medical Practice: 3106 metres (R >) Watton Sports and Social Club: 3147 metres (R >) Watton Library: 3473 metres (R >) St Peter and St Paul School Carbrooke: 1298 metres (G <) Wayland Academy Norfolk: 3262 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Some accessible facilities create opportunity to enhance walking and cycling access.	
Open Space	Category - General: 658 metres	
Recycling facilities	Ashill Recycling Centre: 8158 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Southmoor Farm House (Grade II): 0 metres	
Registered Park	Breccles Hall: 5974 metres	
Scheduled Monument	Site of Commandry of St John of Jerusalem: 1219 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Wayland Wood: 2147 metres	
Geodiversity site	Hockham: 7949 metres	
National Nature Reserve	Brettenham Heath: 13917 metres	
County Wildlife Site	Watton Airfield (Army Training Area: 18 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 4068 metres	
Ramsar	Redgrave & South Lopham Fens: 22598 metres	
Special Protection Area (SPA)	Breckland 4852 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Wayland Wood, Watton 2146 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 3864 metres
Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice Significant surface water flowpaths cross large areas of the site. Moderate surface water issues / constraints identified which will require further assessment by LPA. Given the surface water / flooding constraints the LLFA consider that the site is unlikely to accommodate 200 dwellings.

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - Carbrooke Church End. Insufficient capacity for large scale growth - e.g. circa 200 home. Some capacity for small scale growth

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

John Long Planning on behalf of landowners Site ref: LPR/CS4/DEV/224 Land at Southmoor Farm The site has been assessed on the basis of it being a mixed housing led park home scheme. However, it should be re-assessed as a care village as the concept for the site has changed, please see information below and attached: The concept for Southmoor Farm has changed from a park home led scheme. It is now promoted as a care village with a 40 room care home and 40-50 assisted living apartments; 15-20 sheltered bungalows, 40-50 retirement homes and potentially, a GP surgery. Given the specialised nature of the concept and the specific housing need (retirement and elderly people homes) it is responding to and seeking to meet, the scheme should be assessed on its merits, not as a general housing site.

LPR/CS4/DEC/222-225

It is suggested that all of the Carbrooke sites should be reassessed and considered as if they represented as potential development option contributing to the growth of Watton, not as if they are considered to be an extension of Carbrooke village.

Other objections

None recorded as received

Justification

The site is not proposed for allocation because the Council does not consider that development of it, in the manner proposed, is likely to be acceptable due to concerns about the sites impact on the natural environment and landscape.

014 - Land at Hoe Lodge Farm, Dereham Address: Land at Hoe Lodge Farm, Hoe Lodge Road, Northall Green, NR19 2DQ		Alternative
Greenfield	Site area: 0.39ha	Estimated capacity: 6 dwellings

Broad accessibility assessment	
Settlement Hierarchy: Market Town	
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Norfolk PCT Dental Services: 726 metres (G <) Theatre Royal Surgery: 1471 metres (R >) Dereham Leisure Centre: 2137 metres (R >) Dereham Library: 1987 metres (R >) Dereham Church Infant School: 1925 metres (G <) Northgate High School: 1069 metres (G <)
Overall ranking accessibility	Amber: One to three core facilities within threshold distance
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services	
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.
Open Space	Category - General: 628 metres
Recycling facilities	Dereham Main Recycling Centre Plus: 2719 metres
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)	
Conservation Area	Not within a CA
Listed Building	Northall Farmhouse (Grade II): 136 metres
Registered Park	Elmham House: 5764 metres
Scheduled Monument	Three Pickett-Hamilton forts at Swanton Morley airfield: 3462 metres
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)	
Nutrient Neutrality Catchment Area	Yes River Wensum SAC
Ancient Woodland	Old Carr: 2523 metres
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 15650 metres
National Nature Reserve	Foxley Wood: 8885 metres
County Wildlife Site	Hoe Marsh: 1768 metres
Local Nature Reserve	Litcham Common: 10585 metres
Ramsar	Broadland: 26425 metres
Special Protection Area (SPA)	Breckland 17836 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No
SSSI	Dereham Rush Meadow 1957 metres

Special Area of Conservation (SAC)	Norfolk Valley Fens: 3009 metres
Agricultural Land	Grade 2

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

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

Other statutory consultees, agencies and organisations

Sport England: No comments

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

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

The site is not proposed for allocation because the Council does not consider that development of it, in the manner proposed, is likely to be acceptable due to concerns about the sites location outside of the built up area of Dereham and the distance from services.

023 – Land off Draytonhall Lane, Dereham		Alternative
Greenfield	Site area: 13.38 ha	Estimated capacity: 330 dwellings

Broad accessibility assessment	
Settlement Hierarchy: Market Town	
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	• 1,200m • 1,450m • 1,600m • 1,300m • 600m • 1,800m
Overall ranking accessibility	RAG: Green
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services	
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.
Open Space	Category – Scarning Fen, 250m
Recycling facilities	Dereham Recycling Centre, 1,800m
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)	
Conservation Area	None
Listed Building	None
Registered Park	1,800m
Scheduled Monument	None
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)	
Nutrient Neutrality Catchment Area	Yes – The Broads SAC
Ancient Woodland	None
Geodiversity site	None
National Nature Reserve	None
County Wildlife Site	None
Local Nature Reserve	None
Ramsar	None
Special Protection Area (SPA)	Within Stone Curlew buffer: No
SSSI	None
Special Area of Conservation (SAC)	None
Agricultural Land	Grade 3

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

Assessment, 2024)	
Flood Zone 3	Proportion of site area 0%
Flood Zone 2	Proportion of site area 0%

Norfolk Local Lead Flood Authority advice – Green (RAG)
Water Management Alliance advice - No
Anglian Water - No

Other statutory consultees, agencies and organisations

Sport England: No
Natural England: No
Historic England: No
Highways Authority: No
Children's Services: No
Minerals & Waste: No
NHS N&W ICB: No
Town/Parish Council:

Distance to services at the southern end. Access to the southern part of the SW Urban Extension on foot and cycle could be a problem. Improvements are essential on the A47, these must include grade separated cycle link to connect with Toftwood and the south of Dereham

Designation

Alternative option

Summary of Justification

Whilst this site was put forward as part of the Call for Sites process, the Council has concluded that insufficient information has been provided to conclude with any certainty that it is an appropriate site to include as an allocation.

Landowner/Site promoter comment:

Other objections

None recorded as received

097 - Land at Grange Farm, Etling Green, Dereham Address: Land at Grange Farm, Etling Green, Dereham, NR20 3ET		Alternative
Greenfield	Site area: 2.04ha	Estimated capacity: 60 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Norfolk PCT Dental Services: 2130 metres (R >) Swanton Morley PMS Practice: 2031 metres (R >) Dereham Leisure Centre: 2042 metres (R >) Dereham Library: 2361 metres (R >) Dereham Church Infant School: 2557 metres (R >) Dereham Neatherd High School: 1355 metres (G <)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category - General: 0 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 2162 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Grange Farmhouse Including Front Railings (Grade II): 20 metres	
Registered Park	Elmham House: 7596 metres	
Scheduled Monument	Three Pickett-Hamilton forts at Swanton Morley airfield: 4964 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes The Broads SAC	
Ancient Woodland	Yaxham Wood: 4193 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 17444 metres	
National Nature Reserve	Foxley Wood: 8961 metres	
County Wildlife Site	Pasture Adjacent to Badley Moor: 1835 metres	
Local Nature Reserve	Litcham Common: 12607 metres	
Ramsar	Broadland: 24656 metres	
Special Protection Area (SPA)	Breckland 18147 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	

SSSI	Badley Moor 1708 metres
Special Area of Conservation (SAC)	Norfolk Valley Fens: 1708 metres
Agricultural Land	Grade 2

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

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

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

Water Management Alliance advice No comments

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

Other statutory consultees, agencies and organisations

Sport England: No comments

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

Natural England (Air Quality Screening): No comments

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

Dereham Town Council highway access from green would be negative, site doesn't appear to be adjacent to the built up area. Development would have a serious impact on form and character of existing hamlet of Etling Green.

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

The site is not proposed for allocation because the Council does not consider that development of it, in the manner proposed, is likely to be acceptable due to concerns about the sites location outside of the built up area of Dereham and the distance from services.

166 - Land North of Swanton Road, Dereham Address: Land North of Swanton Road, Dereham,		Alternative
Greenfield	Site area: 16.36ha	Estimated capacity: 250 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Norfolk PCT Dental Services: 302 metres (G <) Theatre Royal Surgery: 531 metres (G <) Dereham Leisure Centre: 1055 metres (R >) Dereham Library: 951 metres (R >) Dereham Church Infant School: 972 metres (G <) Northgate High School: 447 metres (G <)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category - Allotments Or Community Growing Spaces: 17 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 1645 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Northall Farmhouse (Grade II): 79 metres	
Registered Park	Elmham House: 6000 metres	
Scheduled Monument	Three Pickett-Hamilton forts at Swanton Morley airfield: 3668 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Old Carr: 2426 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 15617 metres	
National Nature Reserve	Foxley Wood: 8983 metres	
County Wildlife Site	Rushmeadow Road Meadow: 1014 metres	
Local Nature Reserve	Litcham Common: 10729 metres	
Ramsar	Broadland: 26218 metres	
Special Protection Area (SPA)	Breckland 17225 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Dereham Rush Meadow 1595 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 2028 metres
Agricultural Land	Grade 2

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

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

Other statutory consultees, agencies and organisations

Sport England: No comments

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

Natural England (Air Quality Screening): No comments

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

Dereham Town Council Would lead to potential coalescence, connecting settlement of Dereham with Hamlet of Northall Green.

Landowner/Site promoter comment:

None

Other objections

None recorded as received

174 - South-West Urban Extension NR19 1TN, Dereham Address: South West Urban Extension between A1075 Shipdham Road The Broadway and A47 Trunk Road, NR19 1TN		**Alternative**
Greenfield	Site area: 93.04ha	Estimated capacity: 1400 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Beech House Dental Surgery: 1402 metres (R >) Toftwood Medical Centre: 849 metres (R >) Dereham Leisure Centre: 1681 metres (R >) Dereham Library: 1437 metres (R >) Scarning VC Primary School: 553 metres (G <) Northgate High School: 2182 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category - Public Park Or Garden: 0 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 1583 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Railway Farmhouse (Grade II): 82 metres	
Registered Park	Elmham House: 8329 metres	
Scheduled Monument	Moated site 700m north west of Brick Kiln Farm Cottages: 2264 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes The Broads SAC	
Ancient Woodland	Old Carr: 1941 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 13601 metres	
National Nature Reserve	Foxley Wood: 12197 metres	
County Wildlife Site	Potters Fen Meadow: 378 metres	
Local Nature Reserve	Litcham Common: 9377 metres	
Ramsar	Broadland: 27918 metres	
Special Protection Area (SPA)	Breckland 13838 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	

SSSI	Potter & Scarning Fens, East Dereham 242 metres
Special Area of Conservation (SAC)	Norfolk Valley Fens: 242 metres 0
Agricultural Land	Grade 2

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

Flood Zone 3	Proportion of site area 5.91%
Flood Zone 2	Proportion of site area 7.00%

Norfolk Local Lead Flood Authority advice Ordinary watercourse crosses the site, External and Internal flood records and significant surface water flowpaths present. Moderate surface water issues / constraints identified which will require further assessment by LPA. Given the surface water / flooding constraints the LLFA appropriate measures required to enable delivery of 1,400 dwellings.

Water Management Alliance advice No comments

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

Other statutory consultees, agencies and organisations

Sport England: The southeastern section of this area would partially border an already established playing field utilised by Dereham Saints Football Club. Although the site itself would not be situated on the playing field, any development on the site must not prejudice the usage of the playing field in any way. Non-compliance with this requirement may lead to an objection to the allocation of this site from Sport England.

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

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

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

The proposed Plan period runs until 2042. Having considered the information available, the Council has concluded that whilst it could be argued that there might be merit in this site being developed, it doesn't have confidence that delivery (i.e. of new homes) would happen prior to 2042.

241 - Moat Field, Northall Green, Dereham Address: Moat Field, Northall Green, Dereham, NR20 4BA		Alternative
Greenfield	Site area: 2.08ha	Estimated capacity: 40 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Norfolk PCT Dental Services: 743 metres (G <) Theatre Royal Surgery: 1480 metres (R >) Dereham Leisure Centre: 2123 metres (R >) Dereham Library: 1988 metres (R >) Dereham Church Infant School: 1937 metres (G <) Northgate High School: 1089 metres (G <)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category - General: 671 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 2699 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Northall Farmhouse (Grade II): 64 metres	
Registered Park	Elmham House: 5676 metres	
Scheduled Monument	Three Pickett-Hamilton forts at Swanton Morley airfield: 3325 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Old Carr: 2600 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 15742 metres	
National Nature Reserve	Foxley Wood: 8703 metres	
County Wildlife Site	Hoe Marsh: 1664 metres	
Local Nature Reserve	Litcham Common: 10658 metres	
Ramsar	Broadland: 26268 metres	
Special Protection Area (SPA)	Breckland 17886 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Dereham Rush Meadow 2012 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 3021 metres
Agricultural Land	Grade 2

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

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

Other statutory consultees, agencies and organisations

Sport England: No comments

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

Natural England (Air Quality Screening): No comments

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

Dereham Town Council Access via narrow land, not adjacent to build up area of Dereham. Negative development impact on form and character of existing hamlet of Northall Green.

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

The site is not proposed for allocation because the Council does not consider that development of it, in the manner proposed, is likely to be acceptable due to concerns about the sites location outside of the built up area of Dereham and the distance from services.

309 - West of Golf Course, Dereham Address: West of Golf Course, Sandy Lane, Dereham, NR19 2RY		Alternative
Greenfield	Site area: 0.88ha	Estimated capacity: 5 dwellings

Broad accessibility assessment	
Settlement Hierarchy: Market Town	
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Norfolk PCT Dental Services: 1101 metres (R >) Theatre Royal Surgery: 1272 metres (R >) Dereham Leisure Centre: 2118 metres (R >) Dereham Library: 1701 metres (R >) Dereham Church Infant School: 1448 metres (G <) Northgate High School: 1005 metres (G <)
Overall ranking accessibility	Amber: One to three core facilities within threshold distance
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services	
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.
Open Space	Category - Golf Course: 10 metres
Recycling facilities	Dereham Main Recycling Centre Plus: 2706 metres
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)	
Conservation Area	Dereham
Listed Building	Heathfield Cottage (Grade II): 79 metres
Registered Park	Elmham House: 6078 metres
Scheduled Monument	Three Pickett-Hamilton forts at Swanton Morley airfield: 4332 metres
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)	
Nutrient Neutrality Catchment Area	Yes River Wensum SAC
Ancient Woodland	Old Carr: 967 metres
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 14154 metres
National Nature Reserve	Foxley Wood: 10227 metres
County Wildlife Site	Pump House Woods: 522 metres
Local Nature Reserve	Litcham Common: 9245 metres
Ramsar	Broadland: 27889 metres
Special Protection Area (SPA)	Breckland 16322 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No
SSSI	Dereham Rush Meadow 439 metres
Special Area of Conservation (SAC)	Norfolk Valley Fens: 2217 metres

Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

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

Other statutory consultees, agencies and organisations

Sport England: No comments

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

Natural England (Air Quality Screening): No comments

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

Dereham Town Council Built up area assessment - site doesn't appear to be adjacent to the built up area.

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

The site is not proposed for allocation because the Council does not consider that development of it, in the manner proposed, is likely to be acceptable due to concerns about the sites location outside of the built up area of Dereham and the distance from services.

341 - Fieldfare Etling Green, Dereham Address: Field Fare, Etling Green, NR20 3ET		Alternative
Greenfield	Site area: 0.29ha	Estimated capacity: 7 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Norfolk PCT Dental Services: 2213 metres (R >) Swanton Morley PMS Practice: 1805 metres (R >) Dereham Leisure Centre: 2262 metres (R >) Dereham Library: 2553 metres (R >) Dereham Church Infant School: 2737 metres (R >) Dereham Neatherd High School: 1561 metres (G <)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category - General: 207 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 2447 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Grange Farmhouse Including Front Railings (Grade II): 155 metres	
Registered Park	Elmham House: 7440 metres	
Scheduled Monument	Three Pickett-Hamilton forts at Swanton Morley airfield: 4773 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes The Broads SAC	
Ancient Woodland	Old Carr: 4360 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 17568 metres	
National Nature Reserve	Foxley Wood: 8756 metres	
County Wildlife Site	North Tuddenham Common: 1857 metres	
Local Nature Reserve	Litcham Common: 12681 metres	
Ramsar	Broadland: 24639 metres	
Special Protection Area (SPA)	Breckland 18461 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Badley Moor 2046 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 2046 metres
Agricultural Land	Grade 2

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

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

Other statutory consultees, agencies and organisations

Sport England: No comments

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

Natural England (Air Quality Screening): No comments

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

Dereham Town Council Etling Green should not be considered an existing built up area, site is not adjacent to Dereham. No pedestrian access to any services. Not adjacent to highways.

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

The site is not proposed for allocation because the Council does not consider that development of it, in the manner proposed, is likely to be acceptable due to concerns about the sites location outside of the built up area of Dereham and the distance from services.

342 - Meadoway Etling Green, Dereham Address: Meadoway, Etling Green, NR20 3ET		Alternative
Greenfield	Site area: 0.35ha	Estimated capacity: 3 dwellings

Broad accessibility assessment	
Settlement Hierarchy: Market Town	
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Norfolk PCT Dental Services: 2257 metres (R >) Swanton Morley PMS Practice: 1727 metres (R >) Dereham Leisure Centre: 2352 metres (R >) Dereham Library: 2644 metres (R >) Dereham Church Infant School: 2821 metres (R >) Dereham Neatherd High School: 1651 metres (G <)
Overall ranking accessibility	Amber: One to three core facilities within threshold distance
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services	
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.
Open Space	Category - General: 294 metres
Recycling facilities	Dereham Main Recycling Centre Plus: 2528 metres
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)	
Conservation Area	Not within a CA
Listed Building	Grange Farmhouse Including Front Railings (Grade II): 220 metres
Registered Park	Elmham House: 7394 metres
Scheduled Monument	Three Pickett-Hamilton forts at Swanton Morley airfield: 4717 metres
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)	
Nutrient Neutrality Catchment Area	Yes The Broads SAC
Ancient Woodland	Old Carr: 4409 metres
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 17620 metres
National Nature Reserve	Foxley Wood: 8667 metres
County Wildlife Site	North Tuddenham Common: 1773 metres
Local Nature Reserve	Litcham Common: 12716 metres
Ramsar	Broadland: 24560 metres
Special Protection Area (SPA)	Breckland 18536 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No
SSSI	Badley Moor 2068 metres

Special Area of Conservation (SAC)	Norfolk Valley Fens: 2068 metres
Agricultural Land	Grade 2

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

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

Norfolk Local Lead Flood Authority advice No major surface water issues / constraints identified

Water Management Alliance advice No comments

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

Other statutory consultees, agencies and organisations

Sport England: No comments

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

Natural England (Air Quality Screening): No comments

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

Dereham Town Council Etling Green should not be considered an existing built up area, site is not adjacent to Dereham. No pedestrian access to any services. Not adjacent to highways.

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

The site is not proposed for allocation because the Council does not consider that development of it, in the manner proposed, is likely to be acceptable due to concerns about the sites location outside of the built up area of Dereham and the distance from services.

343 - Sandy Lane, Dereham Address: Sandy Lane, NR19 2QB		Alternative
Greenfield	Site area: 1.09ha	Estimated capacity: 6 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Norfolk PCT Dental Services: 1182 metres (R >) Theatre Royal Surgery: 1375 metres (R >) Dereham Leisure Centre: 2221 metres (R >) Dereham Library: 1803 metres (R >) Dereham Church Infant School: 1550 metres (G <) Northgate High School: 1102 metres (G <)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category - Golf Course: 12 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 2809 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Heathfield (Grade II): 104 metres	
Registered Park	Elmham House: 5979 metres	
Scheduled Monument	Moated site 280m south east of Spong Bridge: 4252 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Old Carr: 887 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 14056 metres	
National Nature Reserve	Foxley Wood: 10219 metres	
County Wildlife Site	Pump House Woods: 587 metres	
Local Nature Reserve	Litcham Common: 9118 metres	
Ramsar	Broadland: 27948 metres	
Special Protection Area (SPA)	Breckland 16315 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Dereham Rush Meadow 460 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 2306 metres	

Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

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

Other statutory consultees, agencies and organisations

Sport England: No comments

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

Natural England (Air Quality Screening): No comments

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

Dereham Town Council Not adjacent to existing built up area.

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

The site is not proposed for allocation because the Council does not consider that development of it, in the manner proposed, is likely to be acceptable due to concerns about the sites location outside of the built up area of Dereham and the distance from services.

345 - Quebec Farm, Dereham Address: Quebec Farm Dereham,		Alternative
Greenfield	Site area: 15.47ha	Estimated capacity: 400 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Norfolk PCT Dental Services: 119 metres (G <) Theatre Royal Surgery: 865 metres (R >) Dereham Leisure Centre: 1548 metres (R >) Dereham Library: 1397 metres (R >) Dereham Church Infant School: 1305 metres (G <) Northgate High School: 440 metres (G <)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category - General: 11 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 2132 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Water Tower (Grade II): 240 metres	
Registered Park	Elmham House: 5834 metres	
Scheduled Monument	Three Pickett-Hamilton forts at Swanton Morley airfield: 3654 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Old Carr: 1890 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 15052 metres	
National Nature Reserve	Foxley Wood: 9210 metres	
County Wildlife Site	Rushmeadow Road Meadow: 1164 metres	
Local Nature Reserve	Litcham Common: 10054 metres	
Ramsar	Broadland: 26500 metres	
Special Protection Area (SPA)	Breckland 17221 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Dereham Rush Meadow 1337 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 2384 metres	

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

169 - Land at Back Street, Garboldisham Address: Back Street, Garboldisham, IP22 2RQ		Alternative
Greenfield	Site area: 2.65ha	Estimated capacity: 80 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	mydentist: 12954 metres (R >) East Harling and Kenninghall Medical Practice: 4388 metres (R >) Breckland Leisure Centre: 13212 metres (R >) Thetford Library: 13075 metres (R >) Garboldisham Church Primary School: 168 metres (G <) Old Buckenham High School: 11688 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - General: 74 metres	
Recycling facilities	Snetterton Part-time Recycling Centre: 8237 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Garboldisham	
Listed Building	Mulberry Cottage (Grade II): 17 metres	
Registered Park	Shadwell Park: 6630 metres	
Scheduled Monument	Tower of All Saints' Church: 107 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Downhill Grove: 4316 metres	
Geodiversity site	Hockham: 11597 metres	
National Nature Reserve	Redgrave & Lopham Fen: 4386 metres	
County Wildlife Site	Old Fen: 863 metres	
Local Nature Reserve	Roydon Fen: 9672 metres	
Ramsar	Redgrave & South Lopham Fens: 4386 metres	
Special Protection Area (SPA)	Breckland 1401 metres. (Site Less than 1.5km, HRA required.) Within Stone Curlew buffer: No	
SSSI	Breckland Forest 1401 metres	

Special Area of Conservation (SAC)	Waveney & Little Ouse Valley Fens: 2937 metres
Agricultural Land	Grade 2

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - Garboldisham, Disham Back Lane, Garboldisham-Elm Grove, Garboldisham-The Common. Area has 3 very small WRCs. Unlikely that significant growth (over 50 dwellings) could be accommodated without further significant investment.

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

Bidwells on behalf of Breckland Bridge Breckland Bridge are promoting land at Back Street, Garboldisham for residential development

(LPR/CS4/DEV/169). The Site Profile assessment undertaken by the Council in relation to the site

concludes that:

The site is within Garboldisham a Local Service Centre and is Greenfield Adjacent to the existing built-up

area.

Scenarios A, B, D, E and F in the Development Scenarios consultation align with the site.

Accordingly, the site will be considered by the Council as part of their Phase 2 Assessment; a position

supported by Breckland Bridge. However, in undertaking the high level assessment of the site, it is

evident that certain incorrect assumptions have been made by the Council. To ensure that the Phase 2

Assessment is robust and based on correct information, these matters are addressed below.

Other objections

None recorded as received

Justification

While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.

287 - Former Nursery, Garboldisham Address: Former Nursery Site, Hopton Road, Garboldisham, IP22 2RQ		Alternative
Mostly Green	Site area: 1.06ha	Estimated capacity: 6 dwellings

Broad accessibility assessment	
Settlement Hierarchy: Local Service Centre	
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	mydentist: 13210 metres (R >) East Harling and Kenninghall Medical Practice: 5920 metres (R >) Breckland Leisure Centre: 13563 metres (R >) Thetford Library: 13334 metres (R >) Garboldisham Church Primary School: 1236 metres (G <) Old Buckenham High School: 13024 metres (R >)
Overall ranking accessibility	Amber: One to three core facilities within threshold distance
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services	
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.
Open Space	Category - General: 396 metres
Recycling facilities	Snetterton Part-time Recycling Centre: 9787 metres
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)	
Conservation Area	Not within a CA
Listed Building	Garboldisham Windmill (Grade II*): 75 metres
Registered Park	Shadwell Park: 7078 metres
Scheduled Monument	Tower of All Saints' Church: 1475 metres
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)	
Nutrient Neutrality Catchment Area	No
Ancient Woodland	Site Name Blank: 4402 metres
Geodiversity site	Hockham: 13034 metres
National Nature Reserve	Redgrave & Lopham Fen: 3771 metres
County Wildlife Site	Broomscott Common: 8 metres
Local Nature Reserve	Roydon Fen: 9469 metres
Ramsar	Redgrave & South Lopham Fens: 3771 metres
Special Protection Area (SPA)	Breckland 2626 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No
SSSI	Hopton Fen 915 metres

Special Area of Conservation (SAC)	Waveney & Little Ouse Valley Fens: 1734 metres
Agricultural Land	Grade 4

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - Garboldisham, Disham Back Lane, Garboldisham-Elm Grove, Garboldisham-The Common. Area has 3 very small WRCs. Unlikely that significant growth (over 50 dwellings) could be accommodated without further significant investment.

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

The site is not proposed for allocation because the Council does not consider that development of it, in the manner proposed, is likely to be acceptable due to concerns about the sites location outside of the built up area.

288 - Land to East of Hopton Road, Garboldisham Address: Land East of Hopton Road, Garboldisham, IP22 2RQ		Alternative
Greenfield	Site area: 2.48ha	Estimated capacity: 60 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	mydentist: 13370 metres (R >) East Harling and Kenninghall Medical Practice: 5964 metres (R >) Breckland Leisure Centre: 13724 metres (R >) Thetford Library: 13494 metres (R >) Garboldisham Church Primary School: 1241 metres (G <) Old Buckenham High School: 12911 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - General: 393 metres	
Recycling facilities	Snetterton Part-time Recycling Centre: 9782 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Garboldisham Windmill (Grade II*): 135 metres	
Registered Park	Shadwell Park: 7241 metres	
Scheduled Monument	Tower of All Saints' Church: 1476 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Site Name Blank: 4323 metres	
Geodiversity site	Hockham: 13124 metres	
National Nature Reserve	Redgrave & Lopham Fen: 3534 metres	
County Wildlife Site	Broomscott Common: 0 metres	
Local Nature Reserve	Roydon Fen: 9212 metres	
Ramsar	Redgrave & South Lopham Fens: 3534 metres	
Special Protection Area (SPA)	Breckland 2739 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	

SSSI	Bugg's Hole Fen, Thelnetham 958 metres
Special Area of Conservation (SAC)	Waveney & Little Ouse Valley Fens: 1579 metres
Agricultural Land	Grade 4

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - Garboldisham, Disham Back Lane, Garboldisham-Elm Grove, Garboldisham-The Common. Area has 3 very small WRCs. Unlikely that significant growth (over 50 dwellings) could be accommodated without further significant investment.

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

The site is not proposed for allocation because the Council does not consider that development of it, in the manner proposed, is likely to be acceptable due to concerns about the sites proximity to designated wildlife sites.

124 - Land East of B1111, Garboldisham, Garboldisham Address: Land East of B1111, Garboldisham, IP22 2RQ		Alternative
Greenfield	Site area: 3.54ha	Estimated capacity: 0 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	mydentist: 13359 metres (R >) East Harling and Kenninghall Medical Practice: 5953 metres (R >) Breckland Leisure Centre: 13711 metres (R >) Thetford Library: 13483 metres (R >) Garboldisham Church Primary School: 1239 metres (G <) Old Buckenham High School: 12911 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - General: 393 metres	
Recycling facilities	Snetterton Part-time Recycling Centre: 9781 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Garboldisham Windmill (Grade II*): 94 metres	
Registered Park	Shadwell Park: 7222 metres	
Scheduled Monument	Tower of All Saints' Church: 1476 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Site Name Blank: 4193 metres	
Geodiversity site	Hockham: 13101 metres	
National Nature Reserve	Redgrave & Lopham Fen: 3537 metres	
County Wildlife Site	Broomscott Common: 0 metres	
Local Nature Reserve	Roydon Fen: 9218 metres	
Ramsar	Redgrave & South Lopham Fens: 3537 metres	
Special Protection Area (SPA)	Breckland 2709 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	

SSSI	Bugg's Hole Fen, Thelnetham 829 metres
Special Area of Conservation (SAC)	Waveney & Little Ouse Valley Fens: 1583 metres
Agricultural Land	Grade 4

Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

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

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

The site is not proposed for allocation because the Council does not consider that development of it, in the manner proposed, is likely to be acceptable due to concerns about the sites proximity to designated wildlife sites.

402 - Old Mill House, Garboldisham Address: Old Mill Farm, Hopton Road, Garboldisham, IP22 2RJ		Alternative
Greenfield	Site area: 1.08ha	Estimated capacity: 0 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	mydentist: 13172 metres (R >) East Harling and Kenninghall Medical Practice: 5751 metres (R >) Breckland Leisure Centre: 13515 metres (R >) Thetford Library: 13296 metres (R >) Garboldisham Church Primary School: 1058 metres (G <) Old Buckenham High School: 12869 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - General: 217 metres	
Recycling facilities	Snetterton Part-time Recycling Centre: 9608 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Garboldisham Windmill (Grade II*): 51 metres	
Registered Park	Shadwell Park: 7012 metres	
Scheduled Monument	Tower of All Saints' Church: 1295 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Site Name Blank: 4484 metres	
Geodiversity site	Hockham: 12874 metres	
National Nature Reserve	Redgrave & Lopham Fen: 3831 metres	
County Wildlife Site	Broomscott Common: 10 metres	
Local Nature Reserve	Roydon Fen: 9487 metres	
Ramsar	Redgrave & South Lopham Fens: 3831 metres	
Special Protection Area (SPA)	Breckland 2474 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Hopton Fen 950 metres	

Special Area of Conservation (SAC)	Waveney & Little Ouse Valley Fens: 1857 metres
Agricultural Land	Grade 4

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

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

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

The site is not proposed for allocation because the Council does not consider that development of it, in the manner proposed, is likely to be acceptable due to concerns about the sites location outside of the built up area.

030 – Mellor Metals & Associated Back Land, Great Ellingham Address: Attleborough Road, NR17 1LG		Alternative
Greenfield (12 ha) Brownfield (2ha)	Site area: 14 ha	Estimated capacity: 300 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Primary Parish		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	• Nearest Attleborough • Nearest Attleborough • Nearest Attleborough • Nearest Attleborough • 350m • Nearest Attleborough	
Overall ranking accessibility	RAG: Amber	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Primary Parish location.	
Open Space	Category – Playing Field, 500m	
Recycling facilities	Nearest Snetterton	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	None	
Listed Building	Grade I Church adjacent, Grade II LBs adjacent.	
Registered Park	Playing field 500m	
Scheduled Monument	None	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	None	
Ancient Woodland	None	
Geodiversity site	None	
National Nature Reserve	None	
County Wildlife Site	None	
Local Nature Reserve	None	
Ramsar	None	
Special Protection Area (SPA)	Within Stone Curlew buffer: No	
SSSI	None	
Special Area of Conservation (SAC)	None	
Agricultural Land	Grade 2	
Water management and flood risk (Further information, including surface water		

flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 3%
Flood Zone 2	Proportion of site area 4.1%
Norfolk Local Lead Flood Authority advice – Amber (RAG), Lots of developable space some flood risk along eastern boundary and some pooling on the site but should be able to be managed. **Water Management Alliance advice - No** **Anglian Water - No**	
Other statutory consultees, agencies and organisations	
Sport England: No **Natural England: No** **Historic England: No** **Highways Authority: No** **Children's Services: No** **Minerals & Waste: No** **NHS N&W ICB: No** **Town/Parish Council:** Unclear whether safe access could be achieved. Development would result in loss of the only Historic Village Entry.	
Designation	
Alternative option	
Summary of Justification	
While it is recognised that there may be some merit in this site, further allocations are not considered to be needed or appropriate in this part of the district - due to other allocations or development in the local area.	
Landowner/Site promoter comment:	
Other objections	
None received	

115 – Land West of Bilney Road, Gressenhall Address: NR20 4EG		Alternative
Greenfield	Site area: 1.3 ha	Estimated capacity: 5 – 10 dwellings

Broad accessibility assessment	
Settlement Hierarchy: Secondary Parish	
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	• Nearest Dereham • Nearest Dereham • Nearest Dereham • Nearest Dereham • 1,400m • Nearest Dereham
Overall ranking accessibility	RAG: Amber
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services	
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Secondary Parish location.
Open Space	Bowling Green – 600m
Recycling facilities	Nearest Dereham
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)	
Conservation Area	None
Listed Building	Grade II Methodist Chapel – 200m
Registered Park	Public Park – 800m
Scheduled Monument	None
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)	
Nutrient Neutrality Catchment Area	The Broads SAC
Ancient Woodland	None
Geodiversity site	None
National Nature Reserve	None
County Wildlife Site	None
Local Nature Reserve	None
Ramsar	None
Special Protection Area (SPA)	Within Stone Curlew buffer: No
SSSI	None
Special Area of Conservation (SAC)	None
Agricultural Land	Grade 3

Water management and flood risk (Further information, including surface water

flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0%
Flood Zone 2	Proportion of site area 0%

Norfolk Local Lead Flood Authority advice – Amber (RAG), Area of surface water pooling is significant long the eastern area.

Water Management Alliance advice - No

Anglian Water - No

Other statutory consultees, agencies and organisations

Sport England: No

Natural England: No

Historic England: No

Highways Authority: No

Children's Services: No

Minerals & Waste: No

NHS N&W ICB: No

Town/Parish Council:

Gressenhall Parish Council note the representations made by Landowners to Breckland Council both in 2022 and more recently in 2025. As the Parish Council, we see no merit in any of these sites for residential development. In reality, there are better sites within the village to bring forward.

With reference to the sites put forward, the representation made this year in respect of Bilney Road is on elevated ground and sits on the north side of a well-established Shelterbelt. When viewed from the north, this Shelterbelt provides a natural boundary to the developed village, and development of the triangle of land to the north would be significantly intrusive on the landscape.

Designation

Alternative Option

Summary of Justification

Whilst this site was put forward as part of the Call for Sites process, the Council has concluded that insufficient information has been provided to conclude with any certainty that it is an appropriate site to include as an allocation.

Landowner/Site promoter comment:

Other objections

078 - Land to rear of The Horse Shoes, Gressenhall Address: Rear of The Horse Shoes, The Green, Gressenhall, NR20 4DT		Alternative
Greenfield	Site area: 0.94ha	Estimated capacity: 5 dwellings

Broad accessibility assessment	
Settlement Hierarchy: Secondary village	
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Norfolk PCT Dental Services: 3178 metres (R >) Theatre Royal Surgery: 3496 metres (R >) Dereham Leisure Centre: 4337 metres (R >) Dereham Library: 3907 metres (R >) St Marys Community Primary School: 1286 metres (G <) Northgate High School: 3195 metres (R >)
Overall ranking accessibility	Amber: One to three core facilities within threshold distance
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services	
Walking and cycling	Some accessible facilities create opportunity to enhance walking and cycling access.
Open Space	Category - Public Park Or Garden: 10 metres
Recycling facilities	Dereham Main Recycling Centre Plus: 4914 metres
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)	
Conservation Area	Not within a CA
Listed Building	Methodist Chapel And Adjoining 2 Dwellings (Grade II): 772 metres
Registered Park	Elmham House: 4670 metres
Scheduled Monument	Deserted medieval village: 2891 metres
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)	
Nutrient Neutrality Catchment Area	Yes River Wensum SAC
Ancient Woodland	Site Name Blank: 591 metres
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 12766 metres
National Nature Reserve	Foxley Wood: 10106 metres
County Wildlife Site	Land west of Gressenhall Green: 156 metres
Local Nature Reserve	Litcham Common: 7469 metres
Ramsar	Roydon Common: 27174 metres
Special Protection Area (SPA)	Breckland 16106 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No
SSSI	Dillington Carr, Gressenhall 264 metres

Special Area of Conservation (SAC)	Norfolk Valley Fens: 4191 metres
Agricultural Land	Grade 3

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

Flood Zone 3	Proportion of site area 34.72%
Flood Zone 2	Proportion of site area 50.55%

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice Minor development within NRIDB's IDD. Proposed site is adjacent to Board maintained watercourse MN 32 - Gressenhall Dunfer Hall (Drain ID: DRN103G0101), located to the south of the site. Consent would be required from the Board

for any works within 9 metres of the watercourse, as well as any alterations or discharge to the watercourse/any riparian watercourse within the Board's IDD. Known flood risk concerns.

Surface water run-off will need to be well managed to ensure this is not further increased, as per paragraph 167 of the National Planning Policy Framework.

The Board strongly recommend that at the detailed design stage, where practicable, SuDS are utilised on the development, in line with the Non-Statutory technical standards for sustainable drainage systems.

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

Other statutory consultees, agencies and organisations

Sport England: No comments

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

Natural England (Air Quality Screening): No comments

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

Gressenhall scale and size conflict-classified as green but this is a subjective assessment and the site was originally for 4 not 5 houses the size of which is not specified. Additionally drainage mitigation is mentioning suggesting there may be flooding issues but this is not a factor considered in the current traffic light scheme-

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

The site is not proposed for allocation because the Council does not consider that development of it, in the manner proposed, is likely to be acceptable due to concerns about site access and location outside of built up area.

032 – Land Opposite The Hollies, Griston Address: Church Road, Griston, IP25 6QA		Alternative
Greenfield	Site area: 1 ha	Estimated capacity: 14 dwellings

Broad accessibility assessment	
Settlement Hierarchy: Secondary Parish	
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	• Approximately 2500M • Approximately 2500M • Approximately 2500M • Approximately 2500M • 1500M • 3000M
Overall ranking accessibility	RAG: Amber
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services	
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Secondary Parish location.
Open Space	Category – Churchyard – 50M
Recycling facilities	>5,000M
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)	
Conservation Area	Not in CA
Listed Building	70M
Registered Park	>5,000M
Scheduled Monument	>5,000M
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)	
Nutrient Neutrality Catchment Area	No
Ancient Woodland	1,500M
Geodiversity site	>5,000M
National Nature Reserve	>5,000M
County Wildlife Site	1,400M
Local Nature Reserve	>5,000M
Ramsar	>5,000M
Special Protection Area (SPA)	Within Stone Curlew buffer:No
SSSI	2,500M
Special Area of Conservation (SAC)	>5,000M
Agricultural Land	Grade 3

Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0%
Flood Zone 2	Proportion of site area 0%
Norfolk Local Lead Flood Authority advice – Green (RAG) **Water Management Alliance advice - No** **Anglian Water - No**	
Other statutory consultees, agencies and organisations	
Sport England: No **Natural England: No** **Historic England: No** **Highways Authority: No** **Children's Services: No** **Minerals & Waste: No** **NHS N&W ICB: No** **Town/Parish Council:** Please note that site 032 is only accessible via site 268, so a combined application may be possible. Site 268 was refused on appeal recently solely on the grounds that Griston had exceeded its allocation. The owners of site 268 are keen to reapply if there is a good chance of permission being granted under the new Government policies.	
Designation	
Alternative Option	
Summary of Justification	
While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.	
Landowner/Site promoter comment:	
Other objections	

268 - Land to the rear of greenacres, Church Road , Griston Address: Rear of Greenacres, Church Road, Griston, IP25 6QA		Alternative
Greenfield	Site area: 0.42ha	Estimated capacity: 5 dwellings

Broad accessibility assessment	
Settlement Hierarchy: Secondary village	
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Together Dental: 3357 metres (R >) Watton Medical Practice: 3070 metres (R >) Watton Sports and Social Club: 3371 metres (R >) Watton Library: 3376 metres (R >) Caston Primary School: 1271 metres (G <) Wayland Academy Norfolk: 2915 metres (R >)
Overall ranking accessibility	Amber: One to three core facilities within threshold distance
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services	
Walking and cycling	Some accessible facilities create opportunity to enhance walking and cycling access.
Open Space	Category - General: 149 metres
Recycling facilities	Ashill Recycling Centre: 8582 metres
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)	
Conservation Area	Not within a CA
Listed Building	Church Farm House (Grade II): 158 metres
Registered Park	Breccles Hall: 4795 metres
Scheduled Monument	Village cross, 70m north west of the Holy Cross Church: 2108 metres
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)	
Nutrient Neutrality Catchment Area	No
Ancient Woodland	Wayland Wood: 1453 metres
Geodiversity site	Hockham: 6573 metres
National Nature Reserve	Brettenham Heath: 12377 metres
County Wildlife Site	South-west of Griston Hall: 1161 metres
Local Nature Reserve	Great Eastern Pingo Trail: 2494 metres
Ramsar	Redgrave & South Lopham Fens: 21694 metres
Special Protection Area (SPA)	Breckland 4078 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No
SSSI	Wayland Wood, Watton 1453 metres

Special Area of Conservation (SAC)	Norfolk Valley Fens: 2194 metres
Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

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

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.

348 - Paynes Meadow, Griston Address: Paynes Meadow, IP25 6FE		Alternative
Greenfield	Site area: 19.09ha	Estimated capacity: 550 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Together Dental: 1019 metres (G <) Watton Medical Practice: 723 metres (G <) Watton Sports and Social Club: 1068 metres (G <) Watton Library: 1050 metres (G <) Wayland Junior Academy Watton: 601 metres (G <) Wayland Academy Norfolk: 602 metres (G <)	
Overall ranking accessibility	Green: At least four facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for access/enhancement to walking and cycling as a result of proximity to facilities.	
Open Space	Category - Play Space: 218 metres	
Recycling facilities	Ashill Recycling Centre: 6239 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Vicarage (Grade II): 307 metres	
Registered Park	Breccles Hall: 6484 metres	
Scheduled Monument	Roman settlement at Woodcock Hall: 2625 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Wayland Wood: 21 metres	
Geodiversity site	Hockham: 7808 metres	
National Nature Reserve	Brettenham Heath: 12917 metres	
County Wildlife Site	Milestone Grove: 583 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 3643 metres	
Ramsar	Redgrave & South Lopham Fens: 23350 metres	
Special Protection Area (SPA)	Breckland 1935 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Wayland Wood, Watton 20 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 2816 metres	
Agricultural Land	Grade 3	

Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

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

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

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

Other objections

None recorded as received

Justification

While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.

395 - South Of Caston Road, Griston Address: South of Caston Road, Griston, IP25 6QD		Alternative
Greenfield	Site area: 2.36ha	Estimated capacity: 9 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Together Dental: 3481 metres (R >) Watton Medical Practice: 3186 metres (R >) Watton Sports and Social Club: 3451 metres (R >) Watton Library: 3507 metres (R >) Caston Primary School: 1179 metres (G <) Wayland Academy Norfolk: 3079 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Some accessible facilities create opportunity to enhance walking and cycling access.	
Open Space	Category - General: 147 metres	
Recycling facilities	Ashill Recycling Centre: 8671 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	The Old Thatch (Grade II): 38 metres	
Registered Park	Breccles Hall: 4755 metres	
Scheduled Monument	Village cross, 70m north west of the Holy Cross Church: 1994 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Wayland Wood: 1644 metres	
Geodiversity site	Hockham: 6581 metres	
National Nature Reserve	Brettenham Heath: 12442 metres	
County Wildlife Site	Land north of Northacre: 1000 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 2567 metres	
Ramsar	Redgrave & South Lopham Fens: 21622 metres	
Special Protection Area (SPA)	Breckland 4291 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Wayland Wood, Watton 1648 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 2348 metres	
Agricultural Land	Grade 3	

Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed **Water Management Alliance advice** No comments **Anglian Water** Water Recycling Centre - Watton. Currently no available headroom, but permit awaited to increase capacity for growth to come forward.	
Other statutory consultees, agencies and organisations	
Sport England: No comments **Natural England** (Nutrient Neutrality): No comments **Natural England** (Air Quality Screening): No comments **Historic England** No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	
Justification	
The site is not proposed for allocation because the Council does not consider that development of it, in the manner proposed, is likely to be acceptable due to concerns about the sites proximity to heritage assets and sewage pumping station on site.	

012 - Land to North of Quidenham Road, Harling Address: North of Quidenham Road, East Harling, NR16 2DJ		Alternative
Greenfield	Site area: 1.81ha	Estimated capacity: 30 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Rookwood Dental Practice: 9707 metres (R >) East Harling and Kenninghall Medical Practice: 538 metres (G <) Attleborough Sports Hall: 10013 metres (R >) Attleborough Library: 9994 metres (R >) East Harling Primary School and Nursery: 403 metres (G <) Old Buckenham High School: 8374 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - General: 555 metres	
Recycling facilities	Snetterton Part-time Recycling Centre: 3573 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Crossways And Tillywhim (Grade II): 438 metres	
Registered Park	Shadwell Park: 7229 metres	
Scheduled Monument	Round barrow on East Harling Heath: 2467 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Downhill Grove: 1762 metres	
Geodiversity site	Hockham: 7257 metres	
National Nature Reserve	Brettenham Heath: 6153 metres	
County Wildlife Site	East Harling Fen: 381 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 8782 metres	
Ramsar	Redgrave & South Lopham Fens: 8202 metres	
Special Protection Area (SPA)	Breckland 2241 metres. (Site Beyond 1.5km, HRA unlikely to be required.)	

	Within Stone Curlew buffer: No
SSSI	East Harling Common 860 metres
Special Area of Conservation (SAC)	Norfolk Valley Fens: 6114 metres
Agricultural Land	Grade 4

Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - East Harling. Likely to be sufficient capacity for growth at least up to 550 dwellings.

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

Brown & Co land to the north of Quidenham Road, Harling (LPRC4SDEV012) - suggest that there are no significant trees on site and the removal of a section of the boundary hedgerow would not be significantly felt

Other objections

None recorded as received

Justification

While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.

025 – Land off Church Road, East Harling Address: NR16 2NB		Alternative
Greenfield	Site area: 8 ha	Estimated capacity: 125 dwellings

Broad accessibility assessment	
Settlement Hierarchy: Key Service Parish	
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	• Adjacent to site entrance • 350m • Nearest Attleborough • Nearest Attleborough • 500m • Nearest Attleborough
Overall ranking accessibility	RAG: Amber
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services	
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Key Service Parish location.
Open Space	Category – Playing Field, 150m
Recycling facilities	Nearest Snetterton

Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)	
Conservation Area	Adjacent to East Harling CA to south
Listed Building	Three grade II listed buildings at site entrance
Registered Park	Playing field 150m
Scheduled Monument	None

Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)	
Nutrient Neutrality Catchment Area	None
Ancient Woodland	None
Geodiversity site	None
National Nature Reserve	None
County Wildlife Site	150m to north
Local Nature Reserve	None
Ramsar	None
Special Protection Area (SPA)	Within Stone Curlew buffer: No
SSSI	East Harling Common 800m to North
Special Area of Conservation (SAC)	None
Agricultural Land	Grade 4

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

Assessment, 2024)	
Flood Zone 3	Proportion of site area 0%
Flood Zone 2	Proportion of site area 24%

Norfolk Local Lead Flood Authority advice – Amber (RAG) - Significant SW flow path and flooding through site

Water Management Alliance advice - No

Anglian Water - No

Other statutory consultees, agencies and organisations

Sport England: No

Natural England: No

Historic England: No

Highways Authority: No

Children's Services: No

Minerals & Waste: No

NHS N&W ICB: No

Town/Parish Council:

The site has been put forward for planning previously and met with objection due to access concerns. The site as shown suggests potential access points from Cheese Hill (adj to the Fire Station), White Hart Street and Fen Lane. Fen lane is an unadopted road and totally unsuitable for any additional dwellings. Many applications have been made in recent years and all have been refused at planning and appeal. White Hart Street access would bring grid lock for reasons referred to in previous sites above. The access alongside the Fire Station is a narrow gravel track and unsuitable in terms of highways requirements. That said, if access onto Cheese Hill could be achieved there is potential for the site as traffic wouldn't be pulled through the centre of the village.

The north of the site is adjacent to the fen so likely to be consistently boggy and supporting of wildlife with high bio-diversity value. Density of homes would potentially need to reduce due to less land suitable for development.

Designation

Alternative option

Summary of Justification

The site is not proposed for allocation because the Council does not consider that development of it, in the manner proposed, is likely to be acceptable due to concerns about flood risk and impact associated with its proximity to a conservation area, listed building and a designated wildlife site.

Landowner/Site promoter comment:

Other objections

Objections from Local Residents: 7

026 – Land off Quidenham Road, East Harling Address: NR16 2JD		Alternative
Greenfield	Site area: 2.3 ha	Estimated capacity: 40 - 60 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Key Service Parish		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	• 800m • 900m • Nearest Attleborough • Nearest Attleborough • 640m • Nearest Attleborough	
Overall ranking accessibility	RAG: Amber	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Key Service Parish location.	
Open Space	Category – Playing Field, 1,000m	
Recycling facilities	Nearest Snetterton	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	East Harling CA – 380m	
Listed Building	None	
Registered Park	Playing field 1,000m	
Scheduled Monument	None	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	None	
Ancient Woodland	None	
Geodiversity site	None	
National Nature Reserve	None	
County Wildlife Site	180m to north	
Local Nature Reserve	None	
Ramsar	None	
Special Protection Area (SPA)	Within Stone Curlew buffer: No	
SSSI	East Harling Common 800m to North	
Special Area of Conservation (SAC)	None	
Agricultural Land	Grade 3 and 4	
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk		

Assessment, 2024)	
Flood Zone 3	Proportion of site area 0%
Flood Zone 2	Proportion of site area 0%

Norfolk Local Lead Flood Authority advice – Green (RAG)
Water Management Alliance advice - No
Anglian Water - No

Other statutory consultees, agencies and organisations

Sport England: No
Natural England: No
Historic England: No
Highways Authority: No
Children's Services: No
Minerals & Waste: No
NHS N&W ICB: No
Town/Parish Council:

UNSUITABLE

Again, PC raise concerns over traffic exiting onto White Hart Street to access the B1111 and village services. The sharp bend at the junction with Memorial Green is a pinch point. Approaching that bend there is little parking provision for properties resulting in cars being parked on both sides of the street. If the entrance/exit was located on Eccles Road this would be preferable, however, density of homes would need to be reduced in order to reduce impact on White Hart Street overall.

Would require crossing point to access pavement if separate pedestrian access was placed at the southern end of the site.

Designation

Alternative option

Summary of Justification

The site is not proposed for allocation because the Council does not consider that development of it, in the manner proposed, is likely to be acceptable due to concerns about site access. While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.

Landowner/Site promoter comment:

Other objections

None received

102 - Land to South of Allotments NR16 2L2 Option 2, Harling Address: Option 2 - Land South of allotments accessed via The Glebe, Harling, NR16 2LZ		**Alternative**
Greenfield	Site area: 3.25ha	Estimated capacity: 45 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Rookwood Dental Practice: 10475 metres (R >) East Harling and Kenninghall Medical Practice: 47 metres (G <) Attleborough Sports Hall: 10778 metres (R >) Attleborough Library: 10763 metres (R >) East Harling Primary School and Nursery: 290 metres (G <) Old Buckenham High School: 9161 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - General: 0 metres	
Recycling facilities	Snetterton Part-time Recycling Centre: 4308 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Old World Cottage And Attached Cottage To South (Grade II): 83 metres	
Registered Park	Shadwell Park: 6429 metres	
Scheduled Monument	Round barrow on East Harling Heath: 1793 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Downhill Grove: 2243 metres	
Geodiversity site	Hockham: 7376 metres	
National Nature Reserve	Brettenham Heath: 5501 metres	
County Wildlife Site	Woodland adj. Mid Harling Fen: 109 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 8671 metres	
Ramsar	Redgrave & South Lopham Fens: 7987 metres	

Special Protection Area (SPA)	Breckland 1494 metres. (Site Less than 1.5km, HRA required.) Within Stone Curlew buffer: No
SSSI	Middle Harling Fen 488 metres
Special Area of Conservation (SAC)	Breckland: 5501 metres
Agricultural Land	Grade 4

Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - East Harling. Likely to be sufficient capacity for growth at least up to 550 dwellings.

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

Turley on behalf of the Glebe Submitted site assessment and detailed response proposes range of matters in response to Phase 1 site assessment.

Other objections

None recorded as received

Justification

The site is not proposed for allocation because the Council does not consider that development of it, in the manner proposed, is likely to be acceptable due to concerns about site access.

213 - Land off Lopham Road, Harling Address: Off Lopham Road, East Harling, NR16 2PX		Alternative
Greenfield	Site area: 9.60ha	Estimated capacity: 100 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Rookwood Dental Practice: 10686 metres (R >) East Harling and Kenninghall Medical Practice: 370 metres (G <) Attleborough Sports Hall: 10994 metres (R >) Attleborough Library: 10972 metres (R >) East Harling Primary School and Nursery: 425 metres (G <) Old Buckenham High School: 9199 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - General: 0 metres	
Recycling facilities	Snetterton Part-time Recycling Centre: 4570 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	13 And 14 The Crescent (Grade II): 25 metres	
Registered Park	Shadwell Park: 6289 metres	
Scheduled Monument	Round barrow on East Harling Heath: 997 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Downhill Grove: 2045 metres	
Geodiversity site	Hockham: 7771 metres	
National Nature Reserve	Brettenham Heath: 5699 metres	
County Wildlife Site	Woodland adj. Mid Harling Fen: 266 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 9045 metres	
Ramsar	Redgrave & South Lopham Fens: 7279 metres	
Special Protection Area (SPA)	Breckland 843 metres. (Site Less than 1.5km, HRA required.) Within Stone Curlew buffer: No	
SSSI	Middle Harling Fen 380 metres	

Special Area of Conservation (SAC)	Breckland: 5699 metres
Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - East Harling. Likely to be sufficient capacity for growth at least up to 550 dwellings.

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

Gladman Land at Lopham Road has been assessed in line with this new criteria. As per the previous paragraph, the site has scored red for pedestrian access, yet the previous planning

application (3PL/2018/1557/O) referenced within the assessment stipulates that improved pedestrian access and connectivity can be delivered. It would be preferable that the site assessment temper the scoring to reflect this, rather than potentially discredit a highly suitable and sustainable site based on a highly simplified traffic light system.

As shown below, with the improved pedestrian access provided by the access points on Lopham Road, two safe walking routes are available to the school and shop. The yellow

route has footpaths that can be safely used by pedestrians, pushchairs and children, and the maroon route utilises a connecting footpath between the Crescent and Jubilee Avenue. With these routes considered, Gladman consider that Lopham Road should be scored amber or green Notwithstanding this, Gladman agree that Land at Lopham Road is a suitable extension to a Local Service Centre and is compatible with development strategy options A, B, D, E and F. The site is available and achievable and can make a valuable contribution to the housing requirements of Harling and the wider Breckland district. Regular public transport is available for residents, providing sustainable connections to larger neighbouring towns and a wide range of employment, leisure and retail opportunities. (Further detailed site commentary provided)

Other objections

None recorded as received

273 - Land to South of allotments NR16 2LZ option 1, Harling Address: Option 1, Land South of Allotments accessed via The Glebe, East Harling, NR16 2LZ		Alternative
Greenfield	Site area: 6.51ha	Estimated capacity: 65 dwellings

Broad accessibility assessment	
Settlement Hierarchy: Local Service Centre	
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Rookwood Dental Practice: 10475 metres (R >) East Harling and Kenninghall Medical Practice: 48 metres (G <) Attleborough Sports Hall: 10778 metres (R >) Attleborough Library: 10763 metres (R >) East Harling Primary School and Nursery: 289 metres (G <) Old Buckenham High School: 9161 metres (R >)
Overall ranking accessibility	Amber: One to three core facilities within threshold distance
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services	
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.
Open Space	Category - General: 0 metres
Recycling facilities	Snetterton Part-time Recycling Centre: 4308 metres
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)	
Conservation Area	Not within a CA
Listed Building	Old World Cottage And Attached Cottage To South (Grade II): 58 metres
Registered Park	Shadwell Park: 6320 metres
Scheduled Monument	Round barrow on East Harling Heath: 1638 metres
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)	
Nutrient Neutrality Catchment Area	No
Ancient Woodland	Downhill Grove: 2242 metres
Geodiversity site	Hockham: 7376 metres
National Nature Reserve	Brettenham Heath: 5447 metres
County Wildlife Site	Woodland adj. Mid Harling Fen: 0 metres
Local Nature Reserve	Great Eastern Pingo Trail: 8671 metres
Ramsar	Redgrave & South Lopham Fens: 7886 metres

Special Protection Area (SPA)	Breckland 1323 metres. (Site Less than 1.5km, HRA required.) Within Stone Curlew buffer: No
SSSI	Middle Harling Fen 321 metres
Special Area of Conservation (SAC)	Breckland: 5447 metres
Agricultural Land	Grade 3

Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - East Harling. Likely to be sufficient capacity for growth at least up to 550 dwellings.

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

Turley on behalf of the Glebe Submitted site assessment and detailed response proposes range of matters in response to Phase 1 site assessment.

Other objections

None recorded as received

Justification

The site is not proposed for allocation because the Council does not consider that development of it, in the manner proposed, is likely to be acceptable due to concerns about site access.

349 - Quidenham Road, Harling Address: Quidenham Road, East Harling, NR16 2NG		**Alternative**
Greenfield	Site area: 1.75ha	Estimated capacity: 16 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Rookwood Dental Practice: 9569 metres (R >) East Harling and Kenninghall Medical Practice: 746 metres (G <) Attleborough Sports Hall: 9878 metres (R >) Attleborough Library: 9855 metres (R >) East Harling Primary School and Nursery: 559 metres (G <) Old Buckenham High School: 8164 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - General: 649 metres	
Recycling facilities	Snetterton Part-time Recycling Centre: 3467 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Windmill (Grade II): 649 metres	
Registered Park	Shadwell Park: 7455 metres	
Scheduled Monument	Round barrow on East Harling Heath: 2584 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Downhill Grove: 1544 metres	
Geodiversity site	Hockham: 7349 metres	
National Nature Reserve	Brettenham Heath: 6387 metres	
County Wildlife Site	East Harling Fen: 323 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 8922 metres	
Ramsar	Redgrave & South Lopham Fens: 8123 metres	
Special Protection Area (SPA)	Breckland 2388 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	East Harling Common 851 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 6018 metres
Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - East Harling. Likely to be sufficient capacity for growth at least up to 550 dwellings.

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

The site is not proposed for allocation because the Council does not consider that development of it, in the manner proposed, is likely to be acceptable due to concerns about site access and the sites location outside of the built up area.

350 - South Quidenham Road, Harling Address: South Quidenham Road, East Harling, NR16 2JD		Alternative
Mostly Green	Site area: 6.57ha	Estimated capacity: 80 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Rookwood Dental Practice: 9519 metres (R >) East Harling and Kenninghall Medical Practice: 714 metres (G <) Attleborough Sports Hall: 9830 metres (R >) Attleborough Library: 9804 metres (R >) East Harling Primary School and Nursery: 468 metres (G <) Old Buckenham High School: 8036 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - General: 409 metres	
Recycling facilities	Snetterton Part-time Recycling Centre: 3467 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Windmill (Grade II): 377 metres	
Registered Park	Shadwell Park: 7413 metres	
Scheduled Monument	Round barrow on East Harling Heath: 2362 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Downhill Grove: 1324 metres	
Geodiversity site	Hockham: 7559 metres	
National Nature Reserve	Brettenham Heath: 6442 metres	
County Wildlife Site	East Harling Fen: 386 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 9124 metres	
Ramsar	Redgrave & South Lopham Fens: 7756 metres	
Special Protection Area (SPA)	Breckland 2201 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	

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

018 - Land North of Sloe Berry Lane, Hockering Address: North of Sloe Berry Lane, Hockering, NR20 3SP		Alternative
Greenfield	Site area: 1.17ha	Estimated capacity: 6 dwellings

Broad accessibility assessment	
Settlement Hierarchy: Local Service Centre	
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Norfolk PCT Dental Services: 9352 metres (R >) Mattishall Surgery: 3588 metres (R >) Dereham Leisure Centre: 9050 metres (R >) Dereham Library: 9465 metres (R >) Hockering C. of E. Primary Academy: 743 metres (G <) Dereham Neatherd High School: 8471 metres (R >)
Overall ranking accessibility	Amber: One to three core facilities within threshold distance
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services	
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.
Open Space	Category - General: 916 metres
Recycling facilities	Dereham Main Recycling Centre Plus: 8884 metres
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)	
Conservation Area	Not within a CA
Listed Building	Yew Tree Farmhouse (Grade II): 908 metres
Registered Park	Kimberley Hall: 7077 metres
Scheduled Monument	Round barrow SE of the Lodges: 5467 metres
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)	
Nutrient Neutrality Catchment Area	Yes The Broads SAC
Ancient Woodland	Park Grove: 259 metres
Geodiversity site	Pinebanks: 17905 metres
National Nature Reserve	Foxley Wood: 9300 metres
County Wildlife Site	Park Grove: 255 metres
Local Nature Reserve	Bowthorpe Marsh: 10526 metres
Ramsar	Broadland: 17695 metres
Special Protection Area (SPA)	Broadland 17695 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No
SSSI	Hockering Wood 1252 metres

Special Area of Conservation (SAC)	River Wensum: 4606 metres
Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - Hockering-By. Capacity for future growth at least up to 155 dwellings.

Other statutory consultees, agencies and organisations

Sport England: No comments

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

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

While it is recognised that there may be some merit in this site, further allocations are not considered to be needed or appropriate in this part of the district - due to other allocations or development in the local area.

033 – Hockering SDA Address: Land North of the A47 and West of Heath Road, NR20		Alternative
Greenfield	Site area: 75 ha	Estimated capacity: 1,400 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary Parish		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	• Nearest Dereham • Nearest Dereham • Nearest Dereham • Nearest Dereham • 400m • Nearest Dereham	
Overall ranking accessibility	RAG: Amber	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Secondary Parish location.	
Open Space	Category – Playing Field adjacent to east	
Recycling facilities	Nearest Dereham	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not in CA	
Listed Building	Adjacent to Grade I Church	
Registered Park	Playing Field adjacent to the east	
Scheduled Monument	None	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes	
Ancient Woodland	Hockering Wood adjacent to north	
Geodiversity site	None	
National Nature Reserve	None	
County Wildlife Site	None	
Local Nature Reserve	None	
Ramsar	None	
Special Protection Area (SPA)	Within Stone Curlew buffer: No	
SSSI	Adjacent to Hockering Wood SSSI	
Special Area of Conservation (SAC)	None	
Agricultural Land	Grade 2 and 3	
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk		

Assessment, 2024)	
Flood Zone 3	Proportion of site area 0%
Flood Zone 2	Proportion of site area 0%

Norfolk Local Lead Flood Authority advice –

Located within Flood Zone 1.

- No on-site sewers – Foul sewers lie directly to the south and east of the site.
- Not located within Source Protection Zone (SPZ). Source Protection Zone 3 (SPZ3) located directly to north of site.
- No flood records on-site. Off-site: Flooding records within 500m.
- On-site: Surface water flowpaths and small areas of surface water ponding / pooling within 0.1%, 1%, and 3.33% AEP events. Off-site: Surface water flowpaths and areas of surface water ponding / pooling in all three AEP events (0.1%, 1% and 3.33%) within 500m.
- On-site: Ordinary watercourses present / Off-site: Ordinary watercourses (some within the Norfolk Rivers IDB area) are located within 500m. An EA main river also lies within 500m of the site.
- LLFA High Level Assessment: Moderate surface water issues / constraints identified which will require further assessment by LPA (Amber RAG). Given the surface water / flooding constraints, the LLFA consider that the site may not be capable of accommodating the number of dwellings proposed.

Water Management Alliance advice - No

Anglian Water - No

Other statutory consultees, agencies and organisations

Sport England: No

Natural England: No

Historic England:

While we do not have the capacity to and would not normally assess potential sites at this stage, we have undertaken an initial review and provide some high-level comments below.

Impact on Designated Heritage Assets

We have significant concerns regarding the potential allocation of this site, which is located immediately north of the grade I Church of St Michael (List Entry No. 1077354), the grade II Manor House (1342550), and Manor Farmhouse (1306686), and to the south-west of the grade II Overgate House (1306718). Development of this site risks negatively impacting these highly graded designated heritage assets by encroaching upon their settings.

We note that a concept diagram has been produced, which appears to identify the relevant designated heritage assets, areas of low, moderate, and high sensitivity, and a 'vista of church'. However, it is unclear whether this diagram is informed by a thorough understanding of the significance of these assets or the potential impact of development on that significance. We also note that Hockering Wood is identified, but as it is a Site of Special Scientific Interest (SSSI), this is primarily a matter for Natural England.

Need for a Heritage Impact Assessment (HIA)

It is the Council's responsibility to ensure that any sites proposed for allocation are fully justified and consistent with national planning policy, including in relation to

the conservation of the historic environment. Therefore, a Heritage Impact Assessment (HIA) must be undertaken prior to Regulation 18 to evaluate the potential effects of development on the identified heritage assets. This assessment should help determine whether the allocation of this site is appropriate. If so, the findings of the HIA should inform the policy criteria, including any required mitigation or opportunities for enhancement.

This assessment must go beyond a simple distance-based approach and follow a proportionate methodology, as set out in our published guidance. We recommend using the five-step methodology outlined on page 5 of our advice note, *The Historic Environment and Site Allocations in Local Plans*, available at: https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans

Conclusion and Next Steps

We strongly recommend that the findings of a proportionate HIA are used to inform any decision regarding the site's allocation. Should the Council wish to share additional sites with us as part of a pre-formal consultation, we would expect those sites to have already been subject to some level of heritage impact assessment, even if only at a high level, to ensure that potential risks to the historic environment have been appropriately considered from the outset.

Finally, we wish to stress that this opinion is based on the information provided by the Council in its consultation. To avoid any doubt, this does not affect our obligation to provide further advice and, if necessary, object to specific proposals that may subsequently arise, where we consider that they would have an adverse effect on the historic environment.

Highways Authority:

No access strategy has been provided. Local highway network not suitable to support large scale development. Likely to connect to the de-trunked section of A47 following completion of the Easton /Tuddenham improvement currently under construction. National Highways views should be sought over impacts on the current A47 improvement works.

LTP policy compliance issues:

• Scale is unlikely to provide for higher order services so is likely to generate significant vehicular trips and be reliant on the car.

• Remote with limited services, employment public and public transport

• Adjacent to Hockering that has a primary school so maybe some opportunity for smaller scale growth.

The catchment secondary school is Dereham, so likely to require significant contribution for secondary school home/school transport that could impact viability. Proportionate contributions to primary school transport may also be required, even at smaller scales subject to ability to provide additional local school places.

Not supported for inclusion in the next stage of plan making but potential to deliver at a smaller scale.

Children's Services:

Primary and Early Years

This development falls all within the Hockering CP catchment area which is on a

constrained site and only accommodates a PAN of 7 giving overall capacity for 52 pupils. The school site is constrained and unable to expand. Education would require a new site with a minimum of 2.3 HA of land to enable meeting demand of 2FE with contributions to deliver the school. Based on the actual number of homes anticipated across the area, it might require further expansion of the next nearest school Mattishall which has capacity on its existing site. Having the contributions from the developer to fund both the new build and expansions will enable education infrastructure to meet need from this development. Early Years provision would need expansion to meet growing demand, some could be provided based on a new school site and further demand could be met by expansion at Mattishall CP.

Secondary

The development area falls within both Dereham High Schools catchment, distance exceeds 3 miles which is statutory walking and cycling distance for children of this age group. Transport would be required in order to get children to the secondary and Post 16 provision within Dereham funded through developer contributions. Level of traffic and demand on the existing roads to meet the pupil movement will need consideration. It is likely assessment of the secondary schools will be required once it is understood the level of overall demand across the wider developments may have. It could require expansion of existing provision beyond the current 13/14FE delivered by both schools collectively. Both schools are popular with the local community, and they do draw children from further afield which will reduce over time as housing may come forward in this location. Sixth Form provision could be met in the town of Dereham but additional capacity would need considering for the existing setting. Both secondary schools have large sites which may allow expansion in situ, but this will need further assessment based on the level of overall housing anticipated. Some transport from this location could be required into Norwich due to proximity to existing and the routes that may be established by the community.

SEND

There is already a significant shortfall in specialist education places across Norfolk. Through the Local First Inclusion Programme, additional capacity is being developed via Specialist Resource Bases (SRBs) within mainstream settings. However, the growing demand for specialist provision means further expansion of dedicated Special School places will be necessary. Any new development will add to this pressure, likely resulting in more children with SEND needing to travel across the county to access appropriate provision. While some localised services may be introduced to reduce travel, these will remain limited. It is therefore expected that both developers and the local planning authority will consider this increasing SEND demand, allowing flexibility in the use of safeguarded education land and, where appropriate, identifying additional land for SEND provision in large-scale developments. Developer contributions will be essential to support the expansion, new builds, or transport needs arising from SEND pupils generated by the development, in line with the principles set out by the LFI programme.

Minerals & Waste:

The following sites are not within a Mineral Safeguarding Area and are not within the consultation areas of existing safeguarded mineral or waste sites, or allocated

specific site allocations for mineral extraction:

Hockering-Land North of the A47: not underlain by safeguarded mineral resources and not within consultation area of safeguarded existing mineral or waste sites or adopted mineral specific site allocations.

NHS N&W ICB: No

Town/Parish Council:

Firstly, thank you for giving us the opportunity to attend the Round Table event on the 1st July. We feel that this was a positive step towards Parish engagement and very beneficial in understanding the proposed developments.

In the Round table event, you asked Parish Councils to consider impacts and benefits of the proposed SDA's. Hockering Parish is directly affected by one of the SDA's and partially affected by SDA largely in East Tuddenham.

As you are aware, we held a village meeting on the 29th June to hear the views of our Parishioners on the proposed SDAs. Attached are the full notes from the meeting which summarizes the issues and feelings of the 60 plus residents who attended. The polls at the end of the notes give direct responses to some of the questions that were posed by the Planning Team at the Round Table event on the 1st July.

As mentioned in the email sent by Cllr McIntee on the 1st July there are two key messages that Hockering Parish Council would like to forward:

1: The villagers, although not happy, accept the concept of growth in keeping with the current size of Hockering i.e. organic growth of the current village

2: The villagers do not understand how growth of the size proposed is 'strategically' in the interests of the current residents of Hockering, or the people who would become the residents of the new areas or the region as a whole.

As you know, Hockering is currently around 400 dwellings and 800-900 people. Each of the SDA's suggested could be 1000 plus dwellings with perhaps 2,500 residents each. The combined population would be roughly the size of Swaffham.

S106

At the Round Table event Parishes were asked to consider S106 implications. The attached notes cover many of these aspects - in particular, the polls. We understand that any new developments would include infrastructure provisions for that development e.g. schools, recreation etc. The Parishoner's concern is that the current infrastructure for existing Hockering residents is already inadequate before any new developments are considered.

The Parish council is concerned that S106 is being used rather than CIL. Our Parishioners are concerned that S106 contributions would come after the sale of the houses and the monies would go directly to the District. If CIL were used the monies would come from the sale of the land and a proportion would go to the Parish meaning that infrastructure improvements for the benefit of the existing villagers could begin before there are any houses to sell. This would be much more beneficial and palatable for the village. We believe that the experience of East Tuddenham with S106 contributions is that improvements for infrastructure were promised but were not delivered to the wider village, only the new development, so the existing residents have been left languishing.

Designation

Alternative option
Summary of Justification
The site is not proposed for allocation because the Council does not consider that development of it, in the manner proposed, is likely to be acceptable due to concerns about impact associated with its proximity to the Grade I Listed Church to the South and in particular the uninterrupted views between it and the extensive Hockering Wood SSSI Ancient Woodland to the north
Landowner/Site promoter comment:
Other objections
None received

351 - West Heath Row, Hockering Address: Heath Road, Hockering, NR20 3JA		Alternative
Greenfield	Site area: 1.65ha	Estimated capacity: 31 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Norfolk PCT Dental Services: 8355 metres (R >) Mattishall Surgery: 3167 metres (R >) Dereham Leisure Centre: 8141 metres (R >) Dereham Library: 8540 metres (R >) Hockering C. of E. Primary Academy: 310 metres (G <) Dereham Neatherd High School: 7535 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - General: 0 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 8019 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Manor House (Grade II): 316 metres	
Registered Park	Kimberley Hall: 7642 metres	
Scheduled Monument	Round barrow SE of the Lodges: 5797 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes The Broads SAC	
Ancient Woodland	Hockering Wood: 286 metres	
Geodiversity site	Pinebanks: 18827 metres	
National Nature Reserve	Foxley Wood: 8570 metres	
County Wildlife Site	Park Grove: 1069 metres	
Local Nature Reserve	Bowthorpe Marsh: 11458 metres	
Ramsar	Broadland: 18480 metres	
Special Protection Area (SPA)	Broadland 18480 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Hockering Wood 286 metres	
Special Area of Conservation (SAC)	River Wensum: 4039 metres	

Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice Major Development within the watershed catchment of NRIDB, adjacent to an ordinary watercourse.

Whilst outside the Board's IDD, the watercourse adjacent to the proposed site is known to have capacity issues. Any additional rate or volume introduced to this watercourse could increase flood risk. The Board strongly recommends that (at the detailed design stage in the planning process) a surface water discharge proposal in line with the drainage hierarchy is submitted. Our recommendation is to ensure that surface water run-off will be well managed to ensure this is not further increased, as per paragraph 167 of the National Planning Policy Framework

Anglian Water Water Recycling Centre - Hockering-By. Capacity for future growth at least up to 155 dwellings.

Other statutory consultees, agencies and organisations

Sport England: The site is situated next to a current playing field that is utilised by Hockering Football club. Although the site itself would not be positioned on the playing field, any development on the site should not negatively impact the use of the playing field in any way. Failure to comply with this may result in objection from Sport England to the allocation of this site.

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

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

While it is recognised that there may be some merit in this site, further allocations are not considered to be needed or appropriate in this part of the district - due to other allocations or development in the local area.

226 - Dawneal, Hockham Address: Land South of Dawnael, Vicarage Road, Hockham, IP24 1PE		Alternative
Greenfield	Site area: 0.63ha	Estimated capacity: 5 dwellings

Broad accessibility assessment	
Settlement Hierarchy: Secondary village	
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Together Dental: 8979 metres (R >) East Harling and Kenninghall Medical Practice: 7544 metres (R >) Watton Sports and Social Club: 9272 metres (R >) Watton Library: 8945 metres (R >) Great Hockham Primary School and Nursery: 277 metres (G <) Wayland Academy Norfolk: 8348 metres (R >)
Overall ranking accessibility	Amber: One to three core facilities within threshold distance
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services	
Walking and cycling	Some accessible facilities create opportunity to enhance walking and cycling access.
Open Space	Category - Public Park Or Garden: 121 metres
Recycling facilities	Snetterton Part-time Recycling Centre: 6482 metres
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)	
Conservation Area	Not within a CA
Listed Building	K6 Telephone Kiosk (Grade II): 108 metres
Registered Park	Breccles Hall: 1879 metres
Scheduled Monument	Two bowl barrows on Flag Heath: 4250 metres
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)	
Nutrient Neutrality Catchment Area	No
Ancient Woodland	Site Name Blank: 2723 metres
Geodiversity site	Hockham: 122 metres
National Nature Reserve	Brettenham Heath: 6187 metres
County Wildlife Site	The Crescent & Fish Pond Wood: 355 metres
Local Nature Reserve	Great Eastern Pingo Trail: 2344 metres
Ramsar	Redgrave & South Lopham Fens: 15690 metres
Special Protection Area (SPA)	Breckland 460 metres. (Site Less than 1.5km, HRA required.) Within Stone Curlew buffer: No
SSSI	Breckland Forest 460 metres

Special Area of Conservation (SAC)	Norfolk Valley Fens: 2908 metres
Agricultural Land	Grade 4

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

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

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.

196 - Land at Smallholding, Kenninghall Address: The Smallholding, Garboldisham Road, Kenninghall, NR16 2AH		Alternative
Mostly Green	Site area: 0.89ha	Estimated capacity: 9 dwellings

Broad accessibility assessment	
Settlement Hierarchy: Local Service Centre	
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Rookwood Dental Practice: 9037 metres (R >) Kings Ride Surgery: 29 metres (G <) Attleborough Sports Hall: 9372 metres (R >) Attleborough Library: 9283 metres (R >) Kenninghall Primary School: 313 metres (G <) Old Buckenham High School: 6253 metres (R >)
Overall ranking accessibility	Amber: One to three core facilities within threshold distance
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services	
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.
Open Space	Category - Allotments Or Community Growing Spaces: 4 metres
Recycling facilities	Snetterton Part-time Recycling Centre: 4600 metres
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)	
Conservation Area	Kenninghall
Listed Building	Market House (Grade II): 16 metres
Registered Park	Shadwell Park: 10515 metres
Scheduled Monument	Vikings Mound, tumulus: 1832 metres
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)	
Nutrient Neutrality Catchment Area	No
Ancient Woodland	Downhill Grove: 1667 metres
Geodiversity site	Hockham: 10387 metres
National Nature Reserve	Redgrave & Lopham Fen: 5990 metres
County Wildlife Site	Broom Covert & Downhill Plantn: 1100 metres
Local Nature Reserve	Roydon Fen: 8680 metres
Ramsar	Redgrave & South Lopham Fens: 5990 metres
Special Protection Area (SPA)	Breckland 4839 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No

SSSI	Kenninghall & Banham Fens with Quidenham Mere 807 metres
Special Area of Conservation (SAC)	Waveney & Little Ouse Valley Fens: 5990 metres
Agricultural Land	Grade 3

Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - East Harling. Likely to be sufficient capacity for growth at least up to 550 dwellings.

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.

399 - Land at 5. Garboldisham Road (includes LPRC4SDEV196), Kenninghall Address: Garboldisham Road, Kenninghall, NR16 2AH		Alternative
Mostly Green	Site area: 4.54ha	Estimated capacity: 60 dwellings

Broad accessibility assessment	
Settlement Hierarchy: Local Service Centre	
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Rookwood Dental Practice: 9036 metres (R >) Kings Ride Surgery: 30 metres (G <) Attleborough Sports Hall: 9370 metres (R >) Attleborough Library: 9281 metres (R >) Kenninghall Primary School: 196 metres (G <) Old Buckenham High School: 6254 metres (R >)
Overall ranking accessibility	Amber: One to three core facilities within threshold distance

800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.

- Green 4+ core services within above threshold
- Amber 1 to 3 core services
- Red 0 core services

Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.
Open Space	Category - Allotments Or Community Growing Spaces: 1 metres
Recycling facilities	Snetterton Part-time Recycling Centre: 4509 metres
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)	
Conservation Area	Kenninghall
Listed Building	Market House (Grade II): 15 metres
Registered Park	Shadwell Park: 10312 metres
Scheduled Monument	Vikings Mound, tumulus: 1749 metres
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)	
Nutrient Neutrality Catchment Area	No
Ancient Woodland	Downhill Grove: 1487 metres
Geodiversity site	Hockham: 10253 metres
National Nature Reserve	Redgrave & Lopham Fen: 5982 metres
County Wildlife Site	Broom Covert & Downhill Plantn: 944 metres
Local Nature Reserve	Roydon Fen: 8679 metres
Ramsar	Redgrave & South Lopham Fens: 5982 metres
Special Protection Area (SPA)	Breckland 4635 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No

SSSI	Kenninghall & Banham Fens with Quidenham Mere 806 metres
Special Area of Conservation (SAC)	Waveney & Little Ouse Valley Fens: 5982 metres
Agricultural Land	Grade 3

Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - East Harling. Likely to be sufficient capacity for growth at least up to 550 dwellings.

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.

The site is not proposed for allocation because the Council does not consider that development of it, in the manner proposed, is likely to be acceptable due to concerns about site access.

353 - GP Surgery, Kenninghall Address: GP Surgery, Quidenham Road, Kenninghall, NR16 2EF		Alternative
Brownfield	Site area: 0.23ha	Estimated capacity: 0 dwellings

Broad accessibility assessment	
Settlement Hierarchy: Local Service Centre	
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Rookwood Dental Practice: 8981 metres (R >) Kings Ride Surgery: 0 metres (G <) Attleborough Sports Hall: 9316 metres (R >) Attleborough Library: 9226 metres (R >) Kenninghall Primary School: 453 metres (G <) Old Buckenham High School: 6192 metres (R >)
Overall ranking accessibility	Amber: One to three core facilities within threshold distance
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services	
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.
Open Space	Category - Allotments Or Community Growing Spaces: 8 metres
Recycling facilities	Snetterton Part-time Recycling Centre: 4564 metres
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)	
Conservation Area	Not within a CA
Listed Building	80-81, Quidenham Road (Grade II): 122 metres
Registered Park	Shadwell Park: 10622 metres
Scheduled Monument	Vikings Mound, tumulus: 1795 metres
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)	
Nutrient Neutrality Catchment Area	No
Ancient Woodland	Downhill Grove: 1748 metres
Geodiversity site	Hockham: 10396 metres
National Nature Reserve	Redgrave & Lopham Fen: 6140 metres
County Wildlife Site	Broom Covert & Downhill Plantn: 1159 metres
Local Nature Reserve	Roydon Fen: 8792 metres
Ramsar	Redgrave & South Lopham Fens: 6140 metres
Special Protection Area (SPA)	Breckland 4952 metres. (Site Beyond 1.5km, HRA unlikely to be required.)

	Within Stone Curlew buffer: No
SSSI	Kenninghall & Banham Fens with Quidenham Mere 746 metres
Special Area of Conservation (SAC)	Waveney & Little Ouse Valley Fens: 6140 metres
Agricultural Land	Grade 3

Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

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

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

038 – Land East of Tittleshall Road, Litcham Address: Litcham, PE32		Alternative
Greenfield	Site area: 1.1 ha	Estimated capacity: 20 dwellings

Broad accessibility assessment	
Settlement Hierarchy: Primary Parish	
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	• Nearest Dereham • 560m • Nearest Dereham • Nearest Dereham • 400m • 500m
Overall ranking accessibility	RAG: Amber
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services	
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Primary Parish location.
Open Space	Category – Playing Field – 100m
Recycling facilities	Nearest Dereham
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)	
Conservation Area	Litcham CA 100m south
Listed Building	None
Registered Park	Litcham Common – 1,000m
Scheduled Monument	None
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)	
Nutrient Neutrality Catchment Area	None
Ancient Woodland	None
Geodiversity site	None
National Nature Reserve	None
County Wildlife Site	None
Local Nature Reserve	None
Ramsar	None
Special Protection Area (SPA)	Within Stone Curlew buffer: No
SSSI	400m south
Special Area of Conservation (SAC)	None
Agricultural Land	Grade 2

Water management and flood risk (Further information, including surface water

flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0%
Flood Zone 2	Proportion of site area 0%
Norfolk Local Lead Flood Authority advice – Green (RAG) **Water Management Alliance advice - No** **Anglian Water - No**	
Other statutory consultees, agencies and organisations	
Sport England: No **Natural England: No** **Historic England: No** **Highways Authority: No** **Children's Services: No** **Minerals & Waste: No** **NHS N&W ICB: No** **Town/Parish Council: No**	
Designation	
Alternative option	
Summary of Justification	
While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.	
Landowner/Site promoter comment:	
Other objections	
None received	

258 - Land East of Pound Lane, Litcham Address: East of Pound Lane, Litcham,		Alternative
Greenfield	Site area: 6.14ha	Estimated capacity: 150 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Mr J Holmes & Associates: 11046 metres (R >) Litcham Health Centre: 343 metres (G <) Swaffham Leisure Centre: 11696 metres (R >) Swaffham Library: 11060 metres (R >) Litcham School: 387 metres (G <) Litcham School: 364 metres (G <)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - General: 13 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 12321 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Point House (Grade II): 176 metres	
Registered Park	Lexham Hall: 996 metres	
Scheduled Monument	Disc barrow on Litcham Common, 250m south west of Bridge Farm: 888 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Old Covert: 1089 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 5361 metres	
National Nature Reserve	Foxley Wood: 16537 metres	
County Wildlife Site	Litcham Common: 618 metres	
Local Nature Reserve	Litcham Common: 611 metres	
Ramsar	Roydon Common: 18778 metres	
Special Protection Area (SPA)	Breckland 12586 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	River Nar 440 metres	

Special Area of Conservation (SAC)	River Wensum: 5700 metres
Agricultural Land	Grade 2

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

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

Norfolk Local Lead Flood Authority advice LLFA Assessment: No major surface water issues / constraints identified

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - Litcham. Capacity for future growth at least up to 120 dwellings.

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

Savills on behalf of The Lexham Estate To sites put forward Site 1: land north of Lexham Road and west of Pound Lane, Litcham; and Site 2: Land east of Pound Lane, Litcham. Both sites were submitted for residential development, with Site 1 being capable of accommodating up to 250 dwellings, and Site 2 up to 150 dwellings. Should the Council have any considerations about phasing or splitting these sites, we would be open to these conversations. Both sites are located in the village of Litcham, which is currently classified as a Local Service Centre within the adopted Local Plan. It is understood that this classification proposes to be remained unchanged, given there have been minimal changes within the village with regards to services and facilities.

Other objections

2 as received

Justification

While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.

042 – Station Road, Little Fransham Address: Little Fransham NR19		Alternative
Greenfield	Site area: 1.7 ha	Estimated capacity: 25 dwellings

Broad accessibility assessment	
Settlement Hierarchy: Secondary Parish	
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	• Nearest Swaffham • Nearest Swaffham • Nearest Swaffham • Nearest Swaffham • 3KM (Necton) • Nearest Swaffham
Overall ranking accessibility	RAG: Amber
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services	
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities.
Open Space	Category – Playing Field – 100m
Recycling facilities	Nearest Dereham
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)	
Conservation Area	None
Listed Building	None
Registered Park	None
Scheduled Monument	None
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)	
Nutrient Neutrality Catchment Area	None
Ancient Woodland	None
Geodiversity site	None
National Nature Reserve	None
County Wildlife Site	None
Local Nature Reserve	None
Ramsar	None
Special Protection Area (SPA)	Within Stone Curlew buffer: No
SSSI	None
Special Area of Conservation (SAC)	None
Agricultural Land	Grade 3

Water management and flood risk (Further information, including surface water

flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0%
Flood Zone 2	Proportion of site area 0%
Norfolk Local Lead Flood Authority advice – Green (RAG) **Water Management Alliance advice - No** **Anglian Water - No**	
Other statutory consultees, agencies and organisations	
Sport England: No **Natural England: No** **Historic England: No** **Highways Authority: No** **Children's Services: No** **Minerals & Waste: No** **NHS N&W ICB: No** **Town/Parish Council: No**	
Designation	
Alternative option	
Summary of Justification	
While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.	
Landowner/Site promoter comment:	
Other objections	
None received	

090 – Land North of Elsing Road, Lyng Address: Lyng NR20 3EW		Alternative
Greenfield	Site area: 0.96 ha	Estimated capacity: 10 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary Parish		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	• Nearest Dereham • Nearest Dereham • Nearest Dereham • Nearest Dereham • 650M • Nearest Dereham	
Overall ranking accessibility	RAG: Amber	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities.	
Open Space	Category – Playing Field – 100m	
Recycling facilities	Nearest Dereham	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	600M	
Listed Building	700M	
Registered Park	None	
Scheduled Monument	None	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes	
Ancient Woodland	None	
Geodiversity site	None	
National Nature Reserve	None	
County Wildlife Site	None	
Local Nature Reserve	None	
Ramsar	None	
Special Protection Area (SPA)	Within Stone Curlew buffer: No	
SSSI	None	
Special Area of Conservation (SAC)	None	
Agricultural Land	Grade 3	
Water management and flood risk (Further information, including surface water		

flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0%
Flood Zone 2	Proportion of site area 5%
Norfolk Local Lead Flood Authority advice – Amber (RAG) **Water Management Alliance advice - No** **Anglian Water - No**	
Other statutory consultees, agencies and organisations	
Sport England: No **Natural England: No** **Historic England: No** **Highways Authority: No** **Children's Services: No** **Minerals & Waste: No** **NHS N&W ICB: No** **Town/Parish Council: No**	
Designation	
Alternative option	
Summary of Justification	
While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.	
Landowner/Site promoter comment:	
Other objections	
None received	

019 - South of Maxwell House, Mattishall Address: Yaxham,		Alternative
Greenfield	Site area: 2.45ha	Estimated capacity: 0 dwellings

Broad accessibility assessment	
Settlement Hierarchy: Secondary village	
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Beech House Dental Surgery: 3509 metres (R >) Toftwood Medical Centre: 2905 metres (R >) Dereham Leisure Centre: 3017 metres (R >) Dereham Library: 3483 metres (R >) Yaxham V A Primary School: 186 metres (G <) Dereham Neatherd High School: 2841 metres (R >)
Overall ranking accessibility	Amber: One to three core facilities within threshold distance
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services	
Walking and cycling	Some accessible facilities create opportunity to enhance walking and cycling access.
Open Space	Category - General: 943 metres
Recycling facilities	Dereham Main Recycling Centre Plus: 2553 metres
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)	
Conservation Area	Not within a CA
Listed Building	Yaxham House (Grade II): 1023 metres
Registered Park	Kimberley Hall: 8012 metres
Scheduled Monument	Moated site W of Reymerston: 5348 metres
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)	
Nutrient Neutrality Catchment Area	Yes The Broads SAC
Ancient Woodland	Yaxham Wood: 1491 metres
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 18412 metres
National Nature Reserve	Foxley Wood: 11176 metres
County Wildlife Site	Manor Farm Marsh: 426 metres
Local Nature Reserve	Toll's Meadow, Wymondham: 13306 metres
Ramsar	Broadland: 24558 metres
Special Protection Area (SPA)	Breckland 16625 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No
SSSI	Badley Moor 620 metres
Special Area of Conservation (SAC)	Norfolk Valley Fens: 620 metres

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

095 - Land Next to Ivy Barn, Mattishall Address: Next to Ivy Barn, Welgate, Mattishall, NR20 3PL		Alternative
Greenfield	Site area: 1.79ha	Estimated capacity: 42 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Beech House Dental Surgery: 5629 metres (R >) Mattishall Surgery: 910 metres (G <) Dereham Leisure Centre: 5133 metres (R >) Dereham Library: 5596 metres (R >) Mattishall Primary School: 711 metres (G <) Dereham Neatherd High School: 4745 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - General: 380 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 4783 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Stables And Barn At Ivy Farm (Grade II): 61 metres	
Registered Park	Kimberley Hall: 6584 metres	
Scheduled Monument	Moated site W of Reymerston: 6302 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes The Broads SAC	
Ancient Woodland	Yaxham Wood: 2716 metres	
Geodiversity site	Hockham: 20404 metres	
National Nature Reserve	Foxley Wood: 10693 metres	
County Wildlife Site	Clippings Green Farm: 1614 metres	
Local Nature Reserve	Toll's Meadow, Wymondham: 11921 metres	
Ramsar	Broadland: 22261 metres	
Special Protection Area (SPA)	Breckland 18320 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Rosie Curston's Meadow, Mattishall 964 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 2516 metres
Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

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

Other statutory consultees, agencies and organisations

Sport England: No comments

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

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None LPR/CS4/DEV/095 For our site I noticed you have put Red against the following: Highways access - but there is an existing access from Welgate that farm machinery size vehicles can get down and we also own 20 Rayners Way which can easily be demolished to make a second access to the site if needed. There is also a ransom strip further along Rayners Way that is owned by the developers of the Rayners Way site in i think the 1980's, as well as an area that is currently a small car park on Ivy Way. Pedestrian access - but there is an existing Public Footpath running from Welgate along the access drive and through the field to the adjacent fields. A further pedestrian access can easily be gained through 20 Rayners Way to connect to the existing. Trees and Hedgerows - but the only trees that might require removing are some self sown ones near the pond that are approximately 10 years old. Unless access is required through 20 Rayners Way when a few more self sown trees that are a bit older would need to be removed (there is no hedgerow to the rear of 20 Rayners Way). All of these can easily be replaced with new within any given development.

In terms of deliverability we have a couple of medium size construction companies that have expressed interest in purchasing the site but have been holding off until the outcome of this consultation. We would also like to emphasise we have no preconceived plans of development on the site, if it is felt a care home, doctors surgery, commercial premises etc for example was needed more than residential within the village that would be ok with us.

Other objections

None recorded as received

Justification

The site is not proposed for allocation because the Council does not consider that

development of it, in the manner proposed, is likely to be acceptable due to concerns about archaeological constraints and site access.

156 - Poplar Farm: Phase 2, Mattishall Address: Poplar Farm, South Green (Phase 2), NR20 3JY		Alternative
Greenfield	Site area: 2.37ha	Estimated capacity: 20 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Beech House Dental Surgery: 6832 metres (R >) Mattishall Surgery: 625 metres (G <) Dereham Leisure Centre: 6334 metres (R >) Dereham Library: 6800 metres (R >) Mattishall Primary School: 587 metres (G <) Dereham Neatherd High School: 5963 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - General: 0 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 5962 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	The Almonds Including The Cottage (Grade II): 93 metres	
Registered Park	Kimberley Hall: 5482 metres	
Scheduled Monument	Four bowl barrows in Forehoe Wood: 5537 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes The Broads SAC	
Ancient Woodland	Little Wood: 2935 metres	
Geodiversity site	Hockham: 20370 metres	
National Nature Reserve	Foxley Wood: 11262 metres	
County Wildlife Site	Clippings Green Farm: 2034 metres	
Local Nature Reserve	Toll's Meadow, Wymondham: 10787 metres	
Ramsar	Broadland: 21382 metres	
Special Protection Area (SPA)	Breckland 18784 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Rosie Curston's Meadow, Mattishall 1942 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 3616 metres
Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

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

Other statutory consultees, agencies and organisations

Sport England: The southern border of this location connects to Mattishall Playing Field, which includes playing fields, the Sports and Social Club, Bowling Green, and parking facilities. Whilst the site would not be located on a playing field, development of the site should not prejudice the use of, all or any part of a playing field otherwise Sport England may object to it.

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

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.

157 - Land adjoining South Green Park, Mattishall Address: Land adjoining South Green Park, Mattishall,		Alternative
Greenfield	Site area: 0.58ha	Estimated capacity: 20 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Beech House Dental Surgery: 7276 metres (R >) Mattishall Surgery: 966 metres (G <) Dereham Leisure Centre: 6778 metres (R >) Dereham Library: 7244 metres (R >) Mattishall Primary School: 990 metres (G <) Dereham Neatherd High School: 6411 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - General: 55 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 6399 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Mattishall Hall (Grade II): 156 metres	
Registered Park	Kimberley Hall: 5201 metres	
Scheduled Monument	Four bowl barrows in Forehoe Wood: 5247 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes The Broads SAC	
Ancient Woodland	Little Wood: 2719 metres	
Geodiversity site	Pinebanks: 20340 metres	
National Nature Reserve	Foxley Wood: 11533 metres	
County Wildlife Site	Bickerston Meadow: 1926 metres	
Local Nature Reserve	Toll's Meadow, Wymondham: 10492 metres	
Ramsar	Broadland: 21179 metres	
Special Protection Area (SPA)	Breckland 18977 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Rosie Curston's Meadow, Mattishall 2365 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 3382 metres
Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

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

Other statutory consultees, agencies and organisations

Sport England: No comments

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

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.

157 - Land adjoining South Green Park, Mattishall Address: Land adjoining South Green Park, Mattishall,		Alternative
Greenfield	Site area: 1.98ha	Estimated capacity: 20 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Beech House Dental Surgery: 7276 metres (R >) Mattishall Surgery: 966 metres (G <) Dereham Leisure Centre: 6778 metres (R >) Dereham Library: 7244 metres (R >) Mattishall Primary School: 990 metres (G <) Dereham Neatherd High School: 6411 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - General: 55 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 6399 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Mattishall Hall (Grade II): 156 metres	
Registered Park	Kimberley Hall: 5201 metres	
Scheduled Monument	Four bowl barrows in Forehoe Wood: 5247 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes The Broads SAC	
Ancient Woodland	Little Wood: 2719 metres	
Geodiversity site	Pinebanks: 20340 metres	
National Nature Reserve	Foxley Wood: 11533 metres	
County Wildlife Site	Bickerston Meadow: 1926 metres	
Local Nature Reserve	Toll's Meadow, Wymondham: 10492 metres	
Ramsar	Broadland: 21179 metres	
Special Protection Area (SPA)	Breckland 18977 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Rosie Curston's Meadow, Mattishall 2365 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 3382 metres
Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

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

Other statutory consultees, agencies and organisations

Sport England: No comments

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

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.

043 – Land at Rayner's Farm, Dereham Road, Mattishall Address: Mattishall, NR20 3NU		Alternative
Greenfield	Site area: 0.5 ha	Estimated capacity: 5 dwellings

Broad accessibility assessment	
Settlement Hierarchy: Key Service Parish	
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	• Nearest Dereham • 1000M • Nearest Dereham • Nearest Dereham • 1000M • Nearest Dereham
Overall ranking accessibility	RAG: Amber
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services	
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Key Service Parish location.
Open Space	Category – Open Space – Adjoining
Recycling facilities	Nearest Dereham
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)	
Conservation Area	Not in CA
Listed Building	590M
Registered Park	>5,000M
Scheduled Monument	>5,000M
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)	
Nutrient Neutrality Catchment Area	Yes
Ancient Woodland	None
Geodiversity site	None
National Nature Reserve	None
County Wildlife Site	None
Local Nature Reserve	None
Ramsar	None
Special Protection Area (SPA)	Within Stone Curlew buffer: No
SSSI	None

Special Area of Conservation (SAC)	None
Agricultural Land	Grade 3

Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0%
Flood Zone 2	Proportion of site area 0%

Norfolk Local Lead Flood Authority advice – Red (RAG), Access to site is in a high risk area of SW flood risk on a significant sw flowpath with reports of external flooding locally to the access point. Some SW pooling on the site

Water Management Alliance advice - No

Anglian Water - No

Other statutory consultees, agencies and organisations

Sport England: No

Natural England: No

Historic England: No

Highways Authority:.

Children's Services: No

Minerals & Waste: No

NHS N&W ICB: No

Town/Parish Council:

Waste water Mattishall has known foul water capacity issues

Designation

Alternative option

Summary of Justification

While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.

Landowner/Site promoter comment:

Other objections

None received

045 – Land at the Corner of Dereham Road & Stone Road, Mattishall Address: Mattishall, NR20 3NU		Alternative
Greenfield	Site area: 1.53 ha	Estimated capacity: 25 dwellings

Broad accessibility assessment	
Settlement Hierarchy: Key Service Parish	
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	• Nearest Dereham • 1500M • Nearest Dereham • Nearest Dereham • 1500M • Nearest Dereham
Overall ranking accessibility	RAG: Amber
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services	
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Key Service Parish location.
Open Space	Category – Open Space – 500m
Recycling facilities	Nearest Dereham
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)	
Conservation Area	Not in CA
Listed Building	1000M
Registered Park	>5,000M
Scheduled Monument	>5,000M
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)	
Nutrient Neutrality Catchment Area	Yes
Ancient Woodland	None
Geodiversity site	None
National Nature Reserve	None
County Wildlife Site	None
Local Nature Reserve	None
Ramsar	None
Special Protection Area (SPA)	Within Stone Curlew buffer: No
SSSI	None

Special Area of Conservation (SAC)	None
Agricultural Land	Grade 3

Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0%
Flood Zone 2	Proportion of site area 0%

Norfolk Local Lead Flood Authority advice – Green (RAG)
Water Management Alliance advice - No
Anglian Water - No

Other statutory consultees, agencies and organisations

Sport England: No
Natural England: No
Historic England: No
Highways Authority:.
Children's Services: No
Minerals & Waste: No
NHS N&W ICB: No
Town/Parish Council:
Waste water Mattishall has known foul water capacity issues

Designation

Alternative option

Summary of Justification

While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.

Landowner/Site promoter comment:

Other objections

None received

044 – Land off Hunter Avenue, Mattishall Address: Mattishall, NR20 3QL		Alternative
Greenfield	Site area: 2.39 ha	Estimated capacity: 40 dwellings

Broad accessibility assessment	
Settlement Hierarchy: Key Service Parish	
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	• >5,000M • 350M • >5,000M • >5,000M • 360M • >5,000M
Overall ranking accessibility	RAG: Amber
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services	
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Key Service Parish location.
Open Space	Category – Playing Field – 200M
Recycling facilities	>5,000M
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)	
Conservation Area	Not in CA
Listed Building	70M
Registered Park	>5,000M
Scheduled Monument	>5,000M
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)	
Nutrient Neutrality Catchment Area	Yes
Ancient Woodland	3,200M
Geodiversity site	>5,000M
National Nature Reserve	>5,000M
County Wildlife Site	1,800M
Local Nature Reserve	>5,000M
Ramsar	>5,000M
Special Protection Area (SPA)	Within Stone Curlew buffer: No
SSSI	1,800M

Special Area of Conservation (SAC)	4,000M
Agricultural Land	Grade 3

Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0%
Flood Zone 2	Proportion of site area 0%

Norfolk Local Lead Flood Authority advice – Red (RAG), Surface water flow path on site and in the area of both access points

Water Management Alliance advice - No

Anglian Water - No

Other statutory consultees, agencies and organisations

Sport England: No

Natural England: No

Historic England: No

Highways Authority: Crossroads to the north with Norwich Road and Mill Street presents a significant issue for highways safety.

Children's Services: No

Minerals & Waste: No

NHS N&W ICB: No

Town/Parish Council:

Highway Access Via Hunters Ave. Known traffic/pedestrian conflicts at Mill Road/Norwich Road junction. No public transport.

Pedestrian Access Site dissected by rural Public Footpath. MNP Policy ENV8 Walking, cycling, horse riding applies.

Topology Largely flat, cultivated agricultural land.

Trees and hedgerows Site bordered by mature trees and hedgerows. MNP Policy ENV3 applies.

Landscape/Biodiversity qualities SSSI Rosie Curston's Meadow, Mattishall 1000 metres. Richness of wildlife MNP ENV7 applies. Site covered by Great Crested Newt Strategic Opportunity Area.

Settlement boundary Site sits outside settlement boundary, conflicts with MNP HOU1

Would the site conflict with the scale and size of settlement? Site sits outside settlement boundary, conflicts with MNP HOU1 Note, site size suggests (at 30 dwellings per hectare) could be 70+ dwellings. This would conflict with the size and scale of the village settlement.

Other Planning Policy conflicts

Site dissected by rural Public Footpath PROW.

Part of site protected by Norfolk Minerals and Waste Local Plan Policy MP11 Mineral Safeguarding Area.

Site close to Mattishall Conservation Area and group of Listed Buildings on Church Plain.

Conflicts with MNP Policy MNP ENV5 Landscape and Settlement Character.

Flood risk Flood risk to be assessed

Nutrient neutrality Yes- site is within the catchment area

Waste water Mattishall has known foul water capacity issues

Designation

Alternative option

Summary of Justification

The site is not proposed for allocation because the Council does not consider that development of it, in the manner proposed, is likely to be acceptable due to concerns about site access on Mill Street.

Landowner/Site promoter comment:

Other objections

None received

046 – Occupation Road, Mattishall Address: Southwest of Occupation Road, Mattishall, NR20 3QU		Alternative
Greenfield	Site area: 0.62 ha	Estimated capacity: 15 dwellings

Broad accessibility assessment	
Settlement Hierarchy: Key Service Parish	
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	• >5,000M • 600M • >5,000M • >5,000M • 750M • >5,000M
Overall ranking accessibility	RAG: Amber
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services	
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Key Service Parish location.
Open Space	Category – Playing Field – 1200M
Recycling facilities	>5,000M
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)	
Conservation Area	Not in CA
Listed Building	450M
Registered Park	>5,000M
Scheduled Monument	>5,000M
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)	
Nutrient Neutrality Catchment Area	Yes
Ancient Woodland	2,800M
Geodiversity site	>5,000M
National Nature Reserve	>5,000M
County Wildlife Site	750M
Local Nature Reserve	>5,000M
Ramsar	>5,000M
Special Protection Area (SPA)	Within Stone Curlew buffer: No
SSSI	1,200M

Special Area of Conservation (SAC)	4,000M
Agricultural Land	Grade 3

Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0%
Flood Zone 2	Proportion of site area 0%

Norfolk Local Lead Flood Authority advice – Amber (RAG), surface water flow path on site at the road boundary and in the middle of the site.

Water Management Alliance advice - No

Anglian Water - No

Other statutory consultees, agencies and organisations

Sport England: No

Natural England: No

Historic England: No

Highways Authority: No

Children's Services: No

Minerals & Waste: No

NHS N&W ICB: No

Town/Parish Council:

Highway Access Occupation Road is narrow

Pedestrian Access No pedestrian footways on Occupation Road. MNP Policy ENV8 applies

Topology Largely flat

Trees and hedgerows Site is bordered by mature trees and hedgerows. MNP

Policy ENV3 applies.

Landscape/Biodiversity qualities SSSI Rosie Curston's Meadow, Mattishall to the north. Richness of wildlife. MNP Policy ENV7 applies. Site is covered by Great Crested Newt Strategic Opportunity Area. Norfolk CC Local Nature Recovery draft Strategy map shows site adjacent to "Area that could become of Particular Importance for Biodiversity (ACB)"

Settlement boundary Site sits outside settlement boundary, conflicts with MNP HOU1

Planning Policy conflicts

Site protected by Norfolk Minerals and Waste Local Plan Policy MP11 Mineral Safeguarding Area. Site protected by MNP Policy Important Views and Vistas MNP ENV2. Site close to Grove Farm and Rookery Farm, both Grade 2 Listed Buildings. Conflicts with MNP Policy ENV5 Landscape and Settlement Character.

Flood risk Flood risk to be assessed. Site adjacent to area at risk from

surface water flooding.

Nutrient neutrality Yes- site is within the catchment area

Waste water Mattishall has known foul water drainage issues.

Designation

Alternative option

Summary of Justification
The site is not proposed for allocation because the Council does not consider that development of it, in the manner proposed, is likely to be acceptable due to concerns about site access on Occupation Road.
Landowner/Site promoter comment:
Other objections

047 – Land South of Litcham Road, Mileham Address: Land South of Litcham Road, Mileham PE32 2PU		Alternative
Greenfield	Site area: 0.64 ha	Estimated capacity: 6 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary Parish		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	• Closest Dereham • Closest Dereham • Closest Dereham • Closest Dereham • Closest Brisley / Litcham • Closest Litcham	
Overall ranking accessibility	RAG: Amber	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Secondary Parish location.	
Open Space	Category – Green Space – 550M	
Recycling facilities	>5,000M	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	250M	
Listed Building	300M	
Registered Park	>5,000M	
Scheduled Monument	450M	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	900M	
Geodiversity site	>5,000M	
National Nature Reserve	>5,000M	
County Wildlife Site	1050M	
Local Nature Reserve	>5,000M	
Ramsar	>5,000M	
Special Protection Area (SPA)	Within Stone Curlew buffer: No	
SSSI	900M	

Special Area of Conservation (SAC)	4,000M
Agricultural Land	Grade 3

Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0%
Flood Zone 2	Proportion of site area 0%

Norfolk Local Lead Flood Authority advice – Amber (RAG), Limited surface water flood risk on site. However significant surface water flood risk in the highway which could prevent safe access and egress to the site.

Water Management Alliance advice - No

Anglian Water - No

Other statutory consultees, agencies and organisations

Sport England: No

Natural England: No

Historic England: No

Highways Authority: No

Children's Services: No

Minerals & Waste: No

NHS N&W ICB: No

Town/Parish Council:.

Designation

Alternative option

Summary of Justification

While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.

Landowner/Site promoter comment:

Other objections

210 – South of the Street, Mileham Address: South of The Street, Mileham, PE32 2RA		Alternative
Greenfield	Site area: 0.50ha	Estimated capacity: 15 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Norfolk PCT Dental Services: 8069 metres (R >) Swanton Morley PMS Practice: 5559 metres (R >) Dereham Leisure Centre: 9179 metres (R >) Dereham Library: 9218 metres (R >) Bawdeswell Community Primary School: 141 metres (G <) Northgate High School: 8416 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - General: 374 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 9587 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Mileham	
Listed Building	Chaucer House (Grade II): 350 metres	
Registered Park	Elmham House: 5456 metres	
Scheduled Monument	A Roman roadside settlement 150m south-west of Billingford Hall: 3200 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Foxley Wood: 1510 metres	
Geodiversity site	Hempton Quarry: 15767 metres	
National Nature Reserve	Foxley Wood: 1511 metres	
County Wildlife Site	Gibbet Hill Platn & Bawd Heath: 831 metres	
Local Nature Reserve	Litcham Common: 15447 metres	
Ramsar	Broadland: 21968 metres	
Special Protection Area (SPA)	Broadland 21968 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Foxley Wood 1511 metres	

Special Area of Conservation (SAC)	River Wensum: 2418 metres
Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice Major surface water issues / constraints identified which will require further assessment by LPA (Red RAG)

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - Bylaugh Near Church. Capacity for growth of around 400 dwellings without investment

Other statutory consultees, agencies and organisations

Sport England: No comments

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

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.

216 - Mussel Hill, Narborough Address: Land at Mussel Hill, Narborough,		Alternative
Greenfield	Site area: 2.88ha	Estimated capacity: 64 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Mr J Holmes & Associates: 8214 metres (R >) Narborough Surgery: 627 metres (G <) Swaffham Leisure Centre: 8652 metres (R >) Swaffham Library: 8228 metres (R >) Sacred Heart School: 8160 metres (R >) The Nicholas Hammond Academy: 8583 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Allotments Or Community Growing Spaces: 10 metres	
Recycling facilities	Ashill Recycling Centre: 15074 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Church Of All Saints (Grade I): 380 metres	
Registered Park	Narford Hall: 1340 metres	
Scheduled Monument	Camphill: 672 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Site Name Blank: 3889 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 9140 metres	
National Nature Reserve	Roydon Common: 10806 metres	
County Wildlife Site	Narborough Hall Moat: 623 metres	
Local Nature Reserve	Litcham Common: 14132 metres	
Ramsar	Roydon Common: 10806 metres	
Special Protection Area (SPA)	Breckland 3468 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	River Nar 539 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 2340 metres
Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice LLFA Assessment: No major surface water issues / constraints identified

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - Narborough. Some capacity for growth at this time up to approximately 200 dwellings.

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

The site is not proposed for allocation because the Council does not consider that development of it, in the manner proposed, is likely to be acceptable due to concerns about site access on narrow lane.

217 - Point House, Narborough Address: Land at Point House, Narborough,		Alternative
Greenfield	Site area: 19.93ha	Estimated capacity: 390 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Mr J Holmes & Associates: 7175 metres (R >) Narborough Surgery: 1015 metres (G <) Swaffham Leisure Centre: 7626 metres (R >) Swaffham Library: 7190 metres (R >) Sacred Heart School: 7110 metres (R >) The Nicholas Hammond Academy: 7557 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Playing Field: 19 metres	
Recycling facilities	Ashill Recycling Centre: 14043 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Narborough Hall (Grade II*): 838 metres	
Registered Park	Narford Hall: 829 metres	
Scheduled Monument	Camphill: 615 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Site Name Blank: 4500 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 8185 metres	
National Nature Reserve	Roydon Common: 11436 metres	
County Wildlife Site	Contract Plantation: 484 metres	
Local Nature Reserve	Litcham Common: 13194 metres	
Ramsar	Roydon Common: 11436 metres	
Special Protection Area (SPA)	Breckland 2489 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Narborough Railway Embankment 220 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 2596 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice LLFA Assessment: No major surface water issues / constraints identified **Water Management Alliance advice** No comments **Anglian Water** Water Recycling Centre - Narborough. Some capacity for growth at this time up to approximately 200 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments **Natural England** (Nutrient Neutrality): No comments **Natural England** (Air Quality Screening): No comments **Historic England** No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	
Justification	
The site is not proposed for allocation because the Council does not consider that development of it, in the manner proposed, is likely to be acceptable due to concerns about size and scale of the development and distance from services.	

008 - Field South of St Andrews Lane, Necton Address: Arable Field South of St. Andrews Lane, Necton, PE37 8EJ		Alternative
Greenfield	Site area: 1.10ha	Estimated capacity: 25 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Mr J Holmes & Associates: 5961 metres (R >) Plowright Surgery: 705 metres (G <) Swaffham Leisure Centre: 6123 metres (R >) Swaffham Library: 5959 metres (R >) Necton Church of England Primary School: 289 metres (G <) The Nicholas Hammond Academy: 6191 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Playing Field: 0 metres	
Recycling facilities	Ashill Recycling Centre: 5805 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Church Farmhouse (Grade II): 201 metres	
Registered Park	Pickenham Hall: 5943 metres	
Scheduled Monument	Mona Hill: 1742 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Necton Wood: 2134 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 6320 metres	
National Nature Reserve	Foxley Wood: 20716 metres	
County Wildlife Site	Fox Covert: 1521 metres	
Local Nature Reserve	Litcham Common: 6668 metres	
Ramsar	Roydon Common: 21828 metres	
Special Protection Area (SPA)	Breckland 5551 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	

SSSI	Breckland Forest 5551 metres
Special Area of Conservation (SAC)	Norfolk Valley Fens: 8201 metres
Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - Necton. Likely to be sufficient capacity for growth of at least 500 dwellings.

Other statutory consultees, agencies and organisations

Sport England: Necton Sports and Social Club, consisting of a playing field and sports pavilion, is situated to the south of the site. Although the site itself would not be situated on a playing field, any development should not prejudice the use of the playing field in any way otherwise Sport England may object to the allocation of this site.

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.

149 - Land West of Tuns Road, Necton Address: West of Tuns Road, Necton, PE37 8EH		Alternative
Greenfield	Site area: 10.90ha	Estimated capacity: 250 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Mr J Holmes & Associates: 5518 metres (R >) Plowright Surgery: 338 metres (G <) Swaffham Leisure Centre: 5641 metres (R >) Swaffham Library: 5515 metres (R >) Necton Church of England Primary School: 454 metres (G <) The Nicholas Hammond Academy: 5710 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Cemetery: 4 metres	
Recycling facilities	Ashill Recycling Centre: 5362 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Necton	
Listed Building	Necton War Memorial (Grade II): 21 metres	
Registered Park	Pickenham Hall: 5470 metres	
Scheduled Monument	Mona Hill: 1731 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Sporle Wood: 1908 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 6093 metres	
National Nature Reserve	Foxley Wood: 20965 metres	
County Wildlife Site	Wissey Meadow: 1241 metres	
Local Nature Reserve	Litcham Common: 6683 metres	
Ramsar	Roydon Common: 21523 metres	
Special Protection Area (SPA)	Breckland 5009 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Breckland Forest 5009 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 7707 metres
Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - Necton. Likely to be sufficient capacity for growth of at least 500 dwellings.

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

The site is not proposed for allocation because the Council does not consider that development of it, in the manner proposed, is likely to be acceptable due to concerns about site access and impact on the landscape.

027 - East of Dereham Road, North Elmham Address: East of Dereham Road, North Elmham, NR20 5HU		Alternative
Greenfield	Site area: 1.42ha	Estimated capacity: 25 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Norfolk PCT Dental Services: 6127 metres (R >) Elmham Surgery: 605 metres (G <) Dereham Leisure Centre: 7619 metres (R >) Dereham Library: 7367 metres (R >) North Elmham CEVA Primary School: 575 metres (G <) Northgate High School: 6391 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Bowling Green: 49 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 8221 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	North Elmham	
Listed Building	The Vicarage (Grade II): 419 metres	
Registered Park	Elmham House: 268 metres	
Scheduled Monument	Episcopal chapel and fortified manor house on site of Anglo-Saxon cathedral: 1053 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Great Wood: 1094 metres	
Geodiversity site	Hempton Quarry: 11279 metres	
National Nature Reserve	Foxley Wood: 6277 metres	
County Wildlife Site	Elmham Park: 626 metres	
Local Nature Reserve	Litcham Common: 9862 metres	
Ramsar	North Norfolk Coast: 23376 metres	
Special Protection Area (SPA)	Breckland 20407 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	River Wensum 992 metres	

Special Area of Conservation (SAC)	River Wensum: 992 metres
Agricultural Land	Grade 2

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - North Elmham. Very limited head room for growth.

Other statutory consultees, agencies and organisations

Sport England: No comments

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

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.

120 - Land North of Billingford Road, North Elmham Address: North of Billingford Road, North Elmham, NR20 5HJ		**Alternative**
Greenfield	Site area: 0.87ha	Estimated capacity: 5 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Norfolk PCT Dental Services: 5957 metres (R >) Elmham Surgery: 1527 metres (R >) Dereham Leisure Centre: 7413 metres (R >) Dereham Library: 7232 metres (R >) North Elmham CEVA Primary School: 1324 metres (G <) Northgate High School: 6259 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Church: 755 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 7985 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Worthing Mill (Grade II): 204 metres	
Registered Park	Elmham House: 1481 metres	
Scheduled Monument	A Roman roadside settlement 150m south-west of Billingford Hall: 662 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Great Wood: 2357 metres	
Geodiversity site	Hempton Quarry: 12461 metres	
National Nature Reserve	Foxley Wood: 5089 metres	
County Wildlife Site	Worthington Meadow: 458 metres	
Local Nature Reserve	Litcham Common: 11153 metres	
Ramsar	North Norfolk Coast: 23734 metres	
Special Protection Area (SPA)	Breckland 21273 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	River Wensum 73 metres	

Special Area of Conservation (SAC)	River Wensum: 73 metres Screen for air quality for HRA if access within 200m
Agricultural Land	Grade 4

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

Flood Zone 3	Proportion of site area 5.55%
Flood Zone 2	Proportion of site area 25.30%

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice Minor development within the Board's IDD. The nearest Board maintained watercourse (MN 39 – Elmham, DRN099G0102) lies north, outside the development boundary.

Whilst unlikely, should any alterations/discharges to the watercourse be proposed during the detailed stage of the planning process, consent from the Board would be required. In addition, consent would be required for works within 9 metres of this watercourse. Consent would also be required for any proposed discharges/alterations to any riparian watercourses within the IDD.

Anglian Water Water Recycling Centre - North Elmham. Very limited head room for growth.

Other statutory consultees, agencies and organisations

Sport England: No comments

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

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

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

Landowner/Site promoter comment:

Brown and Co I wish to make comment on behalf of my client in respect of the Site Assessments Phase 1 Profiles in relation to land north of Billingford Road, North Elmham (site reference LPRC4SDEV120). In response to the Phase 1 Assessment, the following points are noted:

The existing footway on Billingford Road (as extended in connection with the adjacent house) effectively extends up to the proposed site. No significant improvements are required to pedestrian facilities therefore.

Other objections

None recorded as received

Justification

The site is not proposed for allocation because the Council does not consider that development of it, in the manner proposed, is likely to be acceptable due to concerns about the sites distance from village services.

206 - Back Lane, North Elmham		Alternative
Address: Land at Back Lane, North Elmham, NR20 5HF		
Mostly Green	Site area: 0.28ha	Estimated capacity: 9 dwellings

Broad accessibility assessment	
Settlement Hierarchy: Local Service Centre	
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Norfolk PCT Dental Services: 5965 metres (R >) Elmham Surgery: 1007 metres (G <) Dereham Leisure Centre: 7449 metres (R >) Dereham Library: 7224 metres (R >) North Elmham CEVA Primary School: 829 metres (G <) Northgate High School: 6245 metres (R >)
Overall ranking accessibility	Amber: One to three core facilities within threshold distance
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services	
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.
Open Space	Category - Playing Field: 545 metres
Recycling facilities	Dereham Main Recycling Centre Plus: 8040 metres
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)	
Conservation Area	North Elmham
Listed Building	Old Hall Farm Barn (Grade II): 71 metres
Registered Park	Elmham House: 981 metres
Scheduled Monument	Episcopal chapel and fortified manor house on site of Anglo-Saxon cathedral: 1202 metres
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)	
Nutrient Neutrality Catchment Area	Yes River Wensum SAC
Ancient Woodland	Great Wood: 1665 metres
Geodiversity site	Hempton Quarry: 11933 metres
National Nature Reserve	Foxley Wood: 5798 metres
County Wildlife Site	Land west of Worthing: 383 metres
Local Nature Reserve	Litcham Common: 10476 metres
Ramsar	North Norfolk Coast: 23698 metres
Special Protection Area (SPA)	Breckland 20780 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No
SSSI	River Wensum 497 metres
Special Area of Conservation (SAC)	River Wensum: 497 metres

Agricultural Land	Grade 2
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed **Water Management Alliance advice** No comments **Anglian Water** Water Recycling Centre - North Elmham. Very limited head room for growth.	
Other statutory consultees, agencies and organisations	
Sport England: No comments **Natural England** (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided. **Natural England** (Air Quality Screening): No comments **Historic England** No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	
Justification	
The site is not proposed for allocation because the Council does not consider that development of it, in the manner proposed, is likely to be acceptable due to concerns about the sites distance from village services and concerns around site access.	

215 - Station Yard, North Elmham Address: Station Yard, North Elmham Station, NR20 5HH		Alternative
Brownfield	Site area: 0.72ha	Estimated capacity: 25 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Norfolk PCT Dental Services: 5962 metres (R >) Elmham Surgery: 1052 metres (G <) Dereham Leisure Centre: 7441 metres (R >) Dereham Library: 7224 metres (R >) North Elmham CEVA Primary School: 857 metres (G <) Northgate High School: 6246 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Playing Field: 630 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 8029 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Old Hall Farm Barn (Grade II): 140 metres	
Registered Park	Elmham House: 1019 metres	
Scheduled Monument	Episcopal chapel and fortified manor house on site of Anglo-Saxon cathedral: 1159 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Great Wood: 1768 metres	
Geodiversity site	Hempton Quarry: 11999 metres	
National Nature Reserve	Foxley Wood: 5552 metres	
County Wildlife Site	Land west of Worthing: 305 metres	
Local Nature Reserve	Litcham Common: 10577 metres	
Ramsar	North Norfolk Coast: 23608 metres	
Special Protection Area (SPA)	Breckland 20855 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	River Wensum 247 metres	
Special Area of Conservation (SAC)	River Wensum: 247 metres Screen for air quality for HRA if access within 200m	

Agricultural Land	Grade 2
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.55%
Norfolk Local Lead Flood Authority advice Not reviewed **Water Management Alliance advice** Major development partially within NRIDB's IDD. Consent would be required from the Board for alterations or discharges to any riparian watercourse within the Board's IDD. **Anglian Water** Water Recycling Centre - North Elmham. Very limited head room for growth.	
Other statutory consultees, agencies and organisations	
Sport England: No comments **Natural England** (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided. **Natural England** (Air Quality Screening): Screen air quality if access within 200m **Historic England** No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	
Justification	
While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.	

283 - Land at the Corner of Station Road and Worthing Road North Elmham, North Elmham Address: Land at Corner of Station Road and Worthing Road, North Elmham,		**Alternative**
Greenfield	Site area: 1.13ha	Estimated capacity: 30 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Norfolk PCT Dental Services: 5841 metres (R >) Elmham Surgery: 1444 metres (R >) Dereham Leisure Centre: 7302 metres (R >) Dereham Library: 7115 metres (R >) North Elmham CEVA Primary School: 1244 metres (G <) Northgate High School: 6141 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Church: 609 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 7878 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Worthing Mill (Grade II): 81 metres	
Registered Park	Elmham House: 1405 metres	
Scheduled Monument	A Roman roadside settlement 150m south-west of Billingford Hall: 833 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Great Wood: 2210 metres	
Geodiversity site	Hempton Quarry: 12389 metres	
National Nature Reserve	Foxley Wood: 5279 metres	
County Wildlife Site	Land west of Worthing: 299 metres	
Local Nature Reserve	Litcham Common: 10999 metres	
Ramsar	North Norfolk Coast: 23801 metres	
Special Protection Area (SPA)	Breckland 21108 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	

SSSI	River Wensum 129 metres
Special Area of Conservation (SAC)	River Wensum: 129 metres Screen for air quality for HRA if access within 200m
Agricultural Land	Grade 4

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice Major development within the Board's IDD. The nearest Board maintained watercourse (MN 35 - Binley/Beetley, DRN101G0101) lies south, outside the development boundary for site LPR/C4S/DEV/283. Whilst unlikely due to the site's location, consent would be required for works within 9 metres of this watercourse. In addition, consent from the Board would be required for any proposed discharges/alterations to this watercourse/any ordinary watercourses within the IDD.

Known flood risk concerns. The Board has concerns with the downstream network's capacity of site LPR/C4S/DEV/283.

Therefore, surface water runoff will need to be well managed to ensure this is not further increased, as per paragraph 167 of the National Planning Policy Framework.

The Board strongly recommend that at the detailed design stage, where practicable, SuDS are utilised on the development, in line with the Non-Statutory technical standards for sustainable drainage systems.

Anglian Water Water Recycling Centre - North Elmham. Very limited head room for growth.

Other statutory consultees, agencies and organisations

Sport England: No comments

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

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

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

The site is not proposed for allocation because the Council does not consider that development of it, in the manner proposed, is likely to be acceptable due to concerns about the sites distance from village services.

052 – The Gables, North Lopham Address: Land at The Gables (7 The Green), North Lopham		Alternative
Greenfield	Site area: 0.49 ha	Estimated capacity: 5 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary Parish		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	• >5,000M • 2,500M • >5,000M • >5,000M • 1,100M • >5,000M	
Overall ranking accessibility	RAG: Amber	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Secondary Parish location.	
Open Space	Category – Green Space – 550M	
Recycling facilities	>5,000M	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Immediately adjacent CA	
Listed Building	60M	
Registered Park	>5,000M	
Scheduled Monument	>5,000M	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	2,400M	
Geodiversity site	>5,000M	
National Nature Reserve	>5,000M	
County Wildlife Site	1050M	
Local Nature Reserve	>5,000M	
Ramsar	>5,000M	
Special Protection Area (SPA)	Within Stone Curlew buffer: No	
SSSI	4,000M	
Special Area of Conservation (SAC)	4,000M	

Agricultural Land	Grade 3

Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0%
Flood Zone 2	Proportion of site area 0%

Norfolk Local Lead Flood Authority advice – Amber (RAG), Significant area of pooling across the access way to the main site, there is potential for this to be realigned and storage volume retained on one side. Subject to the developer considering this solution the RAG score is red.

Water Management Alliance advice - No

Anglian Water - No

Other statutory consultees, agencies and organisations

Sport England: No

Natural England: No

Historic England: No

Highways Authority: No

Children's Services: No

Minerals & Waste: No

NHS N&W ICB: No

Town/Parish Council: The site 052 off of The Green has already been rejected for development by both the Parish Council and Breckland Planning and further rejected on appeal by the Planning Inspectorate.

Designation

Alternative option

Summary of Justification

While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.

Landowner/Site promoter comment:

Other objections

053 – Land to North of Lophams Village Hall Address: Land to North of Lophams Village Hall, North Lopham IP22 2LW		**Alternative**
Greenfield	Site area: 1.3 ha	Estimated capacity: 25 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary Parish		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	• >5,000M • 2,500M • >5,000M • >5,000M • 230M • >5,000M	
Overall ranking accessibility	RAG: Amber	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Secondary Parish location.	
Open Space	Category – Playing Field – 50M	
Recycling facilities	>5,000M	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	130M	
Listed Building	100M	
Registered Park	>5,000M	
Scheduled Monument	>5,000M	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	1,200M	
Geodiversity site	>5,000M	
National Nature Reserve	>5,000M	
County Wildlife Site	1,200M	
Local Nature Reserve	>5,000M	
Ramsar	>5,000M	
Special Protection Area (SPA)	Within Stone Curlew buffer: No	

SSSI	4,000M
Special Area of Conservation (SAC)	4,000M
Agricultural Land	Grade 3

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

Flood Zone 3	Proportion of site area 0%
Flood Zone 2	Proportion of site area 0%

Norfolk Local Lead Flood Authority advice – Green (RAG)**Water Management Alliance advice - No**

Anglian Water - No

Other statutory consultees, agencies and organisations

Sport England: No

Natural England: No

Historic England: No

Highways Authority: No

Children's Services: No

Minerals & Waste: No

NHS N&W ICB: No

Town/Parish Council:

Designation

Alternative option

Summary of Justification

The site is not proposed for allocation because the Council does not consider that development of it, in the manner proposed, is likely to be acceptable due to concerns about settlement coalescence and impact on the landscape.

Landowner/Site promoter comment:

Other objections

209 - Land West of Attleborough Road, Old Buckenham		Alternative
Address: Land West of Attleborough Road, Old Buckenham, NR17 1RF		
Greenfield	Site area: 0.37ha	Estimated capacity: 3 dwellings

Broad accessibility assessment	
Settlement Hierarchy: Local Service Centre	
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Rookwood Dental Practice: 3840 metres (R >) Attleborough Surgery: 3609 metres (R >) Attleborough Sports Hall: 4138 metres (R >) Attleborough Library: 3981 metres (R >) Old Buckenham Primary School: 208 metres (G <) Old Buckenham High School: 420 metres (G <)
Overall ranking accessibility	Amber: One to three core facilities within threshold distance
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services	
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.
Open Space	Category - Public Park Or Garden: 132 metres
Recycling facilities	Snetterton Part-time Recycling Centre: 5234 metres
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)	
Conservation Area	Not within a CA
Listed Building	House At North West Corner Including House To North (Grade II): 94 metres
Registered Park	Breccles Hall: 10244 metres
Scheduled Monument	Buckenham Priory and Castle site: 1063 metres
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)	
Nutrient Neutrality Catchment Area	No
Ancient Woodland	Attleborough Wood: 5838 metres
Geodiversity site	Hockham: 10916 metres
National Nature Reserve	Redgrave & Lopham Fen: 11312 metres
County Wildlife Site	East of Old Buckenham Fen: 942 metres
Local Nature Reserve	Toll's Meadow, Wymondham: 10536 metres
Ramsar	Redgrave & South Lopham Fens: 11312 metres
Special Protection Area (SPA)	Breckland 10141 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No

SSSI	Old Buckenham Fen 1089 metres
Special Area of Conservation (SAC)	Norfolk Valley Fens: 4567 metres
Agricultural Land	Grade 3

Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - Old Buckenham. Likely to be sufficient capacity for growth of at least 270 dwellings.

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

12 as received

Justification

While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.

266 - Snetterton Heath (Parcel R2), Quidenham Address: Land adjacent to Snetterton Heath, Eccles Parcel R2, NR16 2JG		Alternative
Greenfield	Site area: 2.47ha	Estimated capacity: 51 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Rookwood Dental Practice: 5789 metres (R >) Kings Ride Surgery: 4184 metres (R >) Attleborough Sports Hall: 6093 metres (R >) Attleborough Library: 6076 metres (R >) East Harling Primary School and Nursery: 4248 metres (R >) Old Buckenham High School: 5121 metres (R >)	
Overall ranking accessibility	Red: No facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Limited accessibility to facilities would require substantial improvement to support walking and cycling accessibility.	
Open Space	Category - General: 0 metres	
Recycling facilities	Snetterton Part-time Recycling Centre: 346 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Church Of St Mary (Grade II*): 652 metres	
Registered Park	Breccles Hall: 6729 metres	
Scheduled Monument	Gallows Hill tumulus: 145 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Downhill Grove: 3624 metres	
Geodiversity site	Hockham: 6666 metres	
National Nature Reserve	Brettenham Heath: 8827 metres	
County Wildlife Site	Eccles Wood (North): 453 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 9027 metres	
Ramsar	Redgrave & South Lopham Fens: 10302 metres	
Special Protection Area (SPA)	Breckland 6083 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Swangey Fen, Attleborough 2405 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 2405 metres
Agricultural Land	Grade 4

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - East Harling. Likely to be sufficient capacity for growth at least up to 550 dwellings.

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.

277 - Land North of Station Road, Quidenham Address: Site 1, Land North of Station Road, Eccles, Quidenham,		Alternative
Greenfield	Site area: 4.32ha	Estimated capacity: 70 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Rookwood Dental Practice: 5529 metres (R >) Kings Ride Surgery: 4500 metres (R >) Attleborough Sports Hall: 5828 metres (R >) Attleborough Library: 5819 metres (R >) Rosecroft Primary School: 4132 metres (R >) Old Buckenham High School: 5043 metres (R >)	
Overall ranking accessibility	Red: No facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Limited accessibility to facilities would require substantial improvement to support walking and cycling accessibility.	
Open Space	Category - General: 29 metres	
Recycling facilities	Snetterton Part-time Recycling Centre: 464 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Church Of All Saints Including Tower (Grade II*): 784 metres	
Registered Park	Breccles Hall: 6509 metres	
Scheduled Monument	Gallows Hill tumulus: 268 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Site Name Blank: 3849 metres	
Geodiversity site	Hockham: 6538 metres	
National Nature Reserve	Brettenham Heath: 8957 metres	
County Wildlife Site	Hargham Estate: 500 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 8948 metres	
Ramsar	Redgrave & South Lopham Fens: 10626 metres	
Special Protection Area (SPA)	Breckland 6330 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Swangey Fen, Attleborough 2079 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 2079 metres
Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - East Harling. Likely to be sufficient capacity for growth at least up to 550 dwellings.

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.

278 - Land South-east of Station Road, Quidenham Address: Site 2, Land Southeast of Station Road, Eccles, Quidenham,		Alternative
Greenfield	Site area: 2.12ha	Estimated capacity: 30 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Rookwood Dental Practice: 5506 metres (R >) Kings Ride Surgery: 4371 metres (R >) Attleborough Sports Hall: 5810 metres (R >) Attleborough Library: 5793 metres (R >) Rosecroft Primary School: 4136 metres (R >) Old Buckenham High School: 4862 metres (R >)	
Overall ranking accessibility	Red: No facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Limited accessibility to facilities would require substantial improvement to support walking and cycling accessibility.	
Open Space	Category - General: 70 metres	
Recycling facilities	Snetterton Part-time Recycling Centre: 681 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Church Of All Saints Including Tower (Grade II*): 828 metres	
Registered Park	Breccles Hall: 6776 metres	
Scheduled Monument	Gallows Hill tumulus: 468 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Downhill Grove: 3913 metres	
Geodiversity site	Hockham: 6845 metres	
National Nature Reserve	Brettenham Heath: 9187 metres	
County Wildlife Site	Hargham Estate: 370 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 9264 metres	
Ramsar	Redgrave & South Lopham Fens: 10519 metres	
Special Protection Area (SPA)	Breckland 6419 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Swangey Fen, Attleborough 2175 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 2175 metres
Agricultural Land	Grade 4

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - East Harling. Likely to be sufficient capacity for growth at least up to 550 dwellings.

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.

363 - East of Station Road and North of Wilby Road, Quidenham Address: Land East of Station Road, NR16 2PF		Alternative
Greenfield	Site area: 21.31ha	Estimated capacity: 400 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Rookwood Dental Practice: 5483 metres (R >) Kings Ride Surgery: 3733 metres (R >) Attleborough Sports Hall: 5795 metres (R >) Attleborough Library: 5767 metres (R >) Kenninghall Primary School: 4096 metres (R >) Old Buckenham High School: 4655 metres (R >)	
Overall ranking accessibility	Red: No facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Limited accessibility to facilities would require substantial improvement to support walking and cycling accessibility.	
Open Space	Category - General: 107 metres	
Recycling facilities	Snetterton Part-time Recycling Centre: 657 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Church Of St Mary (Grade II*): 386 metres	
Registered Park	Breccles Hall: 6944 metres	
Scheduled Monument	Gallows Hill tumulus: 456 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Downhill Grove: 3374 metres	
Geodiversity site	Hockham: 6969 metres	
National Nature Reserve	Brettenham Heath: 8979 metres	
County Wildlife Site	Hargham Estate: 340 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 9338 metres	
Ramsar	Redgrave & South Lopham Fens: 9891 metres	
Special Protection Area (SPA)	Breckland 5933 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Kenninghall & Banham Fens with Quidenham Mere 2233 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 2346 metres
Agricultural Land	Grade 3

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

Flood Zone 3	Proportion of site area 0.11%
Flood Zone 2	Proportion of site area 0.87%

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - East Harling. Likely to be sufficient capacity for growth at least up to 550 dwellings.

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

Scott Properties Ltd Land to the East of Station Road and North of Wilby Road, Eccles Road (Quidenham)Land west of Station Road is being promoted for residential-led development of up to 130 dwellings alongside recreation and community uses. LEGAL The Site extends to c. 5.4ha (13.4 acres) and is in single ownership and subject to a long-term Promotion Agreement wi th Scott Properties. There are no legal or ownership issues which would prevent the Site coming forward for development. The Site abuts the adopted Highways on Station Road and Heath Road. - (Further detailed site commentary provided)

Other objections

None recorded as received

Justification

While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.

364 - Land to the West of Station Road and North of Heath Road, Quidenham Address: Land West of Station Road, NR16 2JG		Alternative
Greenfield	Site area: 5.02ha	Estimated capacity: 130 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Rookwood Dental Practice: 6033 metres (R >) Kings Ride Surgery: 3888 metres (R >) Attleborough Sports Hall: 6341 metres (R >) Attleborough Library: 6319 metres (R >) East Harling Primary School and Nursery: 3820 metres (R >) Old Buckenham High School: 5185 metres (R >)	
Overall ranking accessibility	Red: No facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Limited accessibility to facilities would require substantial improvement to support walking and cycling accessibility.	
Open Space	Category - General: 296 metres	
Recycling facilities	Snetterton Part-time Recycling Centre: 576 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Church Of St Mary (Grade II*): 332 metres	
Registered Park	Breccles Hall: 7013 metres	
Scheduled Monument	Gallows Hill tumulus: 419 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Downhill Grove: 3230 metres	
Geodiversity site	Hockham: 6888 metres	
National Nature Reserve	Brettenham Heath: 8641 metres	
County Wildlife Site	Eccles Wood (South): 108 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 9166 metres	
Ramsar	Redgrave & South Lopham Fens: 9981 metres	
Special Protection Area (SPA)	Breckland 5653 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	

SSSI	East Harling Common 2170 metres
Special Area of Conservation (SAC)	Norfolk Valley Fens: 2737 metres
Agricultural Land	Grade 4

Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - East Harling. Likely to be sufficient capacity for growth at least up to 550 dwellings.

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.

058 – 5-13 The Street, Rocklands Address: 5-13 The Street, Rocklands, NR17 1TT		**Alternative**
Greenfield	Site area: 0.5 ha	Estimated capacity: 5 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary Parish		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	• Closest Attleborough • Closest Attleborough • Closest Attleborough • Closest Attleborough • 500M • Closest Attleborough	
Overall ranking accessibility	RAG: Amber	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Secondary Parish location.	
Open Space	Category – Open Space – Immediately Adjacent	
Recycling facilities	>5,000M	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	130M	
Listed Building	100M	
Registered Park	>5,000M	
Scheduled Monument	>5,000M	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	None	
Geodiversity site	None	
National Nature Reserve	None	
County Wildlife Site	None	
Local Nature Reserve	None	
Ramsar	None	
Special Protection Area (SPA)	Within Stone Curlew buffer: No	
SSSI	None	
Special Area of Conservation (SAC)	None	
Agricultural Land	Grade 3	
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment,		

2024)	
Flood Zone 3	Proportion of site area 0%
Flood Zone 2	Proportion of site area 0%
Norfolk Local Lead Flood Authority advice – Green (RAG) Numerous known internally flooded properties further downslope along The Street **Water Management Alliance advice - No** **Anglian Water - No**	
Other statutory consultees, agencies and organisations	
Sport England: No **Natural England: No** **Historic England: No** **Highways Authority: No** **Children's Services: No** **Minerals & Waste: No** **NHS N&W ICB: No** **Town/Parish Council:**	
Designation	
Alternative option	
Summary of Justification	
While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.	
Landowner/Site promoter comment:	
Other objections	

059 – Land South of Bell Road, Rockland St Peter

Alternative

Address: Land South of Bell Road, Rockland St Peter NR17 1UL

Greenfield	Site area: 0.5 ha	Estimated capacity: 5 dwellings

Broad accessibility assessment

Settlement Hierarchy: Secondary Parish

• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	• Closest Attleborough • Closest Attleborough • Closest Attleborough • Closest Attleborough • 1000M • Closest Attleborough
Overall ranking accessibility	RAG: Amber

800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.

- Green 4+ core services within above threshold
- Amber 1 to 3 core services
- Red 0 core services

Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Secondary Parish location.
Open Space	Category – Open Space – 150M
Recycling facilities	>5,000M

Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)

Conservation Area	None
Listed Building	200M
Registered Park	>5,000M
Scheduled Monument	>5,000M

Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)

Nutrient Neutrality Catchment Area	No
Ancient Woodland	750M
Geodiversity site	None
National Nature Reserve	None
County Wildlife Site	None
Local Nature Reserve	None
Ramsar	None
Special Protection Area (SPA)	Within Stone Curlew buffer: No
SSSI	None
Special Area of Conservation (SAC)	None
Agricultural Land	Grade 3

Water management and flood risk (Further information, including surface water flood

risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0%
Flood Zone 2	Proportion of site area 0%
Norfolk Local Lead Flood Authority advice – Amber (RAG) Some surface water flood risk along the northern site boundary at the site access way and at the pond adacent to the sounthern boundary, **Water Management Alliance advice - No** **Anglian Water - No**	
Other statutory consultees, agencies and organisations	
Sport England: No **Natural England: No** **Historic England: No** **Highways Authority: No** **Children's Services: No** **Minerals & Waste: No** **NHS N&W ICB: No** **Town/Parish Council:**	
Designation	
Alternative option	
Summary of Justification	
While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 - i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.	
Landowner/Site promoter comment:	
Other objections	

062 - East of Rectory Road, Rocklands Address: Area 1, East of Rectory Road, Rockland All Saints, NR17 1XA		Alternative
Greenfield	Site area: 0.21ha	Estimated capacity: 0 dwellings

Broad accessibility assessment	
Settlement Hierarchy: Secondary village	
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Rookwood Dental Practice: 5986 metres (R >) Attleborough Surgeries: 5920 metres (R >) Attleborough Sports Hall: 5966 metres (R >) Attleborough Library: 6136 metres (R >) Rocklands Community Primary School: 318 metres (G <) Attleborough Academy: 6088 metres (R >)
Overall ranking accessibility	Amber: One to three core facilities within threshold distance
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services	
Walking and cycling	Some accessible facilities create opportunity to enhance walking and cycling access.
Open Space	Category - General: 604 metres
Recycling facilities	Snetterton Part-time Recycling Centre: 6591 metres
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)	
Conservation Area	Not within a CA
Listed Building	The Rookery (Grade II): 142 metres
Registered Park	Breccles Hall: 3038 metres
Scheduled Monument	Village cross, 70m north west of the Holy Cross Church: 3166 metres
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)	
Nutrient Neutrality Catchment Area	No
Ancient Woodland	Site Name Blank: 1582 metres
Geodiversity site	Hockham: 5117 metres
National Nature Reserve	Brettenham Heath: 11165 metres
County Wildlife Site	Land near Rockland All Saints: 178 metres
Local Nature Reserve	Great Eastern Pingo Trail: 4756 metres
Ramsar	Redgrave & South Lopham Fens: 17237 metres
Special Protection Area (SPA)	Breckland 4740 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No
SSSI	Swangey Fen, Attleborough 3423 metres

Special Area of Conservation (SAC)	Norfolk Valley Fens: 3423 metres
Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

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

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

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

Rocklands Parish Council The council accepts some development, but it must be right for the parish. Site assessment highlighting individual problems/concerns with each site. Under current policy, the proposed sites are a considerable distance outside the Settlement

Boundary, and in no way adjacent or connected to it. Under the proposed criteria: • The sites are entirely Greenfield in nature. • Access to the sites would be via Rectory Road – a narrow tertiary road with few passing places. The nearby junction with Magpie Lane – another narrow tertiary road with few passing places – and the end of The Street is also very restricted in width. We do not consider that access for additional properties will be either safe or practical. • Pedestrian access to the proposed sites would be extremely hazardous – there being no pavements, and via a narrow inclined road. • The Visual Landscape Impact would be High - particularly with respect to neighbouring properties on both sides of the road. These properties would lose the current visual amenity of unrestricted views of the surrounding rural landscape. As the sites are in an elevated position, development will impact on the rural views currently enjoyed from surrounding properties, roads and footpaths. • We would argue that the proposed sites are only very tenuously Adjacent to the existing built-up area. • The sites would conflict with the scale and size of the settlement, and would notably grow it. • The sites are not in proximity to a recognised settlement, and could not form part of a new settlement.

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

The site is not proposed for allocation because the Council does not consider that development of it, in the manner proposed, is likely to be acceptable due to concerns about the sites distance from built up area of the settlement.

365 - North of Chapel Street, Rocklands Address: North of Chapel Street, NR17 1UQ		**Alternative**
Greenfield	Site area: 0.42ha	Estimated capacity: 5 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Rookwood Dental Practice: 6359 metres (R >) Hingham Surgery: 6028 metres (R >) Attleborough Sports Hall: 6276 metres (R >) Hingham Library: 5619 metres (R >) Rocklands Community Primary School: 958 metres (G <) Attleborough Academy: 6389 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Some accessible facilities create opportunity to enhance walking and cycling access.	
Open Space	Category - General: 0 metres	
Recycling facilities	Snetterton Part-time Recycling Centre: 7760 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Methodist Church (Grade II): 199 metres	
Registered Park	Breccles Hall: 3848 metres	
Scheduled Monument	Village cross, 70m north west of the Holy Cross Church: 2864 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Site Name Blank: 1687 metres	
Geodiversity site	Hockham: 6054 metres	
National Nature Reserve	Brettenham Heath: 12242 metres	
County Wildlife Site	Goose Common: 1055 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 4813 metres	
Ramsar	Redgrave & South Lopham Fens: 18393 metres	
Special Protection Area (SPA)	Breckland 5455 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Scoulton Mere 3381 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 4496 metres	

Agricultural Land	Grade 2

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

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

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

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

Rocklands Parish Council • Firstly, we believe that this site location has been mis-named. Chapel Street finishes opposite 'Corner Cottage' – where Bell Road starts. Reference to the Electoral Register will confirm • Under current policy, the proposed site is neither connected to nor adjacent to the Settlement Boundary. See 3PL/2023/0702/F for the Case Officer's reasons for refusal, "The site fall outsides the defined settlement of Rocklands classified as a Village with a Boundary and is not immediately adjacent to the settlement boundary."

Under the proposed criteria: • The site is entirely Greenfield in nature. • Access to the site would be via either Bell Road or Chapel Street. Bell Road is an extremely narrow tertiary road with no passing places. It is probably the narrowest road in the parish, has high banks in places, blind bends and is used by large agricultural vehicles. Vehicle-vehicle and vehicle pedestrian conflicts are a regular occurrence on this narrow road. Chapel Street is another narrow tertiary road with few passing places, having three blind bends and the same agricultural traffic as Bell Road. We do not consider that access for additional properties will be either safe or practical. • Pedestrian access to the proposed site would be hazardous – extremely so from the Bell Road direction – there being no pavements in either Bell Road or Chapel Street. Conflict with large agricultural vehicles would pose a particular risk. • There would be unavoidable Visual Landscape Impact – particularly with respect to neighbouring and nearby properties on both sides of the road. These properties would lose the current visual amenity of unrestricted views of the surrounding rural landscape. See 3PL/2023/0702/F for the Case Officer's reasons for refusal, "The proposed development represent visual intrusion and erosion of the open countryside. The proposed design and appearance in terms of scale, height and massing of the dwelling, is out of character with the local context and street scene. It would result in unacceptable urbanisation of the area that would harm the character and appearance of the area including the open countryside. The proposed development is contrary to Policies COM01, GEN05, ENV05 & GEN02 of the Breckland Local Plan (adopted 2019), as well as having due regard to National Planning Policy Framework (2023)." The above related to a single property on this site – a number of properties could only have greater negative

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

Landowner/Site promoter comment:

None

Other objections

1 as received

403 - Area 2 West of Rectory Road, Rocklands Address: Area 2, West of Rectory Road, Rockland All Saints, NR17 1XA		Alternative
Greenfield	Site area: 0.39ha	Estimated capacity: 0 dwellings

Broad accessibility assessment	
Settlement Hierarchy: Secondary village	
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Rookwood Dental Practice: 6079 metres (R >) Attleborough Surgeries: 6010 metres (R >) Attleborough Sports Hall: 6055 metres (R >) Attleborough Library: 6225 metres (R >) Rocklands Community Primary School: 303 metres (G <) Attleborough Academy: 6176 metres (R >)
Overall ranking accessibility	Amber: One to three core facilities within threshold distance
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services	
Walking and cycling	Some accessible facilities create opportunity to enhance walking and cycling access.
Open Space	Category - General: 546 metres
Recycling facilities	Snetterton Part-time Recycling Centre: 6695 metres
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)	
Conservation Area	Not within a CA
Listed Building	The Rookery (Grade II): 175 metres
Registered Park	Breccles Hall: 3033 metres
Scheduled Monument	Village cross, 70m north west of the Holy Cross Church: 3049 metres
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)	
Nutrient Neutrality Catchment Area	No
Ancient Woodland	Site Name Blank: 1484 metres
Geodiversity site	Hockham: 5133 metres
National Nature Reserve	Brettenham Heath: 11205 metres
County Wildlife Site	Land near Rockland All Saints: 240 metres
Local Nature Reserve	Great Eastern Pingo Trail: 4678 metres
Ramsar	Redgrave & South Lopham Fens: 17342 metres
Special Protection Area (SPA)	Breckland 4728 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No
SSSI	Swangey Fen, Attleborough 3535 metres

Special Area of Conservation (SAC)	Norfolk Valley Fens: 3535 metres
Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

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

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

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

Rocklands Parish Council The council accepts some development, but it must be right for the parish. Site assessment highlighting individual problems/concerns with each site. Under current policy, the proposed sites are a considerable distance outside the Settlement

Boundary, and in no way adjacent or connected to it. Under the proposed criteria: • The sites are entirely Greenfield in nature. • Access to the sites would be via Rectory Road – a narrow tertiary road with few passing places. The nearby junction with Magpie Lane – another narrow tertiary road with few passing places – and the end of The Street is also very restricted in width. We do not consider that access for additional properties will be either safe or practical. • Pedestrian access to the proposed sites would be extremely hazardous – there being no pavements, and via a narrow inclined road. • The Visual Landscape Impact would be High - particularly with respect to neighbouring properties on both sides of the road. These properties would lose the current visual amenity of unrestricted views of the surrounding rural landscape. As the sites are in an elevated position, development will impact on the rural views currently enjoyed from surrounding properties, roads and footpaths. • We would argue that the proposed sites are only very tenuously Adjacent to the existing built-up area. • The sites would conflict with the scale and size of the settlement, and would notably grow it. • The sites are not in proximity to a recognised settlement, and could not form part of a new settlement.

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

The site is not proposed for allocation because the Council does not consider that development of it, in the manner proposed, is likely to be acceptable due to concerns about the sites distance from built up area of the settlement.

404 - Area 1 West of Rectory Road, Rocklands Address: Area 3, West of Rectory Rd, Rockland All Saints, NR17 1XA		Alternative
Greenfield	Site area: 0.90ha	Estimated capacity: 13 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Rookwood Dental Practice: 6034 metres (R >) Attleborough Surgeries: 5977 metres (R >) Attleborough Sports Hall: 6025 metres (R >) Attleborough Library: 6191 metres (R >) Rocklands Community Primary School: 391 metres (G <) Attleborough Academy: 6147 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Some accessible facilities create opportunity to enhance walking and cycling access.	
Open Space	Category - General: 673 metres	
Recycling facilities	Snetterton Part-time Recycling Centre: 6451 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	The Rookery (Grade II): 216 metres	
Registered Park	Breccles Hall: 2885 metres	
Scheduled Monument	Village cross, 70m north west of the Holy Cross Church: 3123 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Site Name Blank: 1532 metres	
Geodiversity site	Hockham: 4942 metres	
National Nature Reserve	Brettenham Heath: 10975 metres	
County Wildlife Site	Land near Rockland All Saints: 208 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 4699 metres	
Ramsar	Redgrave & South Lopham Fens: 17099 metres	
Special Protection Area (SPA)	Breckland 4594 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Swangey Fen, Attleborough 3325 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 3325 metres
Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

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

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

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

Rocklands Parish Council The council accepts some development, but it must be right for the parish. Site assessment highlighting individual problems/concerns with each site. Under current policy, the proposed sites are a considerable distance outside the Settlement

Boundary, and in no way adjacent or connected to it. Under the proposed criteria: • The sites are entirely Greenfield in nature. • Access to the sites would be via Rectory Road – a narrow tertiary road with few passing places. The nearby junction with Magpie Lane – another narrow tertiary road with few passing places – and the end of The Street is also very restricted in width. We do not consider that access for additional properties will be either safe or practical. • Pedestrian access to the proposed sites would be extremely hazardous – there being no pavements, and via a narrow inclined road. • The Visual Landscape Impact would be High - particularly with respect to neighbouring properties on both sides of the road. These properties would lose the current visual amenity of unrestricted views of the surrounding rural landscape. As the sites are in an elevated position, development will impact on the rural views currently enjoyed from surrounding properties, roads and footpaths. • We would argue that the proposed sites are only very tenuously Adjacent to the existing built-up area. • The sites would conflict with the scale and size of the settlement, and would notably grow it. • The sites are not in proximity to a recognised settlement, and could not form part of a new settlement.

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

The site is not proposed for allocation because the Council does not consider that development of it, in the manner proposed, is likely to be acceptable due to concerns about the sites distance from built up area of the settlement.

362 - Land at Barkers Farm, Roudham and Larling Address: Barkers Farm, Roudham & Larling, NR16 2RA		Alternative
Greenfield	Site area: 0.62ha	Estimated capacity: 15 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Other settlement/village		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Rookwood Dental Practice: 8667 metres (R >) East Harling and Kenninghall Medical Practice: 4485 metres (R >) Attleborough Sports Hall: 8881 metres (R >) Attleborough Library: 8947 metres (R >) Great Hockham Primary School and Nursery: 3277 metres (R >) Attleborough Academy: 8992 metres (R >)	
Overall ranking accessibility	Red: No facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Relative isolation from facilities make location less attractive for walking and cycling.	
Open Space	Category - General: 2467 metres	
Recycling facilities	Snetterton Part-time Recycling Centre: 3678 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Barker's Farmhouse (Grade II): 110 metres	
Registered Park	Breccles Hall: 4085 metres	
Scheduled Monument	Roudham deserted medieval village: 2942 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Site Name Blank: 1873 metres	
Geodiversity site	Hockham: 2983 metres	
National Nature Reserve	Brettenham Heath: 5535 metres	
County Wildlife Site	North of Baker's Farm: 145 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 4973 metres	
Ramsar	Redgrave & South Lopham Fens: 12571 metres	
Special Protection Area (SPA)	Breckland 3073 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Breckland Forest 3073 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 4345 metres
Agricultural Land	Grade 4

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

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

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

This site is outside the Parish Hierarchy outlined in proposed Policy GEN 02. With the exception of the three proposed Strategic Development Areas, the Council is not proposing to allocate any site that is categorised as 'Other Parishes' in the Parish Hierarchy. Therefore, the proposal has not been considered in detail. It may be possible that the site could still achieve planning permission – either as a departure to the Plan or as a contributor to the 'Other Parishes' target as set out in the proposed policy HOU 03: Windfall Housing Policy.

037 - Land at Nursery Lane, Rushford Address: Land at Nursey Lane, Rushford, IP24 2SE		Alternative
Greenfield	Site area: 0.53ha	Estimated capacity: 5 dwellings

Broad accessibility assessment	
Settlement Hierarchy: Local Service Centre	
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	mydentist: 5349 metres (R >) Grove Surgery: 5386 metres (R >) Breckland Leisure Centre: 5750 metres (R >) Thetford Library: 5473 metres (R >) Raleigh Infant School and Nursery: 5105 metres (R >) The Thetford Academy: 5666 metres (R >)
Overall ranking accessibility	Red: No facilities within threshold distance
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services	
Walking and cycling	Relative isolation from facilities make location less attractive for walking and cycling. Local Service Centre location provides some opportunity for enhancement.
Open Space	Category - General: 410 metres
Recycling facilities	Thetford Main Recycling Centre Plus: 6438 metres
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)	
Conservation Area	Not within a CA
Listed Building	The Old School House (Grade II): 69 metres
Registered Park	Shadwell Park: 376 metres
Scheduled Monument	Rushford Bridge See also SUFFOLK 242: 515 metres
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)	
Nutrient Neutrality Catchment Area	No
Ancient Woodland	Fakenham Wood: 3202 metres
Geodiversity site	Hockham: 11046 metres
National Nature Reserve	Brettenham Heath: 3414 metres
County Wildlife Site	Adjacent River Little Ouse: 214 metres
Local Nature Reserve	Barnham Cross Common: 5357 metres
Ramsar	Redgrave & South Lopham Fens: 11698 metres
Special Protection Area (SPA)	Breckland 1144 metres. (Site Less than 1.5km, HRA required.) Within Stone Curlew buffer: Yes
SSSI	Breckland Farmland 1144 metres
Special Area of Conservation (SAC)	Breckland: 3414 metres
Agricultural Land	Grade 4

Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed **Water Management Alliance advice** No comments **Anglian Water** Water Recycling Centre - Attleborough STW. Unlikely to be capacity for additional growth above Attleborough SUE.	
Other statutory consultees, agencies and organisations	
Sport England: No comments **Natural England** (Nutrient Neutrality): No comments **Natural England** (Air Quality Screening): No comments **Historic England** No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	
Justification	
This site is outside the Parish Hierarchy outlined in proposed Policy GEN 02. With the exception of the three proposed Strategic Development Areas, the Council is not proposing to allocate any site that is categorised as 'Other Parishes' in the Parish Hierarchy. Therefore, the proposal has not been considered in detail. It may be possible that the site could still achieve planning permission – either as a departure to the Plan or as a contributor to the 'Other Parishes' target as set out in the proposed policy HOU 03: Windfall Housing Policy.	

020 - Bell Lane, Saham Toney Address: Bell Lane, Saham Toney, IP25 7HD		Alternative
Greenfield	Site area: 0.69ha	Estimated capacity: 5 dwellings

Broad accessibility assessment	
Settlement Hierarchy: Secondary village	
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Together Dental: 1327 metres (R >) Watton Medical Practice: 1560 metres (R >) Watton Sports and Social Club: 1243 metres (R >) Watton Library: 1348 metres (R >) Parkers Church of England V.C. Primary School: 538 metres (G <) Wayland Academy Norfolk: 1941 metres (G <)
Overall ranking accessibility	Amber: One to three core facilities within threshold distance
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services	
Walking and cycling	Some accessible facilities create opportunity to enhance walking and cycling access.
Open Space	Category - Play Space: 13 metres
Recycling facilities	Ashill Recycling Centre: 3869 metres
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)	
Conservation Area	Not within a CA
Listed Building	White Hall (Grade II): 349 metres
Registered Park	Pickenham Hall: 4540 metres
Scheduled Monument	Roman settlement at Woodcock Hall: 1399 metres
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)	
Nutrient Neutrality Catchment Area	No
Ancient Woodland	Saham Wood: 2298 metres
Geodiversity site	Hockham: 10473 metres
National Nature Reserve	Brettenham Heath: 15273 metres
County Wildlife Site	Saham Mere: 33 metres
Local Nature Reserve	Great Eastern Pingo Trail: 6342 metres
Ramsar	Redgrave & South Lopham Fens: 26046 metres
Special Protection Area (SPA)	Breckland 2243 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No
SSSI	Breckland Farmland 2243 metres
Special Area of Conservation (SAC)	Breckland: 4161 metres

Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

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

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

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

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

Landowner/Site promoter comment:

None

Other objections

1 as received

Justification

The site is not proposed for allocation because the Council does not consider that development of it, in the manner proposed, is likely to be acceptable due to concerns about the sites location within the front garden of an existing dwelling and proximity to SSSI.

060 – Southeast of Chequers Lane, Saham Toney Address: IP25 7HH		Alternative
Greenfield	Site area: 0.95 ha	Estimated capacity: 10 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary Parish		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	• Nearest Watton • Nearest Watton • Nearest Watton • Nearest Watton • 650m • Nearest Watton	
Overall ranking accessibility	RAG: Amber	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Secondary Parish location.	
Open Space	Category – Playing Field – 750m	
Recycling facilities	Nearest Ashill Recycling Centre	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not in CA	
Listed Building	Grade II, 200m to north	
Registered Park	>5,000M	
Scheduled Monument	None	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	None	
Ancient Woodland	None	
Geodiversity site	None	
National Nature Reserve	None	
County Wildlife Site	Saham Mere, 330m south	
Local Nature Reserve	None	
Ramsar	None	
Special Protection Area (SPA)	Within Stone Curlew buffer: No	
SSSI	None	
Special Area of Conservation (SAC)	None	

Agricultural Land	Grade 3

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

Flood Zone 3	Proportion of site area 0%
Flood Zone 2	Proportion of site area 0%

Norfolk Local Lead Flood Authority advice – Amber (RAG), Some surface water flood risk along the northern site boundary at the site access way and at the pond adjacent to the southern boundary.

Water Management Alliance advice - No

Anglian Water - No

Other statutory consultees, agencies and organisations

Sport England: No

Natural England: No

Historic England: No

Highways Authority: No

Children's Services: No

Minerals & Waste: No

NHS N&W ICB: No

Town/Parish Council:

- There are other sites outside the settlement boundary that could possibly be considered, subject to complying with all the relevant policies in the Saham Toney Neighbourhood Plan as follows:-
  - DEV 060 – Land southeast of Chequers Lane

Designation

Alternative Option

Summary of Justification

While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.

Landowner/Site promoter comment:

Other objections

069 - Pound Hill, Saham Toney Address: East of Pound Hill, Saham Toney, IP25 7HY		Alternative
Greenfield	Site area: 1.17ha	Estimated capacity: 22 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Together Dental: 1999 metres (R >) Watton Medical Practice: 2233 metres (R >) Watton Sports and Social Club: 1892 metres (R >) Watton Library: 2014 metres (R >) Parkers Church of England V.C. Primary School: 105 metres (G <) Wayland Academy Norfolk: 2595 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Some accessible facilities create opportunity to enhance walking and cycling access.	
Open Space	Category - Church: 168 metres	
Recycling facilities	Ashill Recycling Centre: 3211 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Page's Place (Grade II): 75 metres	
Registered Park	Pickenham Hall: 3949 metres	
Scheduled Monument	Roman settlement at Woodcock Hall: 1494 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Saham Wood: 2180 metres	
Geodiversity site	Hockham: 11100 metres	
National Nature Reserve	Brettenham Heath: 15775 metres	
County Wildlife Site	Saham Mere: 322 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 7000 metres	
Ramsar	Redgrave & South Lopham Fens: 26695 metres	
Special Protection Area (SPA)	Breckland 2421 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Breckland Farmland 2421 metres	
Special Area of Conservation (SAC)	Breckland: 4434 metres	

Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

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

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

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

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

Landowner/Site promoter comment:

None

Other objections

1 as received

Justification

While it is recognised that there may be some merit in this site, further allocations are not considered to be needed or appropriate in this part of the district - due to other allocations or development in the local area.

070 - Pages Place Farm, Saham Toney Address: Pages Place Farm Buildings, Saham Toney, IP25 7HY		Alternative
Mostly Green	Site area: 1.93ha	Estimated capacity: 35 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Together Dental: 2152 metres (R >) Watton Medical Practice: 2384 metres (R >) Watton Sports and Social Club: 2036 metres (R >) Watton Library: 2170 metres (R >) Parkers Church of England V.C. Primary School: 303 metres (G <) Wayland Academy Norfolk: 2759 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Some accessible facilities create opportunity to enhance walking and cycling access.	
Open Space	Category - Playing Field: 184 metres	
Recycling facilities	Ashill Recycling Centre: 2991 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Page's Place (Grade II): 23 metres	
Registered Park	Pickenham Hall: 3708 metres	
Scheduled Monument	Roman settlement at Woodcock Hall: 1629 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Saham Wood: 2152 metres	
Geodiversity site	Hockham: 11280 metres	
National Nature Reserve	Brettenham Heath: 15975 metres	
County Wildlife Site	Saham Mere: 490 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 7163 metres	
Ramsar	Redgrave & South Lopham Fens: 26865 metres	
Special Protection Area (SPA)	Breckland 2560 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Breckland Farmland 2560 metres	

Special Area of Conservation (SAC)	Breckland: 4588 metres
Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

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

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

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

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

Landowner/Site promoter comment:

None

Other objections

1 as received

Justification

While it is recognised that there may be some merit in this site, further allocations are not considered to be needed or appropriate in this part of the district - due to other allocations or development in the local area.

071 - South of Pages Lane, Saham Toney Address: South of Pages Lane, Saham Toney, IP25 7HY		Alternative
Greenfield	Site area: 0.58ha	Estimated capacity: 6 dwellings

Broad accessibility assessment	
Settlement Hierarchy: Secondary village	
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Together Dental: 2063 metres (R >) Watton Medical Practice: 2289 metres (R >) Watton Sports and Social Club: 1933 metres (R >) Watton Library: 2084 metres (R >) Parkers Church of England V.C. Primary School: 289 metres (G <) Wayland Academy Norfolk: 2676 metres (R >)
Overall ranking accessibility	Amber: One to three core facilities within threshold distance
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services	
Walking and cycling	Some accessible facilities create opportunity to enhance walking and cycling access.
Open Space	Category - Church: 356 metres
Recycling facilities	Ashill Recycling Centre: 3210 metres
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)	
Conservation Area	Not within a CA
Listed Building	Page's Place (Grade II): 66 metres
Registered Park	Pickenham Hall: 3948 metres
Scheduled Monument	Roman settlement at Woodcock Hall: 1683 metres
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)	
Nutrient Neutrality Catchment Area	No
Ancient Woodland	Saham Wood: 2099 metres
Geodiversity site	Hockham: 11205 metres
National Nature Reserve	Brettenham Heath: 15939 metres
County Wildlife Site	Saham Mere: 430 metres
Local Nature Reserve	Great Eastern Pingo Trail: 7078 metres
Ramsar	Redgrave & South Lopham Fens: 26782 metres
Special Protection Area (SPA)	Breckland 2610 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No
SSSI	Breckland Farmland 2610 metres

Special Area of Conservation (SAC)	Breckland: 4622 metres
Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

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

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

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

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

Landowner/Site promoter comment:

None

Other objections

1 as received

Justification

While it is recognised that there may be some merit in this site, further allocations are not considered to be needed or appropriate in this part of the district - due to other allocations or development in the local area.

090 - Saham Tythe Chequers Lane, Saham Toney Address: Land at Saham Tythe Barn, Chequers Lane, Saham Toney, IP25 7HQ		Alternative
Greenfield	Site area: 0.88ha	Estimated capacity: 9 dwellings

Broad accessibility assessment	
Settlement Hierarchy: Secondary village	
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Together Dental: 1818 metres (R >) Watton Medical Practice: 2000 metres (R >) Watton Sports and Social Club: 1566 metres (R >) Watton Library: 1855 metres (R >) Parkers Church of England V.C. Primary School: 662 metres (G <) Wayland Academy Norfolk: 2451 metres (R >)
Overall ranking accessibility	Amber: One to three core facilities within threshold distance
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services	
Walking and cycling	Some accessible facilities create opportunity to enhance walking and cycling access.
Open Space	Category - General: 467 metres
Recycling facilities	Ashill Recycling Centre: 3672 metres
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)	
Conservation Area	Not within a CA
Listed Building	Meadow Farmhouse (Grade II): 120 metres
Registered Park	Pickenham Hall: 4460 metres
Scheduled Monument	Roman settlement at Woodcock Hall: 1936 metres
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)	
Nutrient Neutrality Catchment Area	No
Ancient Woodland	Saham Wood: 1644 metres
Geodiversity site	Hockham: 10982 metres
National Nature Reserve	Brettenham Heath: 15850 metres
County Wildlife Site	Saham Mere: 471 metres
Local Nature Reserve	Great Eastern Pingo Trail: 6815 metres
Ramsar	Redgrave & South Lopham Fens: 26517 metres
Special Protection Area (SPA)	Breckland 2822 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No
SSSI	Breckland Farmland 2822 metres

Special Area of Conservation (SAC)	Breckland: 4769 metres
Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

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

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

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

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

Landowner/Site promoter comment:

None

Other objections

1 as received

Justification

While it is recognised that there may be some merit in this site, further allocations are not considered to be needed or appropriate in this part of the district - due to other allocations or development in the local area.

126 - West of Swaffham Road, Saham Toney Address: Land West of Swaffham Road, Saham Toney, IP25 6LD		Alternative
Greenfield	Site area: 2.09ha	Estimated capacity: 60 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Together Dental: 916 metres (G <) Watton Medical Practice: 1227 metres (R >) Watton Sports and Social Club: 1231 metres (R >) Watton Library: 868 metres (G <) Watton Westfield Infant and Nursery School: 940 metres (G <) Wayland Academy Norfolk: 1314 metres (G <)	
Overall ranking accessibility	Green: At least four facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for access/enhancement to walking and cycling as a result of proximity to facilities.	
Open Space	Category - Golf Course: 100 metres	
Recycling facilities	Ashill Recycling Centre: 4375 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	White Hall (Grade II): 514 metres	
Registered Park	Pickenham Hall: 4828 metres	
Scheduled Monument	Roman settlement at Woodcock Hall: 622 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Wayland Wood: 2096 metres	
Geodiversity site	Hockham: 9688 metres	
National Nature Reserve	Brettenham Heath: 14284 metres	
County Wildlife Site	The Grove: 387 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 5643 metres	
Ramsar	Redgrave & South Lopham Fens: 25304 metres	
Special Protection Area (SPA)	Breckland 1259 metres. (Site Less than 1.5km, HRA required.) Within Stone Curlew buffer: Yes	
SSSI	Breckland Farmland 1259 metres	

Special Area of Conservation (SAC)	Breckland: 3080 metres
Agricultural Land	Grade 4

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

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

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

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

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

Landowner/Site promoter comment:

None

Other objections

1 as received

306 - Grange Farm, Saham Toney Address: Grange Farm, Saham Toney, IP25 7HH		Alternative
Mostly Green	Site area: 4.20ha	Estimated capacity: 105 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Together Dental: 1880 metres (R >) Watton Medical Practice: 2097 metres (R >) Watton Sports and Social Club: 1730 metres (R >) Watton Library: 1906 metres (R >) Parkers Church of England V.C. Primary School: 256 metres (G <) Wayland Academy Norfolk: 2500 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Some accessible facilities create opportunity to enhance walking and cycling access.	
Open Space	Category - General: 271 metres	
Recycling facilities	Ashill Recycling Centre: 3237 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Page's Place (Grade II): 88 metres	
Registered Park	Pickenham Hall: 3986 metres	
Scheduled Monument	Roman settlement at Woodcock Hall: 1622 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Saham Wood: 1950 metres	
Geodiversity site	Hockham: 11034 metres	
National Nature Reserve	Brettenham Heath: 15789 metres	
County Wildlife Site	Saham Mere: 272 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 6896 metres	
Ramsar	Redgrave & South Lopham Fens: 26602 metres	
Special Protection Area (SPA)	Breckland 2539 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Breckland Farmland 2539 metres	
Special Area of Conservation (SAC)	Breckland: 4532 metres	

Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

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

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

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

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

Landowner/Site promoter comment:

None

Other objections

1 as received

Justification

While it is recognised that there may be some merit in this site, further allocations are not considered to be needed or appropriate in this part of the district - due to other allocations or development in the local area.

311 - Ovington Road, Saham Toney Address: Ovington Road, Saham Toney, IP25 7HF		Alternative
Greenfield	Site area: 2.73ha	Estimated capacity: 61 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Together Dental: 900 metres (G <) Watton Medical Practice: 1119 metres (G <) Watton Sports and Social Club: 813 metres (G <) Watton Library: 931 metres (G <) Parkers Church of England V.C. Primary School: 882 metres (G <) Wayland Academy Norfolk: 1528 metres (G <)	
Overall ranking accessibility	Green: At least four facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for access/enhancement to walking and cycling as a result of proximity to facilities.	
Open Space	Category - Golf Course: 0 metres	
Recycling facilities	Ashill Recycling Centre: 4175 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Brick Kiln Farmhouse (Grade II): 266 metres	
Registered Park	Pickenham Hall: 4879 metres	
Scheduled Monument	Roman settlement at Woodcock Hall: 1549 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Saham Wood: 2131 metres	
Geodiversity site	Hockham: 10062 metres	
National Nature Reserve	Brettenham Heath: 14943 metres	
County Wildlife Site	Saham Mere: 400 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 5915 metres	
Ramsar	Redgrave & South Lopham Fens: 25622 metres	
Special Protection Area (SPA)	Breckland 2283 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Wayland Wood, Watton 2190 metres	
Special Area of Conservation (SAC)	Breckland: 4069 metres	
Agricultural Land	Grade 3	

Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 20.00%
Flood Zone 2	Proportion of site area 24.85%

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

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

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

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

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

Landowner/Site promoter comment:

None

Other objections

1 as received

Justification

While it is recognised that there may be some merit in this site, further allocations are not considered to be needed or appropriate in this part of the district - due to other allocations or development in the local area.

068 - Previous Nurseries, Scarning Address: Site A, Previous Nurseries, Riverside Farm, Podmore Lane, Scarning, NR19 2NU		Alternative
Mostly Green	Site area: 0.26ha	Estimated capacity: 10 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Other settlement/village		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Beech House Dental Surgery: 2743 metres (R >) Theatre Royal Surgery: 2818 metres (R >) Dereham Leisure Centre: 3209 metres (R >) Dereham Library: 2781 metres (R >) Scarning VC Primary School: 1292 metres (G <) Northgate High School: 2924 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunity to provide some accessibility to facilities through walking and cycling provision. May require significant infrastructure.	
Open Space	Category - Allotments Or Community Growing Spaces: 753 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 3505 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	The Woodlands (Grade II): 483 metres	
Registered Park	Elmham House: 7742 metres	
Scheduled Monument	Wendling Abbey: 2133 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Old Carr: 1195 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 12401 metres	
National Nature Reserve	Foxley Wood: 12527 metres	
County Wildlife Site	Land near Podmore Farm: 395 metres	
Local Nature Reserve	Litcham Common: 8006 metres	
Ramsar	Roydon Common: 27672 metres	
Special Protection Area (SPA)	Breckland 14006 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Dereham Rush Meadow 1360 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 2146 metres
Agricultural Land	Grade 3

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

Flood Zone 3	Proportion of site area 14.06%
Flood Zone 2	Proportion of site area 17.52%

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice Site A of the proposed sites at the former nurseries' location is within NRIDB's IDD. Consent would be required from the Board for any alterations or discharge to any riparian watercourse (excluding Main Rivers) within the Board's IDD. Whilst outside the Board's IDD, if at the detailed design stage Site B intended to discharge into a watercourse within the IDD, consent would be required.

Best practice for the disposal of surface water should be followed, as per the SuDS hierarchy and Non-Statutory technical standards for sustainable drainage systems.

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

Other statutory consultees, agencies and organisations

Sport England: No comments

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

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

While it is recognised that there may be some merit in this site, further allocations are not considered to be needed or appropriate in this part of the district - due to other allocations or development in the local area.

068 - Previous Nurseries, Scarning Address: Site B, Previous Nurseries, Riverside Farm, Podmore Lane, Scarning, NR19 2NU		Alternative
Mostly Green	Site area: 1.86ha	Estimated capacity: 10 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Other settlement/village		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Beech House Dental Surgery: 2743 metres (R >) Theatre Royal Surgery: 2818 metres (R >) Dereham Leisure Centre: 3209 metres (R >) Dereham Library: 2781 metres (R >) Scarning VC Primary School: 1292 metres (G <) Northgate High School: 2924 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunity to provide some accessibility to facilities through walking and cycling provision. May require significant infrastructure.	
Open Space	Category - Allotments Or Community Growing Spaces: 753 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 3505 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	The Woodlands (Grade II): 483 metres	
Registered Park	Elmham House: 7742 metres	
Scheduled Monument	Wendling Abbey: 2133 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Old Carr: 1195 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 12401 metres	
National Nature Reserve	Foxley Wood: 12527 metres	
County Wildlife Site	Land near Podmore Farm: 395 metres	
Local Nature Reserve	Litcham Common: 8006 metres	
Ramsar	Roydon Common: 27672 metres	
Special Protection Area (SPA)	Breckland 14006 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Dereham Rush Meadow 1360 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 2146 metres
Agricultural Land	Grade 3

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

Flood Zone 3	Proportion of site area 1.97%
Flood Zone 2	Proportion of site area 2.45%

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice Site A of the proposed sites at the former nurseries' location is within NRIDB's IDD. Consent would be required from the Board for any alterations or discharge to any riparian watercourse (excluding Main Rivers) within the Board's IDD. Whilst outside the Board's IDD, if at the detailed design stage Site B intended to discharge into a watercourse within the IDD, consent would be required.

Best practice for the disposal of surface water should be followed, as per the SuDS hierarchy and Non-Statutory technical standards for sustainable drainage systems.

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

Other statutory consultees, agencies and organisations

Sport England: No comments

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

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

While it is recognised that there may be some merit in this site, further allocations are not considered to be needed or appropriate in this part of the district - due to other allocations or development in the local area.

165 - Land South of Dereham Road, Scarning Address: Land South of Dereham Road, Scarning,		Alternative
Greenfield	Site area: 1.00ha	Estimated capacity: 15 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Other settlement/village		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Beech House Dental Surgery: 1183 metres (G <) Orchard Surgery: 1376 metres (R >) Dereham Leisure Centre: 1625 metres (R >) Dereham Library: 1222 metres (R >) Scarning VC Primary School: 194 metres (G <) Northgate High School: 1630 metres (G <)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunity to provide some accessibility to facilities through walking and cycling provision. May require significant infrastructure.	
Open Space	Category - Allotments Or Community Growing Spaces: 329 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 1924 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	The Grange (Grade II): 499 metres	
Registered Park	Elmham House: 7717 metres	
Scheduled Monument	Wendling Abbey: 3635 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Old Carr: 1506 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 13952 metres	
National Nature Reserve	Foxley Wood: 11629 metres	
County Wildlife Site	Dereham Sewerage Works Meadow: 392 metres	
Local Nature Reserve	Litcham Common: 9480 metres	
Ramsar	Broadland: 28414 metres	
Special Protection Area (SPA)	Breckland 15188 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Dereham Rush Meadow 598 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 733 metres
Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

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

Other statutory consultees, agencies and organisations

Sport England: No comments

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

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

Bidwells on behalf of Abel Homes Abel Homes are promoting land south of Dereham Road, Scarning, for residential or care related development (LPR/CS4/DEV/165). The Site Profile Assessment undertaken by the Council in relation to the site concludes that:

The site is within Scarning a Other settlement / village and is Greenfield Adjacent to the existing built-up area.

May align with scenarios A and C in the Development Scenarios consultation align with the site. Accordingly, the site will be considered by the Council as part of their Phase 2 Assessment; a position supported by Abel Homes. However, in undertaking the high-level assessment of the site, it is evident that certain incorrect assumptions have been made by the Council. To ensure that the Phase 2 Assessment is robust and based on correct information these matters are addressed below

Other objections

None recorded as received

Justification

While it is recognised that there may be some merit in this site, further allocations are not considered to be needed or appropriate in this part of the district - due to other allocations or development in the local area.

219 - Land at Jessop Close, Scarning Address: Land to rear of Jessop Close & South of Dereham Road, Scarning, NR19 2PZ		Alternative
Greenfield	Site area: 0.48ha	Estimated capacity: 12 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Other settlement/village		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Beech House Dental Surgery: 3727 metres (R >) Toftwood Medical Centre: 3709 metres (R >) Dereham Leisure Centre: 4126 metres (R >) Dereham Library: 3767 metres (R >) Scarning VC Primary School: 2287 metres (R >) Northgate High School: 4129 metres (R >)	
Overall ranking accessibility	Red: No facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Relative isolation from facilities make location less attractive for walking and cycling.	
Open Space	Category - Playing Field: 62 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 4256 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Scarning War Memorial Cross (Grade II): 109 metres	
Registered Park	Elmham House: 9008 metres	
Scheduled Monument	Wendling Abbey: 1280 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Site Name Blank: 2274 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 11676 metres	
National Nature Reserve	Foxley Wood: 13896 metres	
County Wildlife Site	Land near Podmore Farm: 688 metres	
Local Nature Reserve	Litcham Common: 7777 metres	
Ramsar	Roydon Common: 27172 metres	
Special Protection Area (SPA)	Breckland 12690 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Holly Farm Meadow, Wendling 1630 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 2800 metres	
Agricultural Land	Grade 2	

Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

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

Other statutory consultees, agencies and organisations

Sport England: No comments

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

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

While it is recognised that there may be some merit in this site, further allocations are not considered to be needed or appropriate in this part of the district - due to other allocations or development in the local area.

220 - Land South of Dereham Road site 2, Scarning Address: South of Dereham Road (2), Scarning, NR19 2LD		Alternative
Greenfield	Site area: 1.75ha	Estimated capacity: 45 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Other settlement/village		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Beech House Dental Surgery: 3293 metres (R >) Toftwood Medical Centre: 3226 metres (R >) Dereham Leisure Centre: 3674 metres (R >) Dereham Library: 3333 metres (R >) Scarning VC Primary School: 1882 metres (G <) Northgate High School: 3744 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunity to provide some accessibility to facilities through walking and cycling provision. May require significant infrastructure.	
Open Space	Category - Playing Field: 109 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 3781 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Church Of St Peter And St Paul (Grade I): 176 metres	
Registered Park	Elmham House: 8870 metres	
Scheduled Monument	Wendling Abbey: 1690 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Old Carr: 2330 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 12096 metres	
National Nature Reserve	Foxley Wood: 13587 metres	
County Wildlife Site	Land near Podmore Farm: 620 metres	
Local Nature Reserve	Litcham Common: 8143 metres	
Ramsar	Roydon Common: 27579 metres	
Special Protection Area (SPA)	Breckland 13043 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Holly Farm Meadow, Wendling 2033 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 2321 metres
Agricultural Land	Grade 2

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

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

Other statutory consultees, agencies and organisations

Sport England: No comments

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

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

While it is recognised that there may be some merit in this site, further allocations are not considered to be needed or appropriate in this part of the district - due to other allocations or development in the local area.

221 - Land West of Shipdham Lane, Scarning Address: Land to West of Shipdham Lane, Scarning, NR19 2LD		Alternative
Greenfield	Site area: 0.34ha	Estimated capacity: 7 dwellings

Broad accessibility assessment	
Settlement Hierarchy: Other settlement/village	
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Beech House Dental Surgery: 3488 metres (R >) Toftwood Medical Centre: 3358 metres (R >) Dereham Leisure Centre: 3858 metres (R >) Dereham Library: 3527 metres (R >) Scarning VC Primary School: 2095 metres (R >) Northgate High School: 3965 metres (R >)
Overall ranking accessibility	Red: No facilities within threshold distance
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services	
Walking and cycling	Relative isolation from facilities make location less attractive for walking and cycling.
Open Space	Category - Playing Field: 39 metres
Recycling facilities	Dereham Main Recycling Centre Plus: 3943 metres
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)	
Conservation Area	Not within a CA
Listed Building	Church Of St Peter And St Paul (Grade I): 227 metres
Registered Park	Elmham House: 9085 metres
Scheduled Monument	Moated site 700m north west of Brick Kiln Farm Cottages: 1683 metres
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)	
Nutrient Neutrality Catchment Area	Yes River Wensum SAC
Ancient Woodland	Old Carr: 2558 metres
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 12096 metres
National Nature Reserve	Foxley Wood: 13824 metres
County Wildlife Site	Land near Podmore Farm: 785 metres
Local Nature Reserve	Litcham Common: 8211 metres
Ramsar	Roydon Common: 27606 metres
Special Protection Area (SPA)	Breckland 12917 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No
SSSI	Holly Farm Meadow, Wendling 2068 metres
Special Area of Conservation (SAC)	Norfolk Valley Fens: 2476 metres

Agricultural Land	Grade 2

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

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

Other statutory consultees, agencies and organisations

Sport England: No comments

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

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

While it is recognised that there may be some merit in this site, further allocations are not considered to be needed or appropriate in this part of the district - due to other allocations or development in the local area.

248 - Land at East Oaks, Scarning Address: Land at East Oaks, The Broadway, Scarning, NR19 2LQ		Alternative
Mostly Brown	Site area: 3.20ha	Estimated capacity: 20 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Other settlement/village		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Beech House Dental Surgery: 1472 metres (R >) Toftwood Medical Centre: 943 metres (G <) Dereham Leisure Centre: 1655 metres (R >) Dereham Library: 1503 metres (R >) Dereham Church of England Junior Academy: 851 metres (G <) Northgate High School: 2351 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunity to provide some accessibility to facilities through walking and cycling provision. May require significant infrastructure.	
Open Space	Category - Public Park Or Garden: 133 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 1563 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Railway Farmhouse (Grade II): 233 metres	
Registered Park	Elmham House: 8693 metres	
Scheduled Monument	Moated site 700m north west of Brick Kiln Farm Cottages: 3125 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Old Carr: 2465 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 14249 metres	
National Nature Reserve	Foxley Wood: 12309 metres	
County Wildlife Site	Potters Fen Meadow: 318 metres	
Local Nature Reserve	Litcham Common: 10057 metres	
Ramsar	Broadland: 28269 metres	
Special Protection Area (SPA)	Breckland 14671 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Potter & Scarning Fens, East Dereham 153 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 153 metres Screen for air quality for HRA if access within 200m
Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

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

Other statutory consultees, agencies and organisations

Sport England: No comments

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

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

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

While it is recognised that there may be some merit in this site, further allocations are not considered to be needed or appropriate in this part of the district - due to other allocations or development in the local area.

368 - Draytonhall Lane, Scarning Address: East Draytonhall Lane, NR19 2PY		Alternative
Greenfield	Site area: 22.16ha	Estimated capacity: 500 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Other settlement/village (Dereham)		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Beech House Dental Surgery: 1071 metres (G <) Orchard Surgery: 1276 metres (R >) Dereham Leisure Centre: 1467 metres (R >) Dereham Library: 1110 metres (G <) Scarning VC Primary School: 146 metres (G <) Northgate High School: 1685 metres (G <)	
Overall ranking accessibility	Green: At least four facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling reflecting sites proximity to facilities.	
Open Space	Category - Playing Field: 208 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 1677 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	The Grange (Grade II): 39 metres	
Registered Park	Elmham House: 7894 metres	
Scheduled Monument	Moated site 700m north west of Brick Kiln Farm Cottages: 2973 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Old Carr: 1581 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 13499 metres	
National Nature Reserve	Foxley Wood: 11706 metres	
County Wildlife Site	Scarning Meadows: 335 metres	
Local Nature Reserve	Litcham Common: 9156 metres	
Ramsar	Broadland: 28279 metres	
Special Protection Area (SPA)	Breckland 14515 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Potter & Scarning Fens, East Dereham 325 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 325 metres	
Agricultural Land	Grade 2	

Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed **Water Management Alliance advice** No comments **Anglian Water** Water Recycling Centre - Data for settlement not provided. Data for settlement not provided	
Other statutory consultees, agencies and organisations	
Sport England: No comments **Natural England** (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided. **Natural England** (Air Quality Screening): No comments **Historic England** No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	
Justification	
Whilst this site was put forward as part of the Call for Sites process, the Council has concluded that insufficient information has been provided to conclude with any certainty that it is an appropriate site to include as an allocation.	

401 - Fen Road, Scarning Address: Fen Road, Scarning, NR19 2LJ		Alternative
Greenfield	Site area: 4.14ha	Estimated capacity: 183 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Other settlement/village		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Beech House Dental Surgery: 1152 metres (G <) Toftwood Medical Centre: 960 metres (G <) Dereham Leisure Centre: 1396 metres (R >) Dereham Library: 1185 metres (G <) Dereham Church of England Junior Academy: 566 metres (G <) Northgate High School: 2004 metres (R >)	
Overall ranking accessibility	Green: At least four facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Accessibility to facilities provides opportunity for walking and cycling access.	
Open Space	Category - General: 131 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 1439 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Railway Farmhouse (Grade II): 267 metres	
Registered Park	Elmham House: 8424 metres	
Scheduled Monument	Moated site 700m north west of Brick Kiln Farm Cottages: 3339 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Old Carr: 2279 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 14350 metres	
National Nature Reserve	Foxley Wood: 11979 metres	
County Wildlife Site	Potters Fen Meadow: 140 metres	
Local Nature Reserve	Litcham Common: 10061 metres	
Ramsar	Broadland: 28143 metres	
Special Protection Area (SPA)	Breckland 14895 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Potter & Scarning Fens, East Dereham 10 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 10 metres Screen for air quality for HRA if access within 200m	
Agricultural Land	Grade 3	

Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed **Water Management Alliance advice** No comments **Anglian Water** Water Recycling Centre - Data for settlement not provided. Data for settlement not provided	
Other statutory consultees, agencies and organisations	
Sport England: No comments **Natural England** (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided. **Natural England** (Air Quality Screening): Screen air quality if access within 200m **Historic England** No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	
Justification	
While it is recognised that there may be some merit in this site, further allocations are not considered to be needed or appropriate in this part of the district - due to other allocations or development in the local area.	

016 - Cedar House, Shipdham Address: Land at Cedar House, High Street, Shipdham, IP25 7PA		Alternative
Mostly Green	Site area: 0.83ha	Estimated capacity: 5 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Beech House Dental Surgery: 6494 metres (R >) Shipdham Surgery: 306 metres (G <) Dereham Leisure Centre: 6558 metres (R >) Dereham Library: 6521 metres (R >) Thomas Bullock Church of England Primary Academy: 853 metres (G <) Dereham Neatherd High School: 7222 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Church: 72 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 6205 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Shipdham	
Listed Building	Cedar House (Grade II): 0 metres	
Registered Park	Pickenham Hall: 9858 metres	
Scheduled Monument	Moated site and fishponds immediately west of Park Villas: 1366 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes The Broads SAC	
Ancient Woodland	Kingrow Wood: 2781 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 13931 metres	
National Nature Reserve	Foxley Wood: 17311 metres	
County Wildlife Site	Ash Carr: 1498 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 10864 metres	
Ramsar	Redgrave & South Lopham Fens: 28701 metres	
Special Protection Area (SPA)	Breckland 9739 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Potter's Carr, Cranworth 3628 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 5152 metres
Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - Shipdham_Carbrooks Road. Likely to be sufficient capacity for growth of at least 310 dwellings.

Other statutory consultees, agencies and organisations

Sport England: No comments

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

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

While it is recognised that there may be some merit in this site, further allocations are not considered to be needed or appropriate in this part of the district - due to other allocations or development in the local area.

029 - Old Post Office, Shipdham Address: Old Post Office, Shipdham, IP25 7PQ		Alternative
Mostly Green	Site area: 0.88ha	Estimated capacity: 35 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Beech House Dental Surgery: 7104 metres (R >) Shipdham Surgery: 917 metres (G <) Watton Sports and Social Club: 6629 metres (R >) Dereham Library: 7132 metres (R >) Thomas Bullock Church of England Primary Academy: 1416 metres (G <) Wayland Academy Norfolk: 7605 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Allotments Or Community Growing Spaces: 0 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 6829 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Thatch Cottage (Grade II): 411 metres	
Registered Park	Pickenham Hall: 9201 metres	
Scheduled Monument	Moated site and fishponds immediately west of Park Villas: 1638 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes The Broads SAC	
Ancient Woodland	Kingrow Wood: 2191 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 13747 metres	
National Nature Reserve	Foxley Wood: 17928 metres	
County Wildlife Site	Land west of Crowshill: 1440 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 10422 metres	
Ramsar	Redgrave & South Lopham Fens: 28529 metres	
Special Protection Area (SPA)	Breckland 9060 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Potter's Carr, Cranworth 3669 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 5760 metres
Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - Shipdham_Carbrooks Road. Likely to be sufficient capacity for growth of at least 310 dwellings.

Other statutory consultees, agencies and organisations

Sport England: No comments

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

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

While it is recognised that there may be some merit in this site, further allocations are not considered to be needed or appropriate in this part of the district - due to other allocations or development in the local area.

099 - 68 Market Street, Shipdham Address: 68 Market Street, Shipdham, IP25 7LZ		Alternative
Mostly Green	Site area: 0.30ha	Estimated capacity: 9 dwellings

Broad accessibility assessment	
Settlement Hierarchy: Local Service Centre	
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Beech House Dental Surgery: 5657 metres (R >) Shipdham Surgery: 817 metres (G <) Dereham Leisure Centre: 5656 metres (R >) Dereham Library: 5680 metres (R >) Thomas Bullock Church of England Primary Academy: 464 metres (G <) Dereham Neatherd High School: 6286 metres (R >)
Overall ranking accessibility	Amber: One to three core facilities within threshold distance
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services	
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.
Open Space	Category - Cemetery: 747 metres
Recycling facilities	Dereham Main Recycling Centre Plus: 5243 metres
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)	
Conservation Area	Not within a CA
Listed Building	Erwin Cottage, Villiers Cottage And An Unnamed Cottage (Grade II): 252 metres
Registered Park	Kimberley Hall: 10876 metres
Scheduled Monument	Moated site and fishponds immediately west of Park Villas: 1328 metres
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)	
Nutrient Neutrality Catchment Area	Yes The Broads SAC
Ancient Woodland	Stebbings Grove: 2539 metres
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 14721 metres
National Nature Reserve	Foxley Wood: 16390 metres
County Wildlife Site	Ash Carr: 1234 metres
Local Nature Reserve	Great Eastern Pingo Trail: 11491 metres
Ramsar	Redgrave & South Lopham Fens: 28740 metres
Special Protection Area (SPA)	Breckland 10809 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No
SSSI	Potter's Carr, Cranworth 3539 metres

Special Area of Conservation (SAC)	Norfolk Valley Fens: 4331 metres
Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - Shipdham_Carbrooks Road. Likely to be sufficient capacity for growth of at least 310 dwellings.

Other statutory consultees, agencies and organisations

Sport England: No comments

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

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

While it is recognised that there may be some merit in this site, further allocations are not considered to be needed or appropriate in this part of the district - due to other allocations or development in the local area.

193 - Land South of Dereham Road, Shipdham Address: Land South of Dereham Road, Shipdham, IP25 7NB		Alternative
Greenfield	Site area: 8.93ha	Estimated capacity: 180 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Beech House Dental Surgery: 5230 metres (R >) Shipdham Surgery: 1145 metres (G <) Dereham Leisure Centre: 5209 metres (R >) Dereham Library: 5252 metres (R >) Thomas Bullock Church of England Primary Academy: 702 metres (G <) Dereham Neatherd High School: 5829 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Cemetery: 1023 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 4781 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Erwin Cottage, Villiers Cottage And An Unnamed Cottage (Grade II): 583 metres	
Registered Park	Kimberley Hall: 10266 metres	
Scheduled Monument	Moated site and fishponds immediately west of Park Villas: 1343 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes The Broads SAC	
Ancient Woodland	Stebbings Grove: 2193 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 14883 metres	
National Nature Reserve	Foxley Wood: 15929 metres	
County Wildlife Site	Ash Carr: 1151 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 11515 metres	
Ramsar	Redgrave & South Lopham Fens: 28486 metres	
Special Protection Area (SPA)	Breckland 11064 metres. (Site Beyond 1.5km, HRA unlikely to be required.)	

	Within Stone Curlew buffer: No
SSSI	Potter's Carr, Cranworth 3330 metres
Special Area of Conservation (SAC)	Norfolk Valley Fens: 3904 metres
Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - Shipdham_Carbrooks Road. Likely to be sufficient capacity for growth of at least 310 dwellings.

Other statutory consultees, agencies and organisations

Sport England: No comments

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

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

1 as received

Justification

While it is recognised that there may be some merit in this site, further allocations are not considered to be needed or appropriate in this part of the district - due to other allocations or development in the local area.

255 - Bradenham Road, Shipdham Address: North of Bradenham Road, IP25 7PL		Alternative
Greenfield	Site area: 0.40ha	Estimated capacity: 5 dwellings

Broad accessibility assessment	
Settlement Hierarchy: Local Service Centre	
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Beech House Dental Surgery: 7012 metres (R >) Shipdham Surgery: 1204 metres (R >) Watton Sports and Social Club: 6851 metres (R >) Dereham Library: 7042 metres (R >) Thomas Bullock Church of England Primary Academy: 1766 metres (G <) Dereham Neatherd High School: 7809 metres (R >)
Overall ranking accessibility	Amber: One to three core facilities within threshold distance
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services	
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.
Open Space	Category - Allotments Or Community Growing Spaces: 477 metres
Recycling facilities	Dereham Main Recycling Centre Plus: 6823 metres
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)	
Conservation Area	Not within a CA
Listed Building	Thatch Cottage (Grade II): 35 metres
Registered Park	Pickenham Hall: 9018 metres
Scheduled Monument	Moated site and fishponds immediately west of Park Villas: 2140 metres
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)	
Nutrient Neutrality Catchment Area	Yes The Broads SAC
Ancient Woodland	High Grove: 2373 metres
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 13238 metres
National Nature Reserve	Foxley Wood: 17850 metres
County Wildlife Site	Land west of Crowshill: 1447 metres
Local Nature Reserve	Great Eastern Pingo Trail: 10799 metres
Ramsar	Roydon Common: 28959 metres
Special Protection Area (SPA)	Breckland 9194 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No
SSSI	Potter's Carr, Cranworth 4216 metres

Special Area of Conservation (SAC)	Norfolk Valley Fens: 5670 metres
Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - Shipdham_Carbrooks Road. Likely to be sufficient capacity for growth of at least 310 dwellings.

Other statutory consultees, agencies and organisations

Sport England: No comments

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

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

While it is recognised that there may be some merit in this site, further allocations are not considered to be needed or appropriate in this part of the district - due to other allocations or development in the local area.

291 - Church Lane, Shipdham Address: Land at Church Lane, Shipdham, IP25 7JY		**Alternative**
Greenfield	Site area: 0.46ha	Estimated capacity: 3 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Beech House Dental Surgery: 6327 metres (R >) Shipdham Surgery: 163 metres (G <) Dereham Leisure Centre: 6386 metres (R >) Dereham Library: 6354 metres (R >) Thomas Bullock Church of England Primary Academy: 735 metres (G <) Dereham Neatherd High School: 7047 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Church: 81 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 6029 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Shipdham	
Listed Building	Tetherdown (Grade II): 68 metres	
Registered Park	Pickenham Hall: 10050 metres	
Scheduled Monument	Moated site and fishponds immediately west of Park Villas: 1366 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes The Broads SAC	
Ancient Woodland	Stebbings Grove: 2907 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 14005 metres	
National Nature Reserve	Foxley Wood: 17140 metres	
County Wildlife Site	Ash Carr: 1471 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 11013 metres	
Ramsar	Redgrave & South Lopham Fens: 28770 metres	
Special Protection Area (SPA)	Breckland 9936 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Potter's Carr, Cranworth 3661 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 4986 metres
Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - Shipdham_Carbrooks Road. Likely to be sufficient capacity for growth of at least 310 dwellings.

Other statutory consultees, agencies and organisations

Sport England: No comments

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

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

While it is recognised that there may be some merit in this site, further allocations are not considered to be needed or appropriate in this part of the district - due to other allocations or development in the local area.

295 - Fieldfare Loke Phase 4, Shipdham Address: Phase 4 - Land off Fieldfare Loke, IP25 7YJ		Alternative
Greenfield	Site area: 8.61ha	Estimated capacity: 40 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Beech House Dental Surgery: 5672 metres (R >) Shipdham Surgery: 481 metres (G <) Dereham Leisure Centre: 5664 metres (R >) Dereham Library: 5695 metres (R >) Thomas Bullock Church of England Primary Academy: 60 metres (G <) Dereham Neatherd High School: 6286 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Cemetery: 277 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 5238 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Erwin Cottage, Villiers Cottage And An Unnamed Cottage (Grade II): 144 metres	
Registered Park	Pickenham Hall: 10691 metres	
Scheduled Monument	Moated site and fishponds immediately west of Park Villas: 810 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes The Broads SAC	
Ancient Woodland	Stebbings Grove: 2142 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 14694 metres	
National Nature Reserve	Foxley Wood: 16386 metres	
County Wildlife Site	Ash Carr: 748 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 10974 metres	
Ramsar	Redgrave & South Lopham Fens: 28270 metres	
Special Protection Area (SPA)	Breckland 10329 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	

SSSI	Potter's Carr, Cranworth 3067 metres
Special Area of Conservation (SAC)	Norfolk Valley Fens: 4346 metres
Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - Shipdham_Carbrooks Road. Likely to be sufficient capacity for growth of at least 310 dwellings.

Other statutory consultees, agencies and organisations

Sport England: No comments

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

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

While it is recognised that there may be some merit in this site, further allocations are not considered to be needed or appropriate in this part of the district - due to other allocations or development in the local area.

296 - Fieldfare Loke Phase 5, Shipdham Address: Phase 5 - Land off Fieldfare Loke, IP25 7JY		Alternative
Greenfield	Site area: 6.94ha	Estimated capacity: 25 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Beech House Dental Surgery: 5624 metres (R >) Shipdham Surgery: 629 metres (G <) Dereham Leisure Centre: 5583 metres (R >) Dereham Library: 5645 metres (R >) Thomas Bullock Church of England Primary Academy: 131 metres (G <) Dereham Neatherd High School: 6188 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Cemetery: 459 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 5134 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Erwin Cottage, Villiers Cottage And An Unnamed Cottage (Grade II): 230 metres	
Registered Park	Kimberley Hall: 10492 metres	
Scheduled Monument	Moated site and fishponds immediately west of Park Villas: 900 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes The Broads SAC	
Ancient Woodland	Stebbings Grove: 2205 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 14812 metres	
National Nature Reserve	Foxley Wood: 16276 metres	
County Wildlife Site	Ash Carr: 829 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 11065 metres	
Ramsar	Redgrave & South Lopham Fens: 28350 metres	
Special Protection Area (SPA)	Breckland 10469 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	

SSSI	Potter's Carr, Cranworth 3147 metres
Special Area of Conservation (SAC)	Norfolk Valley Fens: 4301 metres
Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - Shipdham_Carbrooks Road. Likely to be sufficient capacity for growth of at least 310 dwellings.

Other statutory consultees, agencies and organisations

Sport England: No comments

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

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

While it is recognised that there may be some merit in this site, further allocations are not considered to be needed or appropriate in this part of the district - due to other allocations or development in the local area.

063 – Letton Road, Shipdham Address: Land off Letton Road, Shipdham		Alternative
Greenfield	Site area: 28.5 ha	Estimated capacity: 200 dwellings

Broad accessibility assessment	
Settlement Hierarchy: Key Service Parish	
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	• 4,500M • 570M • >5,000M • >5,000M • 100M • >5,000M
Overall ranking accessibility	RAG: Amber
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services	
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Key Service Parish location.
Open Space	Category – Playing Field – 20M
Recycling facilities	4,000M
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)	
Conservation Area	Not in CA
Listed Building	50M
Registered Park	>5,000M
Scheduled Monument	1,500M
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)	
Nutrient Neutrality Catchment Area	Yes
Ancient Woodland	2,800M
Geodiversity site	>5,000M
National Nature Reserve	>5,000M
County Wildlife Site	650M
Local Nature Reserve	>5,000M
Ramsar	>5,000M
Special Protection Area (SPA)	Within Stone Curlew buffer: No
SSSI	1,900M
Special Area of Conservation (SAC)	>5,000M
Agricultural Land	Grade 2

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

Assessment, 2024)	
Flood Zone 3	Proportion of site area 0%
Flood Zone 2	Proportion of site area 0%

Norfolk Local Lead Flood Authority advice – Amber (RAG), areas of surface water pooling on site. Existing surface storage capacity would need to be retained. Reports of external flooding in the area.

Water Management Alliance advice - No

Anglian Water - No

Other statutory consultees, agencies and organisations

Sport England: No

Natural England: No

Historic England: No

Highways Authority: No

Children's Services: No

Minerals & Waste: No

NHS N&W ICB: No

Town/Parish Council: No

Designation

Alternative option

Summary of Justification

While it is recognised that there may be some merit in this site, further allocations are not considered to be needed or appropriate in this part of the district - due to other allocations or development in the local area

Landowner/Site promoter comment:

Other objections

064 – Southeast of Mill Road (Ardenclutha), Shipdham

Alternative

Address: IP25 7LU

Greenfield	Site area: 0.7 ha	Estimated capacity: 14 dwellings

Broad accessibility assessment

Settlement Hierarchy: Key Service Parish

• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	• Nearest Dereham • 360m • Nearest Dereham • Nearest Dereham • 600m • Nearest Dereham
Overall ranking accessibility	RAG: Amber

800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.

- Green 4+ core services within above threshold
- Amber 1 to 3 core services
- Red 0 core services

Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Key Service Parish location.
Open Space	Category – Playing Field – 280m
Recycling facilities	Nearest Dereham

Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)

Conservation Area	Adjacent to Shipdham CA to north
Listed Building	Several Grade I and II Listed Buildings to northwest (150m)
Registered Park	Public Park or Garden 150m
Scheduled Monument	None

Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)

Nutrient Neutrality Catchment Area	Yes
Ancient Woodland	None
Geodiversity site	None
National Nature Reserve	None
County Wildlife Site	None
Local Nature Reserve	None
Ramsar	None
Special Protection Area (SPA)	Within Stone Curlew buffer: No
SSSI	None
Special Area of Conservation (SAC)	None
Agricultural Land	Grade 3

Water management and flood risk (Further information, including surface water

flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0%
Flood Zone 2	Proportion of site area 0%

Norfolk Local Lead Flood Authority advice – Amber (RAG), Significant areas of sw pooling on site to the north and eastern areas although there is a developable area, but this is limited.

Water Management Alliance advice - No

Anglian Water - No

Other statutory consultees, agencies and organisations

Sport England: No

Natural England: No

Historic England: No

Highways Authority: No

Children's Services: No

Minerals & Waste: No

NHS N&W ICB: No

Town/Parish Council: No

Designation

Alternative option

Summary of Justification

While it is recognised that there may be some merit in this site, further allocations are not considered to be needed or appropriate in this part of the district - due to other allocations or development in the local area

Landowner/Site promoter comment:

Other objections

068 – North of Watton Road, Shropham Address: North of Watton Road NR17 1DY		Alternative
Greenfield	Site area: 1.3 ha	Estimated capacity: 20 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Tertiary Parish		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	• Closest Attleborough • Closest Attleborough • Closest Attleborough • Closest Attleborough • Closest Great Hockham • Closest Attleborough	
Overall ranking accessibility	RAG: Amber	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Tertiary Parish location.	
Open Space	Category – Playing Field – 150M	
Recycling facilities	>5,000M	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	None	
Listed Building	100M	
Registered Park	None	
Scheduled Monument	None	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	750M	
Geodiversity site	None	
National Nature Reserve	None	
County Wildlife Site	750M	
Local Nature Reserve	None	
Ramsar	None	
Special Protection Area (SPA)	Within Stone Curlew buffer: No	
SSSI	None	
Special Area of Conservation (SAC)	None	
Agricultural Land	Grade 3	

Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0%
Flood Zone 2	Proportion of site area 0%
Norfolk Local Lead Flood Authority advice – Amber (RAG) Surface water flowpath/area of ponding to north and adjacent to the road in the south **Water Management Alliance advice - No** **Anglian Water - No**	
Other statutory consultees, agencies and organisations	
Sport England: No **Natural England: No** **Historic England: No** **Highways Authority: No** **Children's Services: No** **Minerals & Waste: No** **NHS N&W ICB: No** **Town/Parish Council:**	
Designation	
Alternative option	
Summary of Justification	
While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 - i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.	
Landowner/Site promoter comment:	
Other objections	

141 - Land West of Rocklands Road, Shropham Address: Land to the west of Rocklands Road, NR17 1DU		Alternative
Greenfield	Site area: 1.21ha	Estimated capacity: 24 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Rookwood Dental Practice: 6540 metres (R >) Attleborough Surgeries: 6588 metres (R >) Attleborough Sports Hall: 6660 metres (R >) Attleborough Library: 6778 metres (R >) Rocklands Community Primary School: 3042 metres (R >) Attleborough Academy: 6783 metres (R >)	
Overall ranking accessibility	Red: No facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Limited accessibility to facilities would require substantial improvement to support walking and cycling accessibility.	
Open Space	Category - General: 85 metres	
Recycling facilities	Snetterton Part-time Recycling Centre: 4250 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Lodge To Manor Farm (Grade II): 177 metres	
Registered Park	Breccles Hall: 2175 metres	
Scheduled Monument	Wayside cross at the north end of Whitecross Drift, 670m south west of Swangey Farm: 2799 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Site Name Blank: 837 metres	
Geodiversity site	Hockham: 3195 metres	
National Nature Reserve	Brettenham Heath: 8472 metres	
County Wildlife Site	Shropham Grove: 816 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 5005 metres	
Ramsar	Redgrave & South Lopham Fens: 14754 metres	
Special Protection Area (SPA)	Breckland 3470 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Swangey Fen, Attleborough 2363 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 2363 metres	

Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - Shropham. Only very small scale growth likely to be accommodated.

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

Oxygen Conservation 1. LPR/C4S/DEV/141: Land West of Rocklands Road

2. LPR/C4S/DEV/142: Land East of Rocklands Road We have previously confirmed that these sites remain available and we consider that they are suitable, in principle, for residential development. This is on the basis that they are contiguous with the existing settlement boundary and have no significant policy or delivery constraints.

We support the principle of residential development on the assumption that, as a sustainable village with existing facilities, Shropham may be required to accommodate a proportionate amount of growth in order to contribute to the District's housing target over the next plan period. We recognise that, cumulatively, the capacity of all three parcels is likely to exceed the growth target for that plan period. We assume that the previous landowner promoted them on the basis of providing alternative 'options' for the allocation of housing. Should the District Council pursue a development scenario that would require additional, proportionate, growth at Shropham, we would be pleased to work proactively with the District and Parish Councils, as well as other local stakeholders to help establish a preferred site for allocation. We consider that a sensitively designed development, at an appropriate scale, could be delivered alongside a comprehensive green infrastructure strategy that would not only complement our wider estate activities, but which could have wider amenity benefit for local residents.

Other objections

None recorded as received

Justification

While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.

143 - Land North of Watton Road, Shropham Address: Land to the north of Watton Road, NR17 1DU		Alternative
Greenfield	Site area: 1.78ha	Estimated capacity: 35 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Rookwood Dental Practice: 6868 metres (R >) Attleborough Surgeries: 6923 metres (R >) Attleborough Sports Hall: 6995 metres (R >) Attleborough Library: 7110 metres (R >) Great Hockham Primary School and Nursery: 2655 metres (R >) Attleborough Academy: 7117 metres (R >)	
Overall ranking accessibility	Red: No facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Limited accessibility to facilities would require substantial improvement to support walking and cycling accessibility.	
Open Space	Category - General: 346 metres	
Recycling facilities	Snetterton Part-time Recycling Centre: 4406 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Wall To Shropham House (Grade II): 95 metres	
Registered Park	Breccles Hall: 1887 metres	
Scheduled Monument	Wayside cross at the north end of Whitecross Drift, 670m south west of Swangey Farm: 3077 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Site Name Blank: 701 metres	
Geodiversity site	Hockham: 2711 metres	
National Nature Reserve	Brettenham Heath: 8130 metres	
County Wildlife Site	Shropham Grove: 638 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 4666 metres	
Ramsar	Redgrave & South Lopham Fens: 14832 metres	
Special Protection Area (SPA)	Breckland 3031 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Swangey Fen, Attleborough 2687 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 2687 metres
Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - Shropham. Only very small scale growth likely to be accommodated.

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.

067 - Block Norton Road, South Lopham Address: Land to South of Block Norton Road, IP22 2HT		Alternative
Greenfield	Site area: 1.19ha	Estimated capacity: 15 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Other settlement/village		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Rookwood Dental Practice: 13844 metres (R >) Kings Ride Surgery: 4888 metres (R >) Attleborough Sports Hall: 14179 metres (R >) Attleborough Library: 14078 metres (R >) St Andrews C. of E. Primary School: 1239 metres (G <) Old Buckenham High School: 10668 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunity to provide some accessibility to facilities through walking and cycling provision. May require significant infrastructure.	
Open Space	Category - Church: 283 metres	
Recycling facilities	Snetterton Part-time Recycling Centre: 9182 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Pearce's Farmhouse (Grade II): 27 metres	
Registered Park	Shadwell Park: 10408 metres	
Scheduled Monument	Tower of All Saints' Church: 3455 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Hollands Wood: 1099 metres	
Geodiversity site	Hockham: 14090 metres	
National Nature Reserve	Redgrave & Lopham Fen: 1517 metres	
County Wildlife Site	Holland's Wood: 1096 metres	
Local Nature Reserve	Roydon Fen: 5916 metres	
Ramsar	Redgrave & South Lopham Fens: 1517 metres	
Special Protection Area (SPA)	Breckland 5087 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Redgrave and Lopham Fens 1517 metres	

Special Area of Conservation (SAC)	Waveney & Little Ouse Valley Fens: 1517 metres
Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

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

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

Whilst this site was put forward as part of the Call for Sites process, the Council has concluded that insufficient information has been provided to conclude with any certainty that it is an appropriate site to include as an allocation.

063 - Land East of The Street, Sporle Address: Land east of the street, PE32 2EA		Alternative
Greenfield	Site area: 3.25ha	Estimated capacity: 50 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Mr J Holmes & Associates: 3445 metres (R >) Oak Farm Surgery: 3122 metres (R >) Swaffham Leisure Centre: 3905 metres (R >) Swaffham Library: 3451 metres (R >) Sporle CofE Primary Academy: 588 metres (G <) The Nicholas Hammond Academy: 3955 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - General: 147 metres	
Recycling facilities	Ashill Recycling Centre: 6860 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Wolferton House (Grade II): 481 metres	
Registered Park	Lexham Hall: 5855 metres	
Scheduled Monument	Deserted medieval village, Great Palgrave: 1653 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Sporle Wood: 995 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 4080 metres	
National Nature Reserve	Roydon Common: 18981 metres	
County Wildlife Site	Sporle Wood: 989 metres	
Local Nature Reserve	Litcham Common: 6574 metres	
Ramsar	Roydon Common: 18981 metres	
Special Protection Area (SPA)	Breckland 4693 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	River Nar 4438 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 8234 metres	

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

066 - Ladys Wood, Sporle Address: Ladys wood, PE32 2EA		Alternative
Greenfield	Site area: 1.20ha	Estimated capacity: 1 dwellings

Broad accessibility assessment	
Settlement Hierarchy: Local Service Centre	
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Mr J Holmes & Associates: 4290 metres (R >) Plowright Medical Centre: 3755 metres (R >) Swaffham Leisure Centre: 4916 metres (R >) Swaffham Library: 4303 metres (R >) Sporle CofE Primary Academy: 597 metres (G <) The Nicholas Hammond Academy: 4951 metres (R >)
Overall ranking accessibility	Amber: One to three core facilities within threshold distance
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services	
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.
Open Space	Category - Playing Field: 624 metres
Recycling facilities	Ashill Recycling Centre: 8283 metres
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)	
Conservation Area	Not within a CA
Listed Building	Old Vicarage (Grade II): 579 metres
Registered Park	Lexham Hall: 4613 metres
Scheduled Monument	Deserted medieval village, Great Palgrave: 1192 metres
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)	
Nutrient Neutrality Catchment Area	No
Ancient Woodland	Sporle Wood: 1026 metres
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 2718 metres
National Nature Reserve	Roydon Common: 17969 metres
County Wildlife Site	Sporle Wood: 1028 metres
Local Nature Reserve	Litcham Common: 5541 metres
Ramsar	Roydon Common: 17969 metres
Special Protection Area (SPA)	Breckland 5993 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No
SSSI	River Nar 3388 metres
Special Area of Conservation (SAC)	Norfolk Valley Fens: 9671 metres

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed **Water Management Alliance advice** No comments **Anglian Water** Water Recycling Centre - Necton. Likely to be sufficient capacity for growth of at least 500 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments **Natural England** (Nutrient Neutrality): No comments **Natural England** (Air Quality Screening): No comments **Historic England** No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	
Justification	
The site is not proposed for allocation because the Council does not consider that development of it, in the manner proposed, is likely to be acceptable due to concerns about the sites proximity to woodland resulting in unacceptable loss of trees.	

076 - 114 The Street, Sporle Address: Land adjacent 114 the street, PE32 2DR		Alternative
Mostly Green	Site area: 0.11ha	Estimated capacity: 2 dwellings

Broad accessibility assessment	
Settlement Hierarchy: Local Service Centre	
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Mr J Holmes & Associates: 4317 metres (R >) Plowright Medical Centre: 3761 metres (R >) Swaffham Leisure Centre: 4953 metres (R >) Swaffham Library: 4330 metres (R >) Sporle CofE Primary Academy: 684 metres (G <) The Nicholas Hammond Academy: 4986 metres (R >)
Overall ranking accessibility	Amber: One to three core facilities within threshold distance
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services	
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.
Open Space	Category - Playing Field: 712 metres
Recycling facilities	Ashill Recycling Centre: 8373 metres
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)	
Conservation Area	Not within a CA
Listed Building	Old Vicarage (Grade II): 662 metres
Registered Park	Lexham Hall: 4722 metres
Scheduled Monument	Deserted medieval village, Great Palgrave: 1179 metres
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)	
Nutrient Neutrality Catchment Area	No
Ancient Woodland	Sporle Wood: 1115 metres
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 2761 metres
National Nature Reserve	Roydon Common: 17991 metres
County Wildlife Site	Sporle Wood: 1117 metres
Local Nature Reserve	Litcham Common: 5659 metres
Ramsar	Roydon Common: 17991 metres
Special Protection Area (SPA)	Breckland 6051 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No
SSSI	River Nar 3408 metres
Special Area of Conservation (SAC)	Norfolk Valley Fens: 9747 metres

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed **Water Management Alliance advice** No comments **Anglian Water** Water Recycling Centre - Necton. Likely to be sufficient capacity for growth of at least 500 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments **Natural England** (Nutrient Neutrality): No comments **Natural England** (Air Quality Screening): No comments **Historic England** No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	
Justification	
The site is not proposed for allocation because the Council does not consider that development of it, in the manner proposed, is likely to be acceptable due to concerns about the sites proximity to woodland resulting in unacceptable loss of trees.	

145 - Land West of The Street (Stud Farm) Site 1, Sporle Address: Land off the street, PE32 2EE		Alternative
Mostly Green	Site area: 3.95ha	Estimated capacity: 80 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Mr J Holmes & Associates: 3154 metres (R >) Manor Farm Medical Centre: 2870 metres (R >) Swaffham Leisure Centre: 3618 metres (R >) Swaffham Library: 3161 metres (R >) Sporle CofE Primary Academy: 821 metres (G <) The Nicholas Hammond Academy: 3666 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - General: 305 metres	
Recycling facilities	Ashill Recycling Centre: 6768 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Wolferton House (Grade II): 386 metres	
Registered Park	Lexham Hall: 6139 metres	
Scheduled Monument	Deserted medieval village, Great Palgrave: 1612 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Sporle Wood: 1288 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 4239 metres	
National Nature Reserve	Roydon Common: 18930 metres	
County Wildlife Site	Sporle Wood: 1282 metres	
Local Nature Reserve	Litcham Common: 6873 metres	
Ramsar	Roydon Common: 18930 metres	
Special Protection Area (SPA)	Breckland 4452 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	River Nar 4443 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 8061 metres
Agricultural Land	Grade 2

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - Necton. Likely to be sufficient capacity for growth of at least 500 dwellings.

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.

147 - Land East of The Street, Sporle Address: Land off the street, PE32 2DR		Alternative
Greenfield	Site area: 2.63ha	Estimated capacity: 100 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Mr J Holmes & Associates: 4020 metres (R >) Plowright Medical Centre: 3594 metres (R >) Swaffham Leisure Centre: 4590 metres (R >) Swaffham Library: 4031 metres (R >) Sporle CofE Primary Academy: 81 metres (G <) The Nicholas Hammond Academy: 4630 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Playing Field: 96 metres	
Recycling facilities	Ashill Recycling Centre: 7704 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Old Vicarage (Grade II): 117 metres	
Registered Park	Lexham Hall: 5082 metres	
Scheduled Monument	Deserted medieval village, Great Palgrave: 1330 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Sporle Wood: 692 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 3310 metres	
National Nature Reserve	Roydon Common: 18458 metres	
County Wildlife Site	Sporle Wood: 690 metres	
Local Nature Reserve	Litcham Common: 5863 metres	
Ramsar	Roydon Common: 18458 metres	
Special Protection Area (SPA)	Breckland 5558 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	River Nar 3871 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 9164 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed **Water Management Alliance advice** No comments **Anglian Water** Water Recycling Centre - Necton. Likely to be sufficient capacity for growth of at least 500 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments **Natural England** (Nutrient Neutrality): No comments **Natural England** (Air Quality Screening): No comments **Historic England** No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	
Justification	
While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.	

148 - Land East of Newton Road, Sporle Address: land to the east of newton road, PE32 2DR		Alternative
Greenfield	Site area: 2.03 ha	Estimated capacity: 40 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Mr J Holmes & Associates: 4476 metres (R >) Plowright Medical Centre: 3837 metres (R >) Swaffham Leisure Centre: 5151 metres (R >) Swaffham Library: 4490 metres (R >) Sporle CofE Primary Academy: 1092 metres (G <) The Nicholas Hammond Academy: 5180 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Playing Field: 1121 metres	
Recycling facilities	Ashill Recycling Centre: 8781 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Old Vicarage (Grade II): 1062 metres	
Registered Park	Lexham Hall: 4398 metres	
Scheduled Monument	Deserted medieval village, Great Palgrave: 1128 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Sporle Wood: 1387 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 2337 metres	
National Nature Reserve	Roydon Common: 17610 metres	
County Wildlife Site	Osier Plantation: 956 metres	
Local Nature Reserve	Litcham Common: 5421 metres	
Ramsar	Roydon Common: 17610 metres	
Special Protection Area (SPA)	Breckland 6303 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	River Nar 3039 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 9788 metres
Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - Necton. Likely to be sufficient capacity for growth of at least 500 dwellings.

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

The site is not proposed for allocation because the Council does not consider that development of it, in the manner proposed, is likely to be acceptable due to concerns about the sites distance from services located in the settlement.

189 - West of Newton Road, Sporle Address: Land to the west of newton road, PE32 2EL		Alternative
Greenfield	Site area: 0.52ha	Estimated capacity: 6 dwellings

Broad accessibility assessment	
Settlement Hierarchy: Local Service Centre	
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Mr J Holmes & Associates: 4375 metres (R >) Plowright Medical Centre: 3745 metres (R >) Swaffham Leisure Centre: 5047 metres (R >) Swaffham Library: 4389 metres (R >) Sporle CofE Primary Academy: 997 metres (G <) The Nicholas Hammond Academy: 5076 metres (R >)
Overall ranking accessibility	Amber: One to three core facilities within threshold distance
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services	
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.
Open Space	Category - Playing Field: 1026 metres
Recycling facilities	Ashill Recycling Centre: 8686 metres
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)	
Conservation Area	Not within a CA
Listed Building	Old Vicarage (Grade II): 968 metres
Registered Park	Lexham Hall: 4549 metres
Scheduled Monument	Deserted medieval village, Great Palgrave: 1064 metres
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)	
Nutrient Neutrality Catchment Area	No
Ancient Woodland	Sporle Wood: 1385 metres
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 2432 metres
National Nature Reserve	Roydon Common: 17643 metres
County Wildlife Site	Osier Plantation: 1064 metres
Local Nature Reserve	Litcham Common: 5569 metres
Ramsar	Roydon Common: 17643 metres
Special Protection Area (SPA)	Breckland 6198 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No
SSSI	River Nar 3064 metres
Special Area of Conservation (SAC)	Norfolk Valley Fens: 9788 metres

Agricultural Land	Grade 2
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed **Water Management Alliance advice** No comments **Anglian Water** Water Recycling Centre - Necton. Likely to be sufficient capacity for growth of at least 500 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments **Natural England** (Nutrient Neutrality): No comments **Natural England** (Air Quality Screening): No comments **Historic England** No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	
Justification	
The site is not proposed for allocation because the Council does not consider that development of it, in the manner proposed, is likely to be acceptable due to concerns about the sites distance from services located in the settlement.	

299 - East Priory Close, Sporle Address: Land East of Priory Close, Sporle, PE32 2DU		Alternative
Greenfield	Site area: 11.51ha	Estimated capacity: 150 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Mr J Holmes & Associates: 3824 metres (R >) Plowright Surgery: 3095 metres (R >) Swaffham Leisure Centre: 4325 metres (R >) Swaffham Library: 3832 metres (R >) Sporle CofE Primary Academy: 179 metres (G <) The Nicholas Hammond Academy: 4371 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Playing Field: 0 metres	
Recycling facilities	Ashill Recycling Centre: 7166 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Church Of St Mary (Grade I): 95 metres	
Registered Park	Lexham Hall: 5216 metres	
Scheduled Monument	Deserted medieval village, Great Palgrave: 1547 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Sporle Wood: 500 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 3586 metres	
National Nature Reserve	Roydon Common: 18738 metres	
County Wildlife Site	Sporle Wood: 496 metres	
Local Nature Reserve	Litcham Common: 5930 metres	
Ramsar	Roydon Common: 18738 metres	
Special Protection Area (SPA)	Breckland 5156 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	River Nar 4152 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 8683 metres	

Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - Necton. Likely to be sufficient capacity for growth of at least 500 dwellings.

Other statutory consultees, agencies and organisations

Sport England: To the north west of the site lies playing pitches. Whilst the site would not be located on a playing field, development of the site should not prejudice the use of, all or any part of a playing field otherwise Sport England may raise an objection to the allocation of the site.

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

The site is not proposed for allocation because the Council does not consider that development of it, in the manner proposed, is likely to be acceptable due to concerns about difficulties providing site access.

389 - Sporle Elephant Castle Crossroads, Sporle Address: Elephant Castle Crossroads, Sporle,		Alternative
Greenfield	Site area: 0.06ha	Estimated capacity: 30 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Mr J Holmes & Associates: 4389 metres (R >) Plowright Medical Centre: 3793 metres (R >) Swaffham Leisure Centre: 5044 metres (R >) Swaffham Library: 4403 metres (R >) Sporle CofE Primary Academy: 875 metres (G <) The Nicholas Hammond Academy: 5075 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Playing Field: 903 metres	
Recycling facilities	Ashill Recycling Centre: 8564 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Old Vicarage (Grade II): 848 metres	
Registered Park	Lexham Hall: 4621 metres	
Scheduled Monument	Deserted medieval village, Great Palgrave: 1157 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Sporle Wood: 1247 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 2625 metres	
National Nature Reserve	Roydon Common: 17865 metres	
County Wildlife Site	Sporle Wood: 1249 metres	
Local Nature Reserve	Litcham Common: 5584 metres	
Ramsar	Roydon Common: 17865 metres	
Special Protection Area (SPA)	Breckland 6185 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	River Nar 3285 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 9913 metres
Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - Necton. Likely to be sufficient capacity for growth of at least 500 dwellings.

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

The site is not proposed for allocation because the Council does not consider that development of it, in the manner proposed, is likely to be acceptable due to concerns about demolition of existing buildings on site, and the lack of space on site.

390 - Sporle Elephant Castle Crossroads (100m), Sporle Address: Field 100m before Elephant Castle Crossroads,		Alternative
Greenfield	Site area: 3.95ha	Estimated capacity: 30 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Mr J Holmes & Associates: 4004 metres (R >) Plowright Medical Centre: 3398 metres (R >) Swaffham Leisure Centre: 4671 metres (R >) Swaffham Library: 4018 metres (R >) Sporle CofE Primary Academy: 721 metres (G <) The Nicholas Hammond Academy: 4700 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Playing Field: 749 metres	
Recycling facilities	Ashill Recycling Centre: 8411 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Old Vicarage (Grade II): 693 metres	
Registered Park	Lexham Hall: 4701 metres	
Scheduled Monument	Deserted medieval village, Great Palgrave: 789 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Sporle Wood: 1163 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 2665 metres	
National Nature Reserve	Roydon Common: 17725 metres	
County Wildlife Site	Sporle Wood: 1166 metres	
Local Nature Reserve	Litcham Common: 5659 metres	
Ramsar	Roydon Common: 17725 metres	
Special Protection Area (SPA)	Breckland 5821 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	River Nar 3137 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 9653 metres
Agricultural Land	Grade 2

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - Necton. Likely to be sufficient capacity for growth of at least 500 dwellings.

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

The site is not proposed for allocation because the Council does not consider that development of it, in the manner proposed, is likely to be acceptable due to concerns about the size and scale of the site and the distance from built form of settlement.

392 - Sporle 96 The Street (rear), Sporle Address: 96 The Street (Rear) Sporle, PE32 2DR		Alternative
Greenfield	Site area: 0.51ha	Estimated capacity: 5 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Mr J Holmes & Associates: 4236 metres (R >) Plowright Medical Centre: 3762 metres (R >) Swaffham Leisure Centre: 4830 metres (R >) Swaffham Library: 4247 metres (R >) Sporle CofE Primary Academy: 369 metres (G <) The Nicholas Hammond Academy: 4868 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Playing Field: 390 metres	
Recycling facilities	Ashill Recycling Centre: 7998 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Old Vicarage (Grade II): 374 metres	
Registered Park	Lexham Hall: 4900 metres	
Scheduled Monument	Deserted medieval village, Great Palgrave: 1370 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Sporle Wood: 715 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 3161 metres	
National Nature Reserve	Roydon Common: 18386 metres	
County Wildlife Site	Sporle Wood: 715 metres	
Local Nature Reserve	Litcham Common: 5710 metres	
Ramsar	Roydon Common: 18386 metres	
Special Protection Area (SPA)	Breckland 5837 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	River Nar 3799 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 9459 metres
Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - Necton. Likely to be sufficient capacity for growth of at least 500 dwellings.

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.

071 – South of the A47 and North of Turbine Way, Swaffham Address: South of the A47 and North of Turbine Way, Swaffham PE37 7XD		**Alternative**
Greenfield	Site area: 2.4 ha	Estimated capacity: 72 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	• 1300M • 200M • 2000M • 1300M • 950M • 2000M	
Overall ranking accessibility	RAG: Green	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category – Playing Field – 150M	
Recycling facilities	>5,000M	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	650M	
Listed Building	700M	
Registered Park	None	
Scheduled Monument	None	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	750M	
Geodiversity site	None	
National Nature Reserve	None	
County Wildlife Site	750M	
Local Nature Reserve	None	
Ramsar	None	
Special Protection Area (SPA)	Within Stone Curlew buffer: No	
SSSI	None	
Special Area of Conservation (SAC)	None	
Agricultural Land	Grade 3	

Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0%
Flood Zone 2	Proportion of site area 0%
Norfolk Local Lead Flood Authority advice – Green (RAG) **Water Management Alliance advice - No** **Anglian Water - No**	
Other statutory consultees, agencies and organisations	
Sport England: No **Natural England: No** **Historic England: No** **Highways Authority: No** **Children's Services: No** **Minerals & Waste: No** **NHS N&W ICB: No** **Town/Parish Council:**	
Designation	
Alternative option	
Summary of Justification	
While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals. Also this land is allocated for employment.	
Landowner/Site promoter comment:	
Other objections	

025 - Land west of South Pickenham Road,, Swaffham Address: Land West of South Pickenham Road, Swaffham, PE37 8DA		Alternative
Greenfield	Site area: 2.65ha	Estimated capacity: 90 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Mr J Holmes & Associates: 1465 metres (R >) The Campingland Surgery: 1390 metres (R >) Swaffham Leisure Centre: 728 metres (G <) Swaffham Library: 1443 metres (R >) Swaffham Church of England Junior School: 687 metres (G <) The Nicholas Hammond Academy: 785 metres (G <)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category - General: 82 metres	
Recycling facilities	Ashill Recycling Centre: 5478 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Carol House (Grade II): 377 metres	
Registered Park	Pickenham Hall: 4008 metres	
Scheduled Monument	Bowl barrow 840m south east of Forestry Lodge: 1632 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Sporle Wood: 5166 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 7355 metres	
National Nature Reserve	Weeting Heath: 18143 metres	
County Wildlife Site	North of the Club House: 1658 metres	
Local Nature Reserve	Litcham Common: 10758 metres	
Ramsar	Roydon Common: 19767 metres	
Special Protection Area (SPA)	Breckland 875 metres. (Site Less than 1.5km, HRA required.) Within Stone Curlew buffer: No	

SSSI	Breckland Forest 875 metres
Special Area of Conservation (SAC)	Norfolk Valley Fens: 5161 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Swaffham. Likely to be sufficient capacity for at least 600 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): No comments	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	
Justification	
While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.	

119 - The Antinghams, Swaffham Address: The Antinghams, Swaffham, PE37 7BF		Alternative
Greenfield	Site area: 0.50ha	Estimated capacity: 7 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Mr J Holmes & Associates: 214 metres (G <) The Campingland Surgery: 114 metres (G <) Swaffham Leisure Centre: 774 metres (G <) Swaffham Library: 206 metres (G <) Swaffham VC Infant and Nursery School: 206 metres (G <) The Nicholas Hammond Academy: 787 metres (G <)	
Overall ranking accessibility	Green: At least four facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category - Church: 0 metres	
Recycling facilities	Ashill Recycling Centre: 6730 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Swaffham	
Listed Building	Gradys Hotel (Grade II): 26 metres	
Registered Park	Pickenham Hall: 5447 metres	
Scheduled Monument	Bowl barrow 840m south east of Forestry Lodge: 3129 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Sporle Wood: 4443 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 6060 metres	
National Nature Reserve	Roydon Common: 18536 metres	
County Wildlife Site	North of the Club House: 2002 metres	
Local Nature Reserve	Litcham Common: 9812 metres	
Ramsar	Roydon Common: 18536 metres	
Special Protection Area (SPA)	Breckland 1967 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Breckland Forest 1967 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 6680 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed **Water Management Alliance advice** No comments **Anglian Water** Water Recycling Centre - Swaffham. Likely to be sufficient capacity for at least 600 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments **Natural England** (Nutrient Neutrality): No comments **Natural England** (Air Quality Screening): No comments **Historic England** No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	
Justification	
While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.	

137 - West Acre Road, Swaffham Address: Land off Westacre Road, PE37 7QD		Alternative
Greenfield	Site area: 12.82ha	Estimated capacity: 200 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Mr J Holmes & Associates: 807 metres (R >) Plowright Medical Centre: 231 metres (G <) Swaffham Leisure Centre: 1567 metres (R >) Swaffham Library: 828 metres (R >) Sacred Heart School: 652 metres (G <) The Nicholas Hammond Academy: 1536 metres (G <)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category - General: 139 metres	
Recycling facilities	Ashill Recycling Centre: 7777 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Baptist Chapel And Hall (Grade II): 384 metres	
Registered Park	Narford Hall: 4314 metres	
Scheduled Monument	Deserted medieval village, Great Palgrave: 2688 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Sporle Wood: 4584 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 5180 metres	
National Nature Reserve	Roydon Common: 17015 metres	
County Wildlife Site	Disused Railway: 1068 metres	
Local Nature Reserve	Litcham Common: 9446 metres	
Ramsar	Roydon Common: 17015 metres	
Special Protection Area (SPA)	Breckland 2424 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Breckland Forest 2424 metres	
Special Area of Conservation (SAC)	Breckland: 7452 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice LLFA Assessment: No major surface water issues / constraints identified **Water Management Alliance advice** No comments **Anglian Water** Water Recycling Centre - Swaffham. Likely to be sufficient capacity for at least 600 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments **Natural England** (Nutrient Neutrality): No comments **Natural England** (Air Quality Screening): No comments **Historic England** No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	
Justification	
While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.	

152 - Snails Pit Farm, Swaffham Address: Snails Pit Farm, Cley Road, PE37 8AE		Alternative
Greenfield	Site area: 26.00ha	Estimated capacity: 600 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Mr J Holmes & Associates: 1156 metres (R >) The Campingland Surgery: 1166 metres (R >) Swaffham Leisure Centre: 601 metres (G <) Swaffham Library: 1139 metres (R >) Swaffham Church of England Junior School: 550 metres (G <) The Nicholas Hammond Academy: 536 metres (G <)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category - General: 105 metres	
Recycling facilities	Ashill Recycling Centre: 6348 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Boundary Wall South Of Number 62 (Holly House) (Grade II): 944 metres	
Registered Park	Pickenham Hall: 4672 metres	
Scheduled Monument	Bowl barrow 810m SSE of Forestry Lodge: 1788 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Sporle Wood: 5751 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 7281 metres	
National Nature Reserve	Weeting Heath: 17446 metres	
County Wildlife Site	North of the Club House: 11 metres	
Local Nature Reserve	Litcham Common: 11151 metres	
Ramsar	Roydon Common: 18870 metres	
Special Protection Area (SPA)	Breckland 225 metres. (Site Less than 1.5km, HRA required.) Within Stone Curlew buffer: No	
SSSI	Breckland Forest 225 metres	

Special Area of Conservation (SAC)	Breckland: 5063 metres
Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - Swaffham. Likely to be sufficient capacity for at least 600 dwellings.

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.

153 - Manor Farm, Swaffham Address: land off Lynn Road, PE37 7PT		Alternative
Greenfield	Site area: 2.60ha	Estimated capacity: 68 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Mr J Holmes & Associates: 966 metres (R >) Plowright Medical Centre: 866 metres (R >) Swaffham Leisure Centre: 1433 metres (R >) Swaffham Library: 977 metres (R >) Sacred Heart School: 991 metres (G <) The Nicholas Hammond Academy: 1376 metres (G <)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category - Allotments Or Community Growing Spaces: 96 metres	
Recycling facilities	Ashill Recycling Centre: 7853 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	4-16, Lynn Street (Grade II): 648 metres	
Registered Park	Narford Hall: 4518 metres	
Scheduled Monument	Deserted medieval village, Great Palgrave: 3505 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Sporle Wood: 5238 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 5997 metres	
National Nature Reserve	Roydon Common: 17342 metres	
County Wildlife Site	Disused Railway: 792 metres	
Local Nature Reserve	Litcham Common: 10244 metres	
Ramsar	Roydon Common: 17342 metres	
Special Protection Area (SPA)	Breckland 1894 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Breckland Forest 1894 metres	

Special Area of Conservation (SAC)	Breckland: 7047 metres
Agricultural Land	Grade 3

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

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

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

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - Swaffham. Likely to be sufficient capacity for at least 600 dwellings.

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

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

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

Landowner/Site promoter comment:

None

Other objections

1 as received

Justification

While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.

178 - West of Sporle Road, Swaffham		Alternative
Address: Land to the west of New Sporle Road,		
Greenfield	Site area: 7.72ha	Estimated capacity: 130 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Mr J Holmes & Associates: 1021 metres (R >) Plowright Medical Centre: 262 metres (G <) Swaffham Leisure Centre: 1807 metres (R >) Swaffham Library: 1040 metres (R >) Sacred Heart School: 707 metres (G <) The Nicholas Hammond Academy: 1811 metres (G <)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category - Allotments Or Community Growing Spaces: 0 metres	
Recycling facilities	Ashill Recycling Centre: 7265 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Beech House (Grade II): 619 metres	
Registered Park	Narford Hall: 4863 metres	
Scheduled Monument	Deserted medieval village, Great Palgrave: 2169 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Sporle Wood: 3598 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 4857 metres	
National Nature Reserve	Roydon Common: 17341 metres	
County Wildlife Site	Disused Railway: 1856 metres	
Local Nature Reserve	Litcham Common: 8806 metres	
Ramsar	Roydon Common: 17341 metres	
Special Protection Area (SPA)	Breckland 3000 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Breckland Forest 3000 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 7568 metres
Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice LLFA Assessment: No major surface water issues / constraints identified

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - Swaffham. Likely to be sufficient capacity for at least 600 dwellings.

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.

181 - Beachamwell Road, Swaffham Address: Land off Beachamwell Road, PE37 7NT		Alternative
Greenfield	Site area: 13.75ha	Estimated capacity: 300 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Mr J Holmes & Associates: 494 metres (G <) The Campingland Surgery: 574 metres (G <) Swaffham Leisure Centre: 703 metres (G <) Swaffham Library: 491 metres (G <) Swaffham VC Infant and Nursery School: 581 metres (G <) The Nicholas Hammond Academy: 645 metres (G <)	
Overall ranking accessibility	Green: At least four facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category - Other Sports Facility: 1 metres	
Recycling facilities	Ashill Recycling Centre: 7132 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	York House (Grade II): 313 metres	
Registered Park	Narford Hall: 4990 metres	
Scheduled Monument	Bowl barrow 840m south east of Forestry Lodge: 3069 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Sporle Wood: 5185 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 6448 metres	
National Nature Reserve	Roydon Common: 17868 metres	
County Wildlife Site	North of the Club House: 1076 metres	
Local Nature Reserve	Litcham Common: 10443 metres	
Ramsar	Roydon Common: 17868 metres	
Special Protection Area (SPA)	Breckland 1533 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Breckland Forest 1533 metres	
Special Area of Conservation (SAC)	Breckland: 6364 metres	

Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - Swaffham. Likely to be sufficient capacity for at least 600 dwellings.

Other statutory consultees, agencies and organisations

Sport England: To the site's west, there are allotments and a playing pitch. Although the site itself would not be situated on a playing field, any development should not hinder the use of any portion of the playing field. Failure to comply with this may result in objection from Sport England to the allocation of this site.

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.

182 - Cley Road, Swaffham Address: Land to the west of cley road, PE37 7NT		Alternative
Greenfield	Site area: 9.56ha	Estimated capacity: 275 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Mr J Holmes & Associates: 628 metres (G <) The Campingland Surgery: 679 metres (G <) Swaffham Leisure Centre: 481 metres (G <) Swaffham Library: 618 metres (G <) Swaffham Church of England Junior School: 450 metres (G <) The Nicholas Hammond Academy: 408 metres (G <)	
Overall ranking accessibility	Green: At least four facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category - Playing Field: 0 metres	
Recycling facilities	Ashill Recycling Centre: 6777 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	York House (Grade II): 478 metres	
Registered Park	Pickenham Hall: 5208 metres	
Scheduled Monument	Bowl barrow 840m south east of Forestry Lodge: 2467 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Sporle Wood: 5330 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 6677 metres	
National Nature Reserve	Weeting Heath: 18272 metres	
County Wildlife Site	North of the Club House: 817 metres	
Local Nature Reserve	Litcham Common: 10634 metres	
Ramsar	Roydon Common: 18289 metres	
Special Protection Area (SPA)	Breckland 947 metres. (Site Less than 1.5km, HRA required.) Within Stone Curlew buffer: No	
SSSI	Breckland Forest 947 metres	
Special Area of Conservation (SAC)	Breckland: 5794 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed **Water Management Alliance advice** No comments **Anglian Water** Water Recycling Centre - Swaffham. Likely to be sufficient capacity for at least 600 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments **Natural England** (Nutrient Neutrality): No comments **Natural England** (Air Quality Screening): No comments **Historic England** No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	
Justification	
While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.	

183 - (Submitted Site 139) Land West of Dulgate Lane., Swaffham Address: Dulgate Lane, Land at Dulgate Lane, North Pickenham Road, Swaffham PE37 8DB		Alternative
Greenfield	Site area: 16.06ha	Estimated capacity: 250 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Mr J Holmes & Associates: 695 metres (G <) The Campingland Surgery: 592 metres (G <) Swaffham Leisure Centre: 533 metres (G <) Swaffham Library: 677 metres (G <) Swaffham VC Infant and Nursery School: 455 metres (G <) The Nicholas Hammond Academy: 606 metres (G <)	
Overall ranking accessibility	Green: At least four facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category - General: 0 metres	
Recycling facilities	Ashill Recycling Centre: 5594 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Crown Cottage (Grade II): 201 metres	
Registered Park	Pickenham Hall: 4151 metres	
Scheduled Monument	Bowl barrow 840m south east of Forestry Lodge: 1815 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Sporle Wood: 4409 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 6467 metres	
National Nature Reserve	Weeting Heath: 18376 metres	
County Wildlife Site	North of the Club House: 1789 metres	
Local Nature Reserve	Litcham Common: 9952 metres	
Ramsar	Roydon Common: 19057 metres	
Special Protection Area (SPA)	Breckland 1104 metres. (Site Less than 1.5km, HRA required.) Within Stone Curlew buffer: No	
SSSI	Breckland Forest 1104 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 5322 metres
Agricultural Land	Grade 2

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - Swaffham. Likely to be sufficient capacity for at least 600 dwellings.

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.

244 - Land off New Sporle Road Site 2, Swaffham Address: New Sporle Road, Swaffham, PE37 7RQ		Alternative
Greenfield	Site area: 0.90ha	Estimated capacity: 20 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Mr J Holmes & Associates: 373 metres (G <) Manor Farm Medical Centre: 88 metres (G <) Swaffham Leisure Centre: 1081 metres (R >) Swaffham Library: 383 metres (G <) Sacred Heart School: 153 metres (G <) The Nicholas Hammond Academy: 1092 metres (G <)	
Overall ranking accessibility	Green: At least four facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category - Church: 78 metres	
Recycling facilities	Ashill Recycling Centre: 6937 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Swaffham	
Listed Building	Stable Block And Cart Shed North West Of Manor Farmhouse (Grade II): 40 metres	
Registered Park	Narford Hall: 5603 metres	
Scheduled Monument	Deserted medieval village, Great Palgrave: 2899 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Sporle Wood: 4199 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 5694 metres	
National Nature Reserve	Roydon Common: 18252 metres	
County Wildlife Site	Disused Railway: 2066 metres	
Local Nature Reserve	Litcham Common: 9498 metres	
Ramsar	Roydon Common: 18252 metres	
Special Protection Area (SPA)	Breckland 2275 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Breckland Forest 2275 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 6954 metres
Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - Swaffham. Likely to be sufficient capacity for at least 600 dwellings.

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals. Development would also result in loss of woodland

281 - Land South of Princes Street, Swaffham Address: Land South of Princes Street,		Alternative
Greenfield	Site area: 2.05ha	Estimated capacity: 90 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Mr J Holmes & Associates: 467 metres (G <) The Campingland Surgery: 568 metres (G <) Swaffham Leisure Centre: 981 metres (R >) Swaffham Library: 473 metres (G <) Sacred Heart School: 572 metres (G <) The Nicholas Hammond Academy: 936 metres (G <)	
Overall ranking accessibility	Green: At least four facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category - Other Sports Facility: 0 metres	
Recycling facilities	Ashill Recycling Centre: 7357 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Gate Piers To Whitsands Road And Boundary Wall South-West Of 20 Market Place (Grade II): 210 metres	
Registered Park	Narford Hall: 5045 metres	
Scheduled Monument	Bowl barrow 840m south east of Forestry Lodge: 3392 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Sporle Wood: 5001 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 6104 metres	
National Nature Reserve	Roydon Common: 17848 metres	
County Wildlife Site	Disused Railway: 1293 metres	
Local Nature Reserve	Litcham Common: 10171 metres	
Ramsar	Roydon Common: 17848 metres	
Special Protection Area (SPA)	Breckland 1972 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Breckland Forest 1972 metres	

Special Area of Conservation (SAC)	Breckland: 6822 metres
Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - Swaffham. Likely to be sufficient capacity for at least 600 dwellings.

Other statutory consultees, agencies and organisations

Sport England: A playing field and bowling green lies to the south of the site. Whilst the site would not be located on a playing field, development of the site should not prejudice the use of, all or any part of a playing field otherwise Sport England may raise an objection to it.

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

Woods Hardwick on behalf on Haut Ltd LPR/CS4/DEV/281- discussion around criteria that was rated red and why this should be changed.

Other objections

None recorded as received

Justification

While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.

315 - Land South of Norwich Road, Swaffham Address: Wood Farm, Norwich Road Swaffham, PE37 8DB		Alternative
Greenfield	Site area: 2.52ha	Estimated capacity: 40 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Mr J Holmes & Associates: 803 metres (R >) Manor Farm Medical Centre: 651 metres (G <) Swaffham Leisure Centre: 1129 metres (R >) Swaffham Library: 803 metres (R >) Sacred Heart School: 712 metres (G <) The Nicholas Hammond Academy: 1177 metres (G <)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category - Playing Field: 392 metres	
Recycling facilities	Ashill Recycling Centre: 6280 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Wood Farmhouse (Grade II): 173 metres	
Registered Park	Pickenham Hall: 5137 metres	
Scheduled Monument	Deserted medieval village, Great Palgrave: 2938 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Sporle Wood: 3881 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 5815 metres	
National Nature Reserve	Roydon Common: 18760 metres	
County Wildlife Site	North of the Club House: 2487 metres	
Local Nature Reserve	Litcham Common: 9358 metres	
Ramsar	Roydon Common: 18760 metres	
Special Protection Area (SPA)	Breckland 2223 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Breckland Forest 2223 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 6536 metres
Agricultural Land	Grade 2

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

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

Norfolk Local Lead Flood Authority advice LLFA Assessment: Moderate surface water issues / constraints

identified which will require further assessment by LPA • Given the surface water / flooding constraints, the LLFA consider that the site is unlikely to be capable of accommodating the number (40) of dwellings proposed.

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - Swaffham. Likely to be sufficient capacity for at least 600 dwellings.

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

landowners of Land South of Norwich Road and West of Dulgate Lane in Swaffham Our client's sites lie to the south of the Norwich Road, and therefore have excellent access to the Excel bus service stops. The sites individually could deliver 50-200 new homes in a sustainable location within walking and cycling distance of Swaffham town centre. We have also promoted land for employment development in close proximity to the residential site, which could offer employment opportunities to new and existing residents, potentially increasing the sustainability of a residential allocation in this location. Please note that whilst the Land South of Norwich Road was split into two submissions in the call for sites process (ref LPR/CS4/DEV/136 & LPR/CS4/DEV/315) and an proportion promoted for employment we consider that both of these sites could be suitable for residential use.

Other objections

None recorded as received

367 - Manor Farm Site 1, Swaffham Address: Manor Farm site 1, PE37 7QR		Alternative
Greenfield	Site area: 0.99ha	Estimated capacity: 18 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Mr J Holmes & Associates: 496 metres (G <) Manor Farm Medical Centre: 209 metres (G <) Swaffham Leisure Centre: 1206 metres (R >) Swaffham Library: 508 metres (G <) Sacred Heart School: 274 metres (G <) The Nicholas Hammond Academy: 1219 metres (G <)	
Overall ranking accessibility	Green: At least four facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category - Public Park Or Garden: 199 metres	
Recycling facilities	Ashill Recycling Centre: 6859 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Swaffham	
Listed Building	Manor House Including Attached Service Range To East (Grade II*): 117 metres	
Registered Park	Pickenham Hall: 5670 metres	
Scheduled Monument	Deserted medieval village, Great Palgrave: 2808 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Sporle Wood: 4053 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 5629 metres	
National Nature Reserve	Roydon Common: 18328 metres	
County Wildlife Site	Disused Railway: 2187 metres	
Local Nature Reserve	Litcham Common: 9377 metres	
Ramsar	Roydon Common: 18328 metres	
Special Protection Area (SPA)	Breckland 2399 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Breckland Forest 2399 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 6997 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice LLFA Assessment: Moderate surface water issues / constraints identified which will require further assessment by LPA • Given the surface water / flooding constraints, the LLFA consider that the site is unlikely to be capable of accommodating the number (18) of dwellings proposed. **Water Management Alliance advice** No comments **Anglian Water** Water Recycling Centre - Swaffham. Likely to be sufficient capacity for at least 600 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments **Natural England** (Nutrient Neutrality): No comments **Natural England** (Air Quality Screening): No comments **Historic England** No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	
Justification	
While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals. Site within setting of listed building and TPOs onsite.	

369 - Manor Farm Site 2, Swaffham Address: Manor Farm site 2, PE37 7QR		Alternative
Greenfield	Site area: 1.04ha	Estimated capacity: 20 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Mr J Holmes & Associates: 495 metres (G <) Manor Farm Medical Centre: 354 metres (G <) Swaffham Leisure Centre: 1017 metres (R >) Swaffham Library: 494 metres (G <) Sacred Heart School: 412 metres (G <) The Nicholas Hammond Academy: 1044 metres (G <)	
Overall ranking accessibility	Green: At least four facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category - Church: 190 metres	
Recycling facilities	Ashill Recycling Centre: 6655 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Swaffham	
Listed Building	Manor House Including Attached Service Range To East (Grade II*): 118 metres	
Registered Park	Pickenham Hall: 5448 metres	
Scheduled Monument	Deserted medieval village, Great Palgrave: 2952 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Sporle Wood: 4109 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 5791 metres	
National Nature Reserve	Roydon Common: 18552 metres	
County Wildlife Site	North of the Club House: 2294 metres	
Local Nature Reserve	Litcham Common: 9483 metres	
Ramsar	Roydon Common: 18552 metres	
Special Protection Area (SPA)	Breckland 2195 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Breckland Forest 2195 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 6769 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice LLFA Assessment: Major surface water issues / constraints identified which will require further assessment by LPA **Water Management Alliance advice** No comments **Anglian Water** Water Recycling Centre - Swaffham. Likely to be sufficient capacity for at least 600 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments **Natural England** (Nutrient Neutrality): No comments **Natural England** (Air Quality Screening): No comments **Historic England** No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	
Justification	
While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals. Site within setting of listed building.	

051 - Woodgate Road 2, Swanton Morley Address: Land at Woodgate Road, NR20 4NU		Alternative
Greenfield	Site area: 0.77ha	Estimated capacity: 12 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Norfolk PCT Dental Services: 3219 metres (R >) Swanton Morley PMS Practice: 463 metres (G <) Dereham Leisure Centre: 4061 metres (R >) Dereham Library: 4175 metres (R >) Swanton Morley VC Primary School: 1287 metres (G <) Dereham Neatherd High School: 3391 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Playing Field: 642 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 4427 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Angel Inn (Grade II): 652 metres	
Registered Park	Elmham House: 5924 metres	
Scheduled Monument	Three Pickett-Hamilton forts at Swanton Morley airfield: 3144 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Hockering Wood: 4940 metres	
Geodiversity site	Hempton Quarry: 16918 metres	
National Nature Reserve	Foxley Wood: 6593 metres	
County Wildlife Site	Woodgate Meadow: 711 metres	
Local Nature Reserve	Litcham Common: 12858 metres	
Ramsar	Broadland: 23890 metres	
Special Protection Area (SPA)	Breckland 20433 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	River Wensum 1479 metres	

Special Area of Conservation (SAC)	River Wensum: 1479 metres
Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - Swanton Morley. Measures to reduce nutrients to be applied that will present challenges for future growth

Other statutory consultees, agencies and organisations

Sport England: No comments

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

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

While it is recognised that there may be some merit in this site, further allocations are not considered to be needed or appropriate in this part of the district - due to other allocations or development in the local area.

052 - Land at Woodgate Road, Swanton Morley Address: Land at Woodgate Road, NR20 4NU		Alternative
Greenfield	Site area: 2.23ha	Estimated capacity: 40 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Norfolk PCT Dental Services: 2795 metres (R >) Swanton Morley PMS Practice: 63 metres (G <) Dereham Leisure Centre: 3692 metres (R >) Dereham Library: 3782 metres (R >) Swanton Morley VC Primary School: 1038 metres (G <) Dereham Neatherd High School: 3039 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Playing Field: 252 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 4087 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Angel Inn (Grade II): 257 metres	
Registered Park	Elmham House: 5626 metres	
Scheduled Monument	Three Pickett-Hamilton forts at Swanton Morley airfield: 2851 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Old Carr: 4711 metres	
Geodiversity site	Hempton Quarry: 16599 metres	
National Nature Reserve	Foxley Wood: 6789 metres	
County Wildlife Site	Woodgate Meadow: 1128 metres	
Local Nature Reserve	Litcham Common: 12459 metres	
Ramsar	Broadland: 24296 metres	
Special Protection Area (SPA)	Breckland 20023 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	River Wensum 1574 metres	

Special Area of Conservation (SAC)	River Wensum: 1574 metres
Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - Swanton Morley. Measures to reduce nutrients to be applied that will present challenges for future growth

Other statutory consultees, agencies and organisations

Sport England: No comments

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

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

Lanpro on behalf of Glavenhill Proposes new RAG assessment for housing site off Woodgate Road, Swanton Morley - proposed development mixed residential and over 55s accommodation. Most phase 1 criteria proposed as green with exception of "built up area", and "settlement boundaries" proposed as amber, and as red for the sites greenfield status.

Other objections

None recorded as received

Justification

While it is recognised that there may be some merit in this site, further allocations are not considered to be needed or appropriate in this part of the district - due to other allocations or development in the local area.

121 - Lincoln House, Swanton Morley Address: Land adjacent Lincoln House,		Alternative
Greenfield	Site area: 2.83ha	Estimated capacity: 36 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Norfolk PCT Dental Services: 2502 metres (R >) Swanton Morley PMS Practice: 91 metres (G <) Dereham Leisure Centre: 3395 metres (R >) Dereham Library: 3498 metres (R >) Swanton Morley VC Primary School: 1369 metres (G <) Dereham Neatherd High School: 2736 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Playing Field: 266 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 3781 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Angel Inn (Grade II): 375 metres	
Registered Park	Elmham House: 5863 metres	
Scheduled Monument	Three Pickett-Hamilton forts at Swanton Morley airfield: 3108 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Old Carr: 4431 metres	
Geodiversity site	Hempton Quarry: 16796 metres	
National Nature Reserve	Foxley Wood: 7202 metres	
County Wildlife Site	Woodgate Meadow: 1327 metres	
Local Nature Reserve	Litcham Common: 12280 metres	
Ramsar	Broadland: 24387 metres	
Special Protection Area (SPA)	Breckland 19730 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	River Wensum 1991 metres	
Special Area of Conservation (SAC)	River Wensum: 1991 metres	

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

175 - West of Woodgate Road, Swanton Morley Address: Land to the West of Woodgate Lane,		Alternative
Greenfield	Site area: 2.66ha	Estimated capacity: 75 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Norfolk PCT Dental Services: 2959 metres (R >) Swanton Morley PMS Practice: 375 metres (G <) Dereham Leisure Centre: 3938 metres (R >) Dereham Library: 4003 metres (R >) Swanton Morley VC Primary School: 848 metres (G <) Northgate High School: 3294 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Bowling Green: 258 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 4353 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	The Gables (Grade II): 228 metres	
Registered Park	Elmham House: 5469 metres	
Scheduled Monument	Three Pickett-Hamilton forts at Swanton Morley airfield: 2690 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Old Carr: 4786 metres	
Geodiversity site	Hempton Quarry: 16457 metres	
National Nature Reserve	Foxley Wood: 6583 metres	
County Wildlife Site	Swanton Morley Meadow: 913 metres	
Local Nature Reserve	Litcham Common: 12421 metres	
Ramsar	Broadland: 24252 metres	
Special Protection Area (SPA)	Breckland 20163 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	River Wensum 1361 metres	

Special Area of Conservation (SAC)	River Wensum: 1361 metres
Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - Swanton Morley. Measures to reduce nutrients to be applied that will present challenges for future growth

Other statutory consultees, agencies and organisations

Sport England: No comments

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

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

While it is recognised that there may be some merit in this site, further allocations are not considered to be needed or appropriate in this part of the district - due to other allocations or development in the local area.

176 - East Woodgate Lane, Swanton Morley Address: Land to the east of woodgate lane,		Alternative
Greenfield	Site area: 5.09ha	Estimated capacity: 140 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Norfolk PCT Dental Services: 3234 metres (R >) Swanton Morley PMS Practice: 679 metres (G <) Dereham Leisure Centre: 4249 metres (R >) Dereham Library: 4305 metres (R >) Swanton Morley VC Primary School: 638 metres (G <) Northgate High School: 3574 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - General: 14 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 4669 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Kesmark House (Grade II): 136 metres	
Registered Park	Elmham House: 5273 metres	
Scheduled Monument	Three Pickett-Hamilton forts at Swanton Morley airfield: 2497 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Sparham Grove: 4750 metres	
Geodiversity site	Hempton Quarry: 16279 metres	
National Nature Reserve	Foxley Wood: 6185 metres	
County Wildlife Site	Swanton Morley Meadow: 527 metres	
Local Nature Reserve	Litcham Common: 12489 metres	
Ramsar	Broadland: 24048 metres	
Special Protection Area (SPA)	Breckland 20413 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	River Wensum 967 metres	

Special Area of Conservation (SAC)	River Wensum: 967 metres
Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - Swanton Morley. Measures to reduce nutrients to be applied that will present challenges for future growth

Other statutory consultees, agencies and organisations

Sport England: No comments

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

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

While it is recognised that there may be some merit in this site, further allocations are not considered to be needed or appropriate in this part of the district - due to other allocations or development in the local area. The site is not proposed for allocation because the Council does not consider that development of it, in the manner proposed, is likely to be acceptable due to concerns about site access.

250 - Greengate House, Swanton Morley Address: Greengate House, Swanton Morley, NR20 4AD		Alternative
Brownfield	Site area: 0.33ha	Estimated capacity: 0 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Norfolk PCT Dental Services: 3205 metres (R >) Swanton Morley PMS Practice: 761 metres (G <) Dereham Leisure Centre: 4272 metres (R >) Dereham Library: 4308 metres (R >) Swanton Morley VC Primary School: 625 metres (G <) Northgate High School: 3548 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - General: 164 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 4709 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Kesmark House (Grade II): 276 metres	
Registered Park	Elmham House: 5261 metres	
Scheduled Monument	Three Pickett-Hamilton forts at Swanton Morley airfield: 2481 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Old Carr: 4911 metres	
Geodiversity site	Hempton Quarry: 16258 metres	
National Nature Reserve	Foxley Wood: 6443 metres	
County Wildlife Site	Swanton Morley Meadow: 760 metres	
Local Nature Reserve	Litcham Common: 12397 metres	
Ramsar	Broadland: 24348 metres	
Special Protection Area (SPA)	Breckland 20350 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	River Wensum 1201 metres	

Special Area of Conservation (SAC)	River Wensum: 1201 metres
Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - Swanton Morley. Measures to reduce nutrients to be applied that will present challenges for future growth

Other statutory consultees, agencies and organisations

Sport England: No comments

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

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

While it is recognised that there may be some merit in this site, further allocations are not considered to be needed or appropriate in this part of the district - due to other allocations or development in the local area. The site is not proposed for allocation because the Council does not consider that development of it, in the manner proposed, is likely to be acceptable due to concerns about demolition of existing buildings onsite.

252 - Rectory Road, Swanton Morley Address: Rectory Road, Swanton Morley, NR20 4QB		Alternative
Greenfield	Site area: 1.34ha	Estimated capacity: 15 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Norfolk PCT Dental Services: 3939 metres (R >) Swanton Morley PMS Practice: 1651 metres (R >) Dereham Leisure Centre: 5099 metres (R >) Dereham Library: 5103 metres (R >) Swanton Morley VC Primary School: 523 metres (G <) Northgate High School: 4286 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - General: 111 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 5558 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Swanton Morley War Memorial (Grade II): 304 metres	
Registered Park	Elmham House: 4501 metres	
Scheduled Monument	Three Pickett-Hamilton forts at Swanton Morley airfield: 1688 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Great Wood: 4455 metres	
Geodiversity site	Hempton Quarry: 15516 metres	
National Nature Reserve	Foxley Wood: 5645 metres	
County Wildlife Site	Swanton Morley Meadow: 406 metres	
Local Nature Reserve	Litcham Common: 12386 metres	
Ramsar	Broadland: 24289 metres	
Special Protection Area (SPA)	Breckland 20887 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	River Wensum 474 metres	
Special Area of Conservation (SAC)	River Wensum: 474 metres	

Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - Swanton Morley. Measures to reduce nutrients to be applied that will present challenges for future growth

Other statutory consultees, agencies and organisations

Sport England: No comments

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

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

While it is recognised that there may be some merit in this site, further allocations are not considered to be needed or appropriate in this part of the district - due to other allocations or development in the local area.

254 - Coneyhills Farm. East of Robertson Barracks, Worthing Road, Swanton Morley Address: Coney Hills Farm, East of Robertsons Barracks, Swanton Morley, NR20 4QB		Alternative
Greenfield	Site area: 8.59ha	Estimated capacity: 250 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Norfolk PCT Dental Services: 4413 metres (R >) Swanton Morley PMS Practice: 2484 metres (R >) Dereham Leisure Centre: 5703 metres (R >) Dereham Library: 5645 metres (R >) Swanton Morley VC Primary School: 1120 metres (G <) Northgate High School: 4756 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - General: 611 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 6206 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Bridge (Grade II): 540 metres	
Registered Park	Elmham House: 3618 metres	
Scheduled Monument	Three Pickett-Hamilton forts at Swanton Morley airfield: 772 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Great Wood: 3817 metres	
Geodiversity site	Hempton Quarry: 14602 metres	
National Nature Reserve	Foxley Wood: 5019 metres	
County Wildlife Site	Swanton Morley Gravel Pits: 426 metres	
Local Nature Reserve	Litcham Common: 12093 metres	
Ramsar	Broadland: 24506 metres	
Special Protection Area (SPA)	Breckland 21059 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	

SSSI	River Wensum 482 metres
Special Area of Conservation (SAC)	River Wensum: 482 metres
Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - Swanton Morley. Measures to reduce nutrients to be applied that will present challenges for future growth

Other statutory consultees, agencies and organisations

Sport England: No comments

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

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

While it is recognised that there may be some merit in this site, further allocations are not considered to be needed or appropriate in this part of the district - due to other allocations or development in the local area.

373 - South of Elsing Road, Swanton Morley Address: South of Elsing Road, Swanton Morley, NR20 4NY		**Alternative**
Greenfield	Site area: 2.83ha	Estimated capacity: 60 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Norfolk PCT Dental Services: 3712 metres (R >) Swanton Morley PMS Practice: 1178 metres (G <) Dereham Leisure Centre: 4759 metres (R >) Dereham Library: 4807 metres (R >) Swanton Morley VC Primary School: 705 metres (G <) Northgate High School: 4055 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Public Park Or Garden: 128 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 5182 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	1 And 2, Elsing Road (Grade II): 48 metres	
Registered Park	Elmham House: 5164 metres	
Scheduled Monument	Three Pickett-Hamilton forts at Swanton Morley airfield: 2363 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Sparham Grove: 4355 metres	
Geodiversity site	Hempton Quarry: 16181 metres	
National Nature Reserve	Foxley Wood: 5761 metres	
County Wildlife Site	Swanton Morley Meadow: 142 metres	
Local Nature Reserve	Litcham Common: 12753 metres	
Ramsar	Broadland: 23821 metres	
Special Protection Area (SPA)	Breckland 20847 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	River Wensum 546 metres	

Special Area of Conservation (SAC)	River Wensum: 546 metres
Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - Swanton Morley. Measures to reduce nutrients to be applied that will present challenges for future growth

Other statutory consultees, agencies and organisations

Sport England: No comments

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

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

While it is recognised that there may be some merit in this site, further allocations are not considered to be needed or appropriate in this part of the district - due to other allocations or development in the local area and concerns about site access.

374 - Strudwick Dereham Road, Swanton Morley Address: Strudwick. Dereham Road, Swanton Morley, NR20 4LT		**Alternative**
Mostly Green	Site area: 0.27ha	Estimated capacity: 9 dwellings

Broad accessibility assessment	
Settlement Hierarchy: Local Service Centre	
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Norfolk PCT Dental Services: 2542 metres (R >) Swanton Morley PMS Practice: 184 metres (G <) Dereham Leisure Centre: 3479 metres (R >) Dereham Library: 3556 metres (R >) Swanton Morley VC Primary School: 1321 metres (G <) Dereham Neatherd High School: 2837 metres (R >)
Overall ranking accessibility	Amber: One to three core facilities within threshold distance
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services	
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.
Open Space	Category - Playing Field: 185 metres
Recycling facilities	Dereham Main Recycling Centre Plus: 3889 metres
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)	
Conservation Area	Not within a CA
Listed Building	Angel Inn (Grade II): 317 metres
Registered Park	Elmham House: 5781 metres
Scheduled Monument	Three Pickett-Hamilton forts at Swanton Morley airfield: 3032 metres
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)	
Nutrient Neutrality Catchment Area	Yes River Wensum SAC
Ancient Woodland	Old Carr: 4438 metres
Geodiversity site	Hempton Quarry: 16707 metres
National Nature Reserve	Foxley Wood: 7224 metres
County Wildlife Site	Woodgate Meadow: 1465 metres
Local Nature Reserve	Litcham Common: 12246 metres
Ramsar	Broadland: 24585 metres
Special Protection Area (SPA)	Breckland 19764 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No
SSSI	River Wensum 2002 metres

Special Area of Conservation (SAC)	River Wensum: 2002 metres
Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - Swanton Morley. Measures to reduce nutrients to be applied that will present challenges for future growth

Other statutory consultees, agencies and organisations

Sport England: No comments

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

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

While it is recognised that there may be some merit in this site, further allocations are not considered to be needed or appropriate in this part of the district - due to other allocations or development in the local area.

282 - Abbey Estate, Thetford Address: Abbey Estate,		Alternative
Brownfield	Site area: 38.32ha	Estimated capacity: 460 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	mydentist: 816 metres (R >) Thetford Health Living Centre: 527 metres (G <) Breckland Leisure Centre: 600 metres (G <) Thetford Library: 699 metres (G <) The Bishops CE Primary Academy: 48 metres (G <) Thetford Grammer School: 433 metres (G <)	
Overall ranking accessibility	Green: At least four facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category - General: 0 metres	
Recycling facilities	Thetford Main Recycling Centre Plus: 306 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Thetford	
Listed Building	Abbey Farm Cottage (Grade I): 73 metres	
Registered Park	Shadwell Park: 3899 metres	
Scheduled Monument	Thetford Cluniac priory: 0 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Fakenham Wood: 7906 metres	
Geodiversity site	Hockham: 12478 metres	
National Nature Reserve	Thetford Heath: 2679 metres	
County Wildlife Site	Alder Carr: 1352 metres	
Local Nature Reserve	Barnham Cross Common: 1298 metres	
Ramsar	Redgrave & South Lopham Fens: 17878 metres	
Special Protection Area (SPA)	Breckland 217 metres. (Site Less than 1.5km, HRA required.) Within Stone Curlew buffer: No	
SSSI	Thetford Golf Course & Marsh 217 metres	
Special Area of Conservation (SAC)	Breckland: 347 metres	
Agricultural Land	Non Agricultural	

Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.59%
Flood Zone 2	Proportion of site area 1.71%

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

Water Management Alliance advice No comments

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

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

Bidwells on behalf of Flagship Group In respect of The Abbey (Ref: LPR/CS4/DEV/282) the Site is rated Green against all criteria, with the

exception of three: trees and hedgerows (red), Brecks SPA buffer zone (amber) and (available).

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

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

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

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

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

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

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

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

submitted, proposals for regeneration are at an advanced stage, and have been subject to extensive

consultation. Based on their current programme, Flagship Group are seeking to submit an outline planning

application in Spring 2024. A Reserved Matters application for the first phase of development will be

worked up in parallel with the determination of the outline application, which will potentially enable new

homes to be delivered / occupied by 2028. Based on the initial phasing plan, the development will be

delivered during the plan period. Accordingly, the Site should be rated Green in relation to both to both

Available and Achievable.

Other objections

1 as received

080 – Land Northeast of Watton Road, Thompson

Alternative

Address: Land North East of Watton Road, Thompson, IP24 1PJ

Greenfield	Site area: 6.3 ha	Estimated capacity: 49 dwellings

Broad accessibility assessment

Settlement Hierarchy: Tertiary Village

• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	• Closest Watton • Closest Watton • Closest Watton • Closest Watton • 400M • Closest Watton
Overall ranking accessibility	RAG: Amber

800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.

- Green 4+ core services within above threshold
- Amber 1 to 3 core services
- Red 0 core services

Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Tertiary Parish location.
Open Space	Category – Playing Field – 250M
Recycling facilities	>5,000M

Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)

Conservation Area	None
Listed Building	50M
Registered Park	None
Scheduled Monument	None

Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)

Nutrient Neutrality Catchment Area	No
Ancient Woodland	1000M
Geodiversity site	None
National Nature Reserve	None
County Wildlife Site	215M
Local Nature Reserve	None
Ramsar	None
Special Protection Area (SPA)	Within Stone Curlew buffer: No
SSSI	None
Special Area of Conservation (SAC)	None
Agricultural Land	Grade 3

Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0%
Flood Zone 2	Proportion of site area 0%
Norfolk Local Lead Flood Authority advice – Green (RAG) **Water Management Alliance advice - No** **Anglian Water - No**	
Other statutory consultees, agencies and organisations	
Sport England: No **Natural England: No** **Historic England: No** **Highways Authority: No** **Children's Services: No** **Minerals & Waste: No** **NHS N&W ICB: No** **Town/Parish Council:**	
Designation	
Alternative option	
Summary of Justification	
While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals. Also this land is allocated for employment.	
Landowner/Site promoter comment:	
Other objections	

081 – Rebrick Farm, Marlpit Road, Thompson Address: Redbrick Farm, Marlpit Road, Thompson, IP24 1PR		Alternative
Brownfield	Site area: 0.3 ha	Estimated capacity: 5 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Tertiary Village		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	• Closest Watton • Closest Watton • Closest Watton • Closest Watton • 400M • Closest Watton	
Overall ranking accessibility	RAG: Amber	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Tertiary Parish location.	
Open Space	Category – Playing Field – 250M	
Recycling facilities	>5,000M	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	None	
Listed Building	50M	
Registered Park	None	
Scheduled Monument	None	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	1000M	
Geodiversity site	None	
National Nature Reserve	None	
County Wildlife Site	215M	
Local Nature Reserve	None	
Ramsar	None	
Special Protection Area (SPA)	Within Stone Curlew buffer: No	
SSSI	None	
Special Area of Conservation (SAC)	None	
Agricultural Land	Grade 3	

Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0%
Flood Zone 2	Proportion of site area 0%
Norfolk Local Lead Flood Authority advice – Green (RAG) **Water Management Alliance advice - No** **Anglian Water - No**	
Other statutory consultees, agencies and organisations	
Sport England: No **Natural England: No** **Historic England: No** **Highways Authority: No** **Children's Services: No** **Minerals & Waste: No** **NHS N&W ICB: No** **Town/Parish Council:**	
Designation	
Alternative option	
Summary of Justification	
While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals. Also this land is allocated for employment.	
Landowner/Site promoter comment:	
Other objections	

140 - Woodside Farm, Thompson Address: Thompson, IP24 1PJ		Alternative
Greenfield	Site area: 3.29ha	Estimated capacity: 60 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Together Dental: 3853 metres (R >) Watton Medical Practice: 3766 metres (R >) Watton Sports and Social Club: 4262 metres (R >) Watton Library: 3800 metres (R >) Thompson Primary School: 289 metres (G <) Wayland Academy Norfolk: 3224 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Some accessible facilities create opportunity to enhance walking and cycling access.	
Open Space	Category - Public Park Or Garden: 153 metres	
Recycling facilities	Ashill Recycling Centre: 8539 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	1 And 2, High Houses (Grade II): 15 metres	
Registered Park	Breccles Hall: 4503 metres	
Scheduled Monument	Group of tumuli on Sparrow Hill: 974 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Birch Wood: 493 metres	
Geodiversity site	Hockham: 5332 metres	
National Nature Reserve	Brettenham Heath: 10023 metres	
County Wildlife Site	Pond by Hallfield Farm: 291 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 1915 metres	
Ramsar	Redgrave & South Lopham Fens: 20969 metres	
Special Protection Area (SPA)	Breckland 1125 metres. (Site Less than 1.5km, HRA required.) Within Stone Curlew buffer: Yes	
SSSI	Thompson Water, Carr and Common 1085 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 1085 metres	
Agricultural Land	Grade 3	

Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

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

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

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

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

Landowner/Site promoter comment:

None

Other objections

1 as received

Justification

While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.

171 - Marlpit Road, Thompson Address: Thompson, LAND OFF MARLPIT ROAD, THOMPSON		Alternative
Greenfield	Site area: 0.37ha	Estimated capacity: 5 dwellings

Broad accessibility assessment	
Settlement Hierarchy: Secondary village	
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Together Dental: 4193 metres (R >) Watton Medical Practice: 4122 metres (R >) Watton Sports and Social Club: 4619 metres (R >) Watton Library: 4136 metres (R >) Thompson Primary School: 359 metres (G <) Wayland Academy Norfolk: 3570 metres (R >)
Overall ranking accessibility	Amber: One to three core facilities within threshold distance
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services	
Walking and cycling	Some accessible facilities create opportunity to enhance walking and cycling access.
Open Space	Category - Public Park Or Garden: 126 metres
Recycling facilities	Ashill Recycling Centre: 8806 metres
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)	
Conservation Area	Not within a CA
Listed Building	The Thatched House (Grade II): 90 metres
Registered Park	Breccles Hall: 4550 metres
Scheduled Monument	Group of tumuli on Sparrow Hill: 1161 metres
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)	
Nutrient Neutrality Catchment Area	No
Ancient Woodland	Birch Wood: 774 metres
Geodiversity site	Hockham: 5268 metres
National Nature Reserve	Brettenham Heath: 9851 metres
County Wildlife Site	Pond by Hallfield Farm: 197 metres
Local Nature Reserve	Great Eastern Pingo Trail: 2031 metres
Ramsar	Redgrave & South Lopham Fens: 20892 metres
Special Protection Area (SPA)	Breckland 947 metres. (Site Less than 1.5km, HRA required.) Within Stone Curlew buffer: Yes
SSSI	Stanford Training Area 947 metres
Special Area of Conservation (SAC)	Breckland: 947 metres
Agricultural Land	Grade 3

Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

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

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

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

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

Landowner/Site promoter comment:

None

Other objections

1 as received

Justification

While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.

004 - Willow Farm, Dereham Road, Watton Address: Willow Farm, Dereham Road, Watton, IP25 6HA		Alternative
Mostly Green	Site area: 26.25ha	Estimated capacity: 100 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Together Dental: 1070 metres (R >) Watton Medical Practice: 929 metres (R >) Watton Sports and Social Club: 546 metres (G <) Watton Library: 1159 metres (R >) Watton Westfield Infant and Nursery School: 1385 metres (G <) Wayland Academy Norfolk: 1487 metres (G <)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category - General: 280 metres	
Recycling facilities	Ashill Recycling Centre: 5131 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Stonecote (Grade II): 235 metres	
Registered Park	Pickenham Hall: 5909 metres	
Scheduled Monument	High Banks: 1717 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Wayland Wood: 1559 metres	
Geodiversity site	Hockham: 9432 metres	
National Nature Reserve	Brettenham Heath: 14776 metres	
County Wildlife Site	Land east of Saham Toney: 572 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 5204 metres	
Ramsar	Redgrave & South Lopham Fens: 24788 metres	
Special Protection Area (SPA)	Breckland 3106 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Wayland Wood, Watton 1559 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 4509 metres
Agricultural Land	Grade 3

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

Flood Zone 3	Proportion of site area 31.88%
Flood Zone 2	Proportion of site area 39.30%

Norfolk Local Lead Flood Authority advice Major surface water issues / constraints identified which will require further assessment by LPA

Water Management Alliance advice No comments

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

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.

042 - Church Road, Watton Address: Watton, IP25 6RD		Alternative
Greenfield	Site area: 3.87ha	Estimated capacity: 9 dwellings

Broad accessibility assessment	
Settlement Hierarchy: Market Town	
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Together Dental: 928 metres (R >) Watton Medical Practice: 647 metres (G <) Watton Sports and Social Club: 587 metres (G <) Watton Library: 1001 metres (R >) Wayland Junior Academy Watton: 1101 metres (G <) Wayland Academy Norfolk: 1073 metres (G <)
Overall ranking accessibility	Green: At least four facilities within threshold distance
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services	
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.
Open Space	Category - Allotments Or Community Growing Spaces: 7 metres
Recycling facilities	Ashill Recycling Centre: 5761 metres
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)	
Conservation Area	Not within a CA
Listed Building	Church Of St. Mary (Grade II*): 119 metres
Registered Park	Pickenham Hall: 6458 metres
Scheduled Monument	High Banks: 2549 metres
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)	
Nutrient Neutrality Catchment Area	No
Ancient Woodland	Wayland Wood: 1085 metres
Geodiversity site	Hockham: 8990 metres
National Nature Reserve	Brettenham Heath: 14240 metres
County Wildlife Site	Land east of Saham Toney: 1348 metres
Local Nature Reserve	Great Eastern Pingo Trail: 4767 metres
Ramsar	Redgrave & South Lopham Fens: 24387 metres
Special Protection Area (SPA)	Breckland 2797 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No
SSSI	Wayland Wood, Watton 1085 metres
Special Area of Conservation (SAC)	Norfolk Valley Fens: 4027 metres

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice LLFA Assessment: No major surface water issues / constraints identified **Water Management Alliance advice** No comments **Anglian Water** Water Recycling Centre - Watton. Currently no available headroom, but permit awaited to increase capacity for growth to come forward.	
Other statutory consultees, agencies and organisations	
Sport England: No comments **Natural England** (Nutrient Neutrality): No comments **Natural England** (Air Quality Screening): No comments **Historic England** No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	
Justification	
While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.	

082 – Barclay End & Hillwood Farms, Town Green Road Address: Barclay End & Hillwood Farms, Town Green Road, Watton, IP25 6RD		**Alternative**
Brownfield	Site area: 0.4 ha	Estimated capacity: 9 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	• 1000M • 1000M • 900M • 1200M • 1400M • 1300M	
Overall ranking accessibility	RAG: Green	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category – Churchyard - Adjacent	
Recycling facilities	>5,000M	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	775M	
Listed Building	150M	
Registered Park	None	
Scheduled Monument	None	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	1000M	
Geodiversity site	None	
National Nature Reserve	None	
County Wildlife Site	None	
Local Nature Reserve	None	
Ramsar	None	
Special Protection Area (SPA)	Within Stone Curlew buffer: No	
SSSI	None	
Special Area of Conservation (SAC)	None	
Agricultural Land	Grade 3	

Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0%
Flood Zone 2	Proportion of site area 0%
Norfolk Local Lead Flood Authority advice – Green (RAG) **Water Management Alliance advice - No** **Anglian Water - No**	
Other statutory consultees, agencies and organisations	
Sport England: No **Natural England: No** **Historic England: No** **Highways Authority: No** **Children's Services: No** **Minerals & Waste: No** **NHS N&W ICB: No** **Town/Parish Council:**	
Designation	
Alternative option	
Summary of Justification	
While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals. Also this land is allocated for employment.	
Landowner/Site promoter comment:	
Other objections	

083 – Land at Rear of 8 Swaffham Road, Watton

Alternative

Address: Land at rear of 8 Swaffham Road, Watton, IP25 6LA

Brownfield	Site area: 0.7 ha	Estimated capacity: 9 dwellings

Broad accessibility assessment

Settlement Hierarchy: Market Town

• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	• 500M • 500M • 860M • 450M • 320M • 900M
Overall ranking accessibility	RAG: Green

800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.

- Green 4+ core services within above threshold
- Amber 1 to 3 core services
- Red 0 core services

Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town.
Open Space	Category – Open Space – 300M
Recycling facilities	4000M

Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)

Conservation Area	775M
Listed Building	150M
Registered Park	None
Scheduled Monument	None

Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)

Nutrient Neutrality Catchment Area	No
Ancient Woodland	None
Geodiversity site	None
National Nature Reserve	None
County Wildlife Site	None
Local Nature Reserve	None
Ramsar	None
Special Protection Area (SPA)	Within Stone Curlew buffer: No
SSSI	1700M
Special Area of Conservation (SAC)	None
Agricultural Land	Grade 3

Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0%
Flood Zone 2	Proportion of site area 0%
Norfolk Local Lead Flood Authority advice – Green (RAG) **Water Management Alliance advice - No** **Anglian Water - No**	
Other statutory consultees, agencies and organisations	
Sport England: No **Natural England: No** **Historic England: No** **Highways Authority: No** **Children's Services: No** **Minerals & Waste: No** **NHS N&W ICB: No** **Town/Parish Council:**	
Designation	
Alternative option	
Summary of Justification	
While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.	
Landowner/Site promoter comment:	
Other objections	

084 – Land East of Saham Road Watton

Alternative

Address: Land East of Saham Road, Watton, IP25 6EA

Brownfield	Site area: 1.21 ha	Estimated capacity: 36 dwellings

Broad accessibility assessment

Settlement Hierarchy: Market Town

• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	• 600M • 700M • 575M • 600M • 585M • 1200M
Overall ranking accessibility	RAG: Green

800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.

- Green 4+ core services within above threshold
- Amber 1 to 3 core services
- Red 0 core services

Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town.
Open Space	Category – Gold Course – 90M
Recycling facilities	3500M

Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)

Conservation Area	430M
Listed Building	150M
Registered Park	None
Scheduled Monument	None

Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)

Nutrient Neutrality Catchment Area	No
Ancient Woodland	None
Geodiversity site	None
National Nature Reserve	None
County Wildlife Site	750M
Local Nature Reserve	None
Ramsar	None
Special Protection Area (SPA)	Within Stone Curlew buffer: No
SSSI	2000M
Special Area of Conservation (SAC)	None
Agricultural Land	Grade 3

Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0%
Flood Zone 2	Proportion of site area 0%
Norfolk Local Lead Flood Authority advice – Green (RAG) **Water Management Alliance advice - No** **Anglian Water - No**	
Other statutory consultees, agencies and organisations	
Sport England: No **Natural England: No** **Historic England: No** **Highways Authority: No** **Children's Services: No** **Minerals & Waste: No** **NHS N&W ICB: No** **Town/Parish Council:**	
Designation	
Alternative option	
Summary of Justification	
While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals. Also this land is allocated for employment.	
Landowner/Site promoter comment:	
Other objections	

087 – North of Sharman Avenue, Watton Address: Land North of Sharman Avenue, East of Saham Road, Watton		**Alternative**
Greenfield	Site area: 6 ha	Estimated capacity: 100 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	• 500M • 570M • 200M • 540M • 650M • 1070M	
Overall ranking accessibility	RAG: Green	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category – Playing Field – 1,000M	
Recycling facilities	>5,000M	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not in CA	
Listed Building	330M	
Registered Park	>5,000M	
Scheduled Monument	1,700 M	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	1,600M	
Geodiversity site	>5,000M	
National Nature Reserve	>5,000M	
County Wildlife Site	1,150M	
Local Nature Reserve	>5,000M	
Ramsar	>5,000M	
Special Protection Area (SPA)	Within Stone Curlew buffer: No	
SSSI	2,500M	
Special Area of Conservation (SAC)	>5,000M	
Agricultural Land	Grade 3	

Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0%
Flood Zone 2	Proportion of site area 0%
Norfolk Local Lead Flood Authority advice – Green (RAG), some surface water flood risk along the site boundaries and the public road. **Water Management Alliance advice - No** **Anglian Water - No**	
Other statutory consultees, agencies and organisations	
Sport England: No **Natural England: No** **Historic England: No** **Highways Authority: No** **Children's Services: No** **Minerals & Waste: No** **NHS N&W ICB: No** **Town/Parish Council: No**	
Designation	
Alternative Option	
Summary of Justification	
While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.	
Landowner/Site promoter comment:	
Other objections	

122 - St. Giles Road Car Park, Watton Address: Watton, IP25 6XG		Alternative
Brownfield	Site area: 0.14ha	Estimated capacity: 8 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Together Dental: 122 metres (G <) Watton Medical Practice: 157 metres (G <) Watton Sports and Social Club: 539 metres (G <) Watton Library: 151 metres (G <) Watton Westfield Infant and Nursery School: 302 metres (G <) Wayland Academy Norfolk: 512 metres (G <)	
Overall ranking accessibility	Green: At least four facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category - General: 106 metres	
Recycling facilities	Ashill Recycling Centre: 5379 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Watton	
Listed Building	33, High Street (Grade II): 62 metres	
Registered Park	Pickenham Hall: 5960 metres	
Scheduled Monument	Roman settlement at Woodcock Hall: 1868 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Wayland Wood: 1131 metres	
Geodiversity site	Hockham: 9012 metres	
National Nature Reserve	Brettenham Heath: 14002 metres	
County Wildlife Site	New Plantation: 882 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 4852 metres	
Ramsar	Redgrave & South Lopham Fens: 24560 metres	
Special Protection Area (SPA)	Breckland 2025 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Wayland Wood, Watton 1130 metres	
Special Area of Conservation (SAC)	Breckland: 3667 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice LLFA Assessment: No major surface water issues / constraints identified **Water Management Alliance advice** No comments **Anglian Water** Water Recycling Centre - Watton. Currently no available headroom, but permit awaited to increase capacity for growth to come forward.	
Other statutory consultees, agencies and organisations	
Sport England: No comments **Natural England** (Nutrient Neutrality): No comments **Natural England** (Air Quality Screening): No comments **Historic England** No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	
Justification	
While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.	

316 - Town Green Road, Watton Address: Town Green Road Watton, IP25 6RD		Alternative
Greenfield	Site area: 2.67ha	Estimated capacity: 35 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Together Dental: 963 metres (R >) Watton Medical Practice: 665 metres (G <) Watton Sports and Social Club: 704 metres (G <) Watton Library: 1029 metres (R >) Wayland Junior Academy Watton: 1060 metres (G <) Wayland Academy Norfolk: 1033 metres (G <)	
Overall ranking accessibility	Green: At least four facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category - Allotments Or Community Growing Spaces: 0 metres	
Recycling facilities	Ashill Recycling Centre: 5905 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Church Of St. Mary (Grade II*): 153 metres	
Registered Park	Pickenham Hall: 6590 metres	
Scheduled Monument	Site of Commandry of St John of Jerusalem: 2679 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Wayland Wood: 916 metres	
Geodiversity site	Hockham: 8815 metres	
National Nature Reserve	Brettenham Heath: 14121 metres	
County Wildlife Site	New Plantation: 1437 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 4589 metres	
Ramsar	Redgrave & South Lopham Fens: 24225 metres	
Special Protection Area (SPA)	Breckland 2767 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Wayland Wood, Watton 916 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 3869 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice LLFA Assessment: No major surface water issues / constraints identified **Water Management Alliance advice** No comments **Anglian Water** Water Recycling Centre - Watton. Currently no available headroom, but permit awaited to increase capacity for growth to come forward.	
Other statutory consultees, agencies and organisations	
Sport England: No comments **Natural England** (Nutrient Neutrality): No comments **Natural England** (Air Quality Screening): No comments **Historic England** No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	
Justification	
While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.	

375 - Little Hudson Hall Farm, Watton Address: Little Hudson Hall Farm, Watton, IP25 6FE		Alternative
Greenfield	Site area: 1.54ha	Estimated capacity: 8 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Together Dental: 1345 metres (R >) Watton Medical Practice: 1047 metres (R >) Watton Sports and Social Club: 1356 metres (R >) Watton Library: 1376 metres (R >) Wayland Junior Academy Watton: 1039 metres (G <) Wayland Academy Norfolk: 1030 metres (G <)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category - Play Space: 180 metres	
Recycling facilities	Ashill Recycling Centre: 6553 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Vicarage (Grade II): 605 metres	
Registered Park	Breccles Hall: 6516 metres	
Scheduled Monument	Site of Commandry of St John of Jerusalem: 2979 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Wayland Wood: 88 metres	
Geodiversity site	Hockham: 7993 metres	
National Nature Reserve	Brettenham Heath: 13295 metres	
County Wildlife Site	Milestone Grove: 1208 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 3772 metres	
Ramsar	Redgrave & South Lopham Fens: 23435 metres	
Special Protection Area (SPA)	Breckland 2591 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Wayland Wood, Watton 88 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 3035 metres
Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice LLFA Assessment: No major surface water issues / constraints identified

Water Management Alliance advice No comments

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

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.

378 - Bells Field, Watton Address: Bells Field, Watton,		Alternative
Greenfield	Site area: 5.13ha	Estimated capacity: 30 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Together Dental: 1403 metres (R >) Watton Medical Practice: 1102 metres (R >) Watton Sports and Social Club: 1393 metres (R >) Watton Library: 1436 metres (R >) Wayland Junior Academy Watton: 1121 metres (G <) Wayland Academy Norfolk: 1109 metres (G <)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category - Play Space: 21 metres	
Recycling facilities	Ashill Recycling Centre: 6599 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Vicarage (Grade II): 652 metres	
Registered Park	Breccles Hall: 6232 metres	
Scheduled Monument	Site of Commandry of St John of Jerusalem: 2789 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Wayland Wood: 124 metres	
Geodiversity site	Hockham: 7747 metres	
National Nature Reserve	Brettenham Heath: 13140 metres	
County Wildlife Site	South-west of Griston Hall: 1081 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 3519 metres	
Ramsar	Redgrave & South Lopham Fens: 23155 metres	
Special Protection Area (SPA)	Breckland 2715 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Wayland Wood, Watton 124 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 2829 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice LLFA Assessment: No major surface water issues / constraints identified **Water Management Alliance advice** No comments **Anglian Water** Water Recycling Centre - Watton. Currently no available headroom, but permit awaited to increase capacity for growth to come forward.	
Other statutory consultees, agencies and organisations	
Sport England: No comments **Natural England** (Nutrient Neutrality): No comments **Natural England** (Air Quality Screening): No comments **Historic England** No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	
Justification	
While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.	

379 - South of Mallard Road, Watton Address: South of Mallard Road, Watton, IP25 6TT		Alternative
Greenfield	Site area: 8.39ha	Estimated capacity: 176 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Together Dental: 371 metres (G <) Watton Medical Practice: 605 metres (G <) Watton Sports and Social Club: 905 metres (R >) Watton Library: 283 metres (G <) Watton Westfield Infant and Nursery School: 135 metres (G <) Wayland Academy Norfolk: 436 metres (G <)	
Overall ranking accessibility	Green: At least four facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category - Public Park Or Garden: 0 metres	
Recycling facilities	Ashill Recycling Centre: 4942 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	77-83, High Street (Grade II): 227 metres	
Registered Park	Pickenham Hall: 5411 metres	
Scheduled Monument	Roman settlement at Woodcock Hall: 1100 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Wayland Wood: 1221 metres	
Geodiversity site	Hockham: 8886 metres	
National Nature Reserve	Brettenham Heath: 13709 metres	
County Wildlife Site	Land east of Watton Fen: 157 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 4791 metres	
Ramsar	Redgrave & South Lopham Fens: 24479 metres	
Special Protection Area (SPA)	Breckland 1338 metres. (Site Less than 1.5km, HRA required.) Within Stone Curlew buffer: Yes	
SSSI	Wayland Wood, Watton 1220 metres	
Special Area of Conservation (SAC)	Breckland: 2933 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed **Water Management Alliance advice** No comments **Anglian Water** Water Recycling Centre - Watton. Currently no available headroom, but permit awaited to increase capacity for growth to come forward.	
Other statutory consultees, agencies and organisations	
Sport England: No comments **Natural England** (Nutrient Neutrality): No comments **Natural England** (Air Quality Screening): No comments **Historic England** No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
Armstrong Rigg on behalf of Orbit Homes LPR/CS4/DEV/379- consider criteria for assessing sites suitable and various comments made. Including noting the site should be considered as adjacent to and connected with existing settlement boundary, not separate from the boundary as assessed in Phase 1.	
Other objections	
None recorded as received	
Justification	
While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.	

380 - Pigeon Loft Swaffham Road, Watton Address: Pigeon Loft, Swaffham Road, Watton, IP25 6LA		Alternative
Greenfield	Site area: 0.92ha	Estimated capacity: 30 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Together Dental: 574 metres (G <) Watton Medical Practice: 883 metres (R >) Watton Sports and Social Club: 901 metres (R >) Watton Library: 540 metres (G <) Watton Westfield Infant and Nursery School: 667 metres (G <) Wayland Academy Norfolk: 1050 metres (G <)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category - Golf Course: 52 metres	
Recycling facilities	Ashill Recycling Centre: 4654 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	77-83, High Street (Grade II): 406 metres	
Registered Park	Pickenham Hall: 5190 metres	
Scheduled Monument	Roman settlement at Woodcock Hall: 1113 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Wayland Wood: 1820 metres	
Geodiversity site	Hockham: 9513 metres	
National Nature Reserve	Brettenham Heath: 14272 metres	
County Wildlife Site	Land east of Watton Fen: 520 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 5429 metres	
Ramsar	Redgrave & South Lopham Fens: 25113 metres	
Special Protection Area (SPA)	Breckland 1698 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Breckland Farmland 1698 metres	

Special Area of Conservation (SAC)	Breckland: 3366 metres
Agricultural Land	Grade 4

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

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

Norfolk Local Lead Flood Authority advice LLFA Assessment: Moderate surface water issues / constraints identified which will require further assessment by LPA. Given the surface water / flooding constraints, the LLFA consider that the site is unlikely to be capable of accommodating the number (30) of dwellings proposed.

Water Management Alliance advice No comments

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

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.

381 - Marley Road, Watton Address: Morley Farm, Watton,		Alternative
Greenfield	Site area: 2.20ha	Estimated capacity: 50 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Together Dental: 248 metres (G <) Watton Medical Practice: 469 metres (G <) Watton Sports and Social Club: 413 metres (G <) Watton Library: 288 metres (G <) Watton Westfield Infant and Nursery School: 534 metres (G <) Wayland Academy Norfolk: 884 metres (G <)	
Overall ranking accessibility	Green: At least four facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category - General: 0 metres	
Recycling facilities	Ashill Recycling Centre: 4857 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	77-83, High Street (Grade II): 217 metres	
Registered Park	Pickenham Hall: 5440 metres	
Scheduled Monument	Roman settlement at Woodcock Hall: 1482 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Wayland Wood: 1530 metres	
Geodiversity site	Hockham: 9409 metres	
National Nature Reserve	Brettenham Heath: 14300 metres	
County Wildlife Site	Land east of Watton Fen: 789 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 5254 metres	
Ramsar	Redgrave & South Lopham Fens: 24961 metres	
Special Protection Area (SPA)	Breckland 2023 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Wayland Wood, Watton 1529 metres	
Special Area of Conservation (SAC)	Breckland: 3623 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice LLFA Assessment: Moderate surface water issues / constraints identified which will require further assessment by LPA **Water Management Alliance advice** No comments **Anglian Water** Water Recycling Centre - Watton. Currently no available headroom, but permit awaited to increase capacity for growth to come forward.	
Other statutory consultees, agencies and organisations	
Sport England: No comments **Natural England** (Nutrient Neutrality): No comments **Natural England** (Air Quality Screening): No comments **Historic England** No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	
Justification	
While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.	

376a - Bunker 25 Elworthy Close (Former RAF Watton Bunker - may not be mapped), Watton Address: A bunker Site 25 Elworthy Close, off Portal Avenue, Watton, Thetford, IP25 6UQ		Alternative
Brownfield	Site area: 0.63ha	Estimated capacity: 26 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Together Dental: 2105 metres (R >) Watton Medical Practice: 1796 metres (R >) Watton Sports and Social Club: 1983 metres (R >) Watton Library: 2150 metres (R >) Wayland Junior Academy Watton: 1869 metres (G <) Wayland Academy Norfolk: 1858 metres (G <)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category - General: 217 metres	
Recycling facilities	Ashill Recycling Centre: 7192 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Rokeles Hall (Grade II): 774 metres	
Registered Park	Breccles Hall: 6267 metres	
Scheduled Monument	Site of Commandry of St John of Jerusalem: 2285 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Wayland Wood: 752 metres	
Geodiversity site	Hockham: 7925 metres	
National Nature Reserve	Brettenham Heath: 13494 metres	
County Wildlife Site	Watton Airfield (Army Training Area: 1177 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 3717 metres	
Ramsar	Redgrave & South Lopham Fens: 23188 metres	
Special Protection Area (SPA)	Breckland 3418 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	

SSSI	Wayland Wood, Watton 752 metres
Special Area of Conservation (SAC)	Norfolk Valley Fens: 3149 metres
Agricultural Land	Non Agricultural

Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%

Norfolk Local Lead Flood Authority advice LLFA unable to identify site in data provided.

Water Management Alliance advice No comments

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

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

098 - Church Lane, Weasenham All Saints Address: Weasenham, PE32 2SS		Alternative
Greenfield	Site area: 0.91ha	Estimated capacity: 21 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Other settlement/village		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Bridge Street Dental Surgery: 10615 metres (R >) Litcham Health Centre: 5349 metres (R >) Swaffham Leisure Centre: 13814 metres (R >) Fakenham Library: 10685 metres (R >) Weasenham Primary Academy: 307 metres (G <) Litcham School: 5416 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Opportunity to provide some accessibility to facilities through walking and cycling provision. May require significant infrastructure.	
Open Space	Category - Church: 22 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 17240 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Jackson Family Tomb Approximately 50 Metres To West Of Church (Grade II): 37 metres	
Registered Park	Lexham Hall: 4052 metres	
Scheduled Monument	Group of barrows in Weasenham Plantation: 1265 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Massingham Wood: 3188 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 6561 metres	
National Nature Reserve	Roydon Common: 14827 metres	
County Wildlife Site	Weasenham Plantation: 267 metres	
Local Nature Reserve	Litcham Common: 5473 metres	
Ramsar	Roydon Common: 14827 metres	
Special Protection Area (SPA)	Breckland 13711 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	River Wensum 4277 metres	

Special Area of Conservation (SAC)	River Wensum: 4277 metres
Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - Weasenham St Peters, Weasenham All Saints. Area has 3 small WRCs - possible small scale growth may be feasible- but dependent upon location.

Other statutory consultees, agencies and organisations

Sport England: No comments

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

Natural England (Air Quality Screening): No comments

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

Landowner/Site promoter comment:

None

Other objections

None recorded as received

Justification

This site is outside the Parish Hierarchy outlined in proposed Policy GEN 02. With the exception of the three proposed Strategic Development Areas, the Council is not proposing to allocate any site that is categorised as 'Other Parishes' in the Parish Hierarchy. Therefore, the proposal has not been considered in detail. It may be possible that the site could still achieve planning permission – either as a departure to the Plan or as a contributor to the 'Other Parishes' target as set out in the proposed policy HOU 03: Windfall Housing Policy.

080 - Elm Close, Yaxham Address: Yaxham, NR19 1RW		Alternative
Greenfield	Site area: 0.38ha	Estimated capacity: 25 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Beech House Dental Surgery: 3249 metres (R >) Toftwood Medical Centre: 2176 metres (R >) Dereham Leisure Centre: 2831 metres (R >) Dereham Library: 3235 metres (R >) Yaxham V A Primary School: 1535 metres (G <) Dereham Neatherd High School: 2976 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Some accessible facilities create opportunity to enhance walking and cycling access.	
Open Space	Category - General: 185 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 2230 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Boronia Cottage (Grade II): 169 metres	
Registered Park	Kimberley Hall: 8590 metres	
Scheduled Monument	Moated site W of Reymerston: 4617 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes The Broads SAC	
Ancient Woodland	Yaxham Wood: 1339 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 17518 metres	
National Nature Reserve	Foxley Wood: 12301 metres	
County Wildlife Site	Look East Orchard: 336 metres	
Local Nature Reserve	Litcham Common: 13437 metres	
Ramsar	Broadland: 25877 metres	
Special Protection Area (SPA)	Breckland 15363 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Badley Moor 1105 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 1105 metres	
Agricultural Land	Grade 3	

Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed **Water Management Alliance advice** No comments **Anglian Water** Water Recycling Centre - Mattishall. Capacity for growth up to approximately 250 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments **Natural England** (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided. **Natural England** (Air Quality Screening): No comments **Historic England** No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	
Justification	
While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.	

093 - Land at Beech Farm Norwich Road Clint Road, Yaxham Address: Yaxham,		Alternative
Mostly Green	Site area: 0.72ha	Estimated capacity: 9 dwellings

Broad accessibility assessment	
Settlement Hierarchy: Secondary village	
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Beech House Dental Surgery: 3731 metres (R >) Toftwood Medical Centre: 3049 metres (R >) Dereham Leisure Centre: 3241 metres (R >) Dereham Library: 3705 metres (R >) Yaxham V A Primary School: 249 metres (G <) Dereham Neatherd High School: 3084 metres (R >)
Overall ranking accessibility	Amber: One to three core facilities within threshold distance
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services	
Walking and cycling	Some accessible facilities create opportunity to enhance walking and cycling access.
Open Space	Category - General: 951 metres
Recycling facilities	Dereham Main Recycling Centre Plus: 2758 metres
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)	
Conservation Area	Not within a CA
Listed Building	Yaxham House (Grade II): 1060 metres
Registered Park	Kimberley Hall: 7931 metres
Scheduled Monument	Moated site W of Reymerston: 5213 metres
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)	
Nutrient Neutrality Catchment Area	Yes The Broads SAC
Ancient Woodland	Yaxham Wood: 1352 metres
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 18552 metres
National Nature Reserve	Foxley Wood: 11404 metres
County Wildlife Site	Manor Farm Marsh: 597 metres
Local Nature Reserve	Toll's Meadow, Wymondham: 13217 metres
Ramsar	Broadland: 24606 metres
Special Protection Area (SPA)	Breckland 16527 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No
SSSI	Badley Moor 876 metres
Special Area of Conservation (SAC)	Norfolk Valley Fens: 876 metres

Agricultural Land	Grade 3

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

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

Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

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

Other statutory consultees, agencies and organisations

Sport England: No comments

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

Natural England (Air Quality Screening): No comments

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

Yaxham PC Beech Farm - RAG rated against policy, Yaxham already met allocation, site is not immediately adjacent, replacing with multiple buildings. Provided information demonstrating discrepancies between RAG assessment Council provided and RAG assessment Yaxham PC has completed.

Landowner/Site promoter comment:

None

Other objections

1 as received

Justification

While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.

106 – The Elms Field, Whinburgh Road, Yaxham

Alternative

Address: Elms Field, Whinburgh Road, Yaxham

Greenfield	Site area: 0.89 ha	Estimated capacity: 25 dwellings

Broad accessibility assessment	
Settlement Hierarchy: Secondary Parish	
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	• Closest Dereham • Closest Dereham • Closest Dereham • Closest Dereham • 1300M • Closest Dereham
Overall ranking accessibility	RAG: Amber
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services	
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Secondary parish location.
Open Space	Category – Playing Field – 100M
Recycling facilities	>5,000M
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)	
Conservation Area	Adjacent CA
Listed Building	105M
Registered Park	None
Scheduled Monument	None
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)	
Nutrient Neutrality Catchment Area	Yes
Ancient Woodland	1,200M
Geodiversity site	>5,000M
National Nature Reserve	>5,000M
County Wildlife Site	1,200M
Local Nature Reserve	>5,000M
Ramsar	>5,000M
Special Protection Area (SPA)	Within Stone Curlew buffer: No
SSSI	1050M
Special Area of Conservation (SAC)	>5,000M
Agricultural Land	Grade 3

Water management and flood risk (Further information, including surface water

flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0%
Flood Zone 2	Proportion of site area 0%

Norfolk Local Lead Flood Authority advice – Amber (RAG), Lots of developable space some flood risk along western boundary and some pooling on the site but should be able to be managed.

Water Management Alliance advice - No

Anglian Water - No

Other statutory consultees, agencies and organisations

Sport England: No

Natural England: No

Historic England: No

Highways Authority: No

Children's Services: No

Minerals & Waste: No

NHS N&W ICB: No

Town/Parish Council: No

Designation

Alternative Option

Summary of Justification

While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.

Landowner/Site promoter comment:

Other objections

117 – Land South of Norwich Road, Yaxham

Alternative

Address Land South of Norwich Road, Yaxham

Greenfield	Site area: 2.8 ha	Estimated capacity: 70 dwellings

Broad accessibility assessment	
Settlement Hierarchy: Secondary Parish	
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	• Closest Dereham • Closest Dereham • Closest Dereham • Closest Dereham • 1050M • Closest Dereham
Overall ranking accessibility	RAG: Amber
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services	
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Secondary parish location.
Open Space	Category – Playing Field – 280M
Recycling facilities	>5,000M
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)	
Conservation Area	270M
Listed Building	380M
Registered Park	None
Scheduled Monument	None
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)	
Nutrient Neutrality Catchment Area	Yes
Ancient Woodland	1,000M
Geodiversity site	>5,000M
National Nature Reserve	>5,000M
County Wildlife Site	1,200M
Local Nature Reserve	>5,000M
Ramsar	>5,000M
Special Protection Area (SPA)	Within Stone Curlew buffer: No
SSSI	1000M
Special Area of Conservation (SAC)	>5,000M
Agricultural Land	Grade 3

Water management and flood risk (Further information, including surface water

flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0%
Flood Zone 2	Proportion of site area 0%
Norfolk Local Lead Flood Authority advice – Amber (RAG) **Water Management Alliance advice - No** **Anglian Water - No**	
Other statutory consultees, agencies and organisations	
Sport England: No **Natural England: No** **Historic England: No** **Highways Authority: No** **Children's Services: No** **Minerals & Waste: No** **NHS N&W ICB: No** **Town/Parish Council: No**	
Designation	
Alternative Option	
Summary of Justification	
While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.	
Landowner/Site promoter comment:	
Other objections	

135 - Paper Street 2, Yaxham Address: Yaxham, NR19 1AB		Alternative
Greenfield	Site area: 2.35ha	Estimated capacity: 71 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
• Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School	Beech House Dental Surgery: 3815 metres (R >) Mattishall Surgery: 2753 metres (R >) Dereham Leisure Centre: 3316 metres (R >) Dereham Library: 3784 metres (R >) Yaxham V A Primary School: 267 metres (G <) Dereham Neatherd High School: 3023 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services		
Walking and cycling	Some accessible facilities create opportunity to enhance walking and cycling access.	
Open Space	Category - General: 1497 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 2924 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Quaker House (Grade II): 932 metres	
Registered Park	Kimberley Hall: 7914 metres	
Scheduled Monument	Moated site W of Reymerston: 5764 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes The Broads SAC	
Ancient Woodland	Yaxham Wood: 1851 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 18860 metres	
National Nature Reserve	Foxley Wood: 10709 metres	
County Wildlife Site	Manor Farm Marsh: 909 metres	
Local Nature Reserve	Toll's Meadow, Wymondham: 13242 metres	
Ramsar	Broadland: 23965 metres	
Special Protection Area (SPA)	Breckland 17163 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Mattishall Moor 207 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 686 metres	
Agricultural Land	Grade 3	

Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed **Water Management Alliance advice** No comments **Anglian Water** Water Recycling Centre - Mattishall. Capacity for growth up to approximately 250 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments **Natural England** (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided. **Natural England** (Air Quality Screening): No comments **Historic England** No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance. **Yaxham PC** Paper Street - Yaxham already met allocation, site is not immediately adjacent to settlement boundary and is over 5% policy limit. Provided information demonstrating discrepancies between RAG assessment Council provided and RAG assessment Yaxham PC has completed.	
Landowner/Site promoter comment:	
None	
Other objections	
3 as received	
Justification	
While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.	