



Phase 2 Site Assessments:

Discounted sites

Breckland Local Plan Full Update Preferred
Options
October 2025

004 – D&D Farming, Bunns Bank, Attleborough		Discounted
Address: D&D Farming, Bunns Bank, Attleborough, NR17 1QD		
Mostly Green	Site area: 2.8ha	Estimated capacity: 30 dwellings
Broad accessibility assessment		
Overall ranking accessibility	Red: Detached from existing services	
Landowner/Site promoter comment:		
None		
Reason Discounted		
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 sustainability of the location.		

008 – Adjacent to Brickyard Farm, Grove Road, Banham		Discounted
Address: D&D Farming, Bunns Bank, Attleborough, NR17 1QD		
Mostly Green	Site area: 2.7haha	Estimated capacity: 30 dwellings
Broad accessibility assessment		
Overall ranking accessibil ity	Red: Detached from existing services	
Landowner/Site promoter comment:		
None		
Reason Discounted		
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 sustainability of the location.		

014 – Land off Dereham Road, Bawdeswell			Discounted
Address: Land off Dereham Road, Bawdeswell, NR20 4AA			
Greenfield	Site area: 0.35ha	Estimated capacity: 3 dwellings	
Broad accessibility assessment			
Overall ranking accessibility	Red: Detached from existing services		
Landowner/Site promoter comment:			
None			
Reason Discounted			
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 sustainability of the location.			

016 – Land South of Dairy Drift, Beeston		Discounted
Address: Land south of Dairy Drift, Beeston, PE32 2NB		
Mostly Green	Site area: 13ha	Estimated capacity: 200 dwellings
Broad accessibility assessment		
Overall ranking accessibility	Amber	
Landowner/Site promoter comment:		
None		
Reason Discounted		
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 relating to flooding and the size of development impacting on character of existing settlement.		

018 – East End House, Bawdeswell Road, Billingford		Discounted
Address: East End House, Bawdeswell Road, Billingford NR20 4RA		
Mostly Green	Site area: 0.16ha	Estimated capacity: 3 dwellings
Broad accessibility assessment		
Overall ranking accessibility	Red	
Landowner/Site promoter comment:		
None		
Reason Discounted		
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 relating to the sustainability of location.		

020 – Land East of High Green Road, Bradenham Address: Land East of High Green Road, Bradenham, IP25 7QL		Discounted
Mostly Green	Site area: 0.88ha	Estimated capacity: 6 dwellings
Broad accessibility assessment		
Overall ranking accessibility	Red	
Landowner/Site promoter comment:		
None		
Reason Discounted		
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 its location adjacent to a grade 1 listed church and its separation from the existing built up area.		

022 – Site 5 Cockley Cley		Discounted
Address: Site 5, Cockley Cley, PE37 8AH		
Mostly Green	Site area: 0.3ha	Estimated capacity: 3 dwellings
Broad accessibility assessment		
Overall ranking accessibility	Red	
Landowner/Site promoter comment:		
None		
Reason Discounted		
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 its unsustainable location and presence with the SPA buffer zone.		

024 – Land West of Shipdham Road, Toftwood		Discounted
Address: Land West of Shipdham Road, Dereham, NR19 1NP		
Mostly Green	Site area: 6ha	Estimated capacity: 150 dwellings
Broad accessibility assessment		
Overall ranking accessibility	Green	
Landowner/Site promoter comment:		
None		
Reason Discounted		
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 significant concerns around flooding.		

211 - Dereham Housing Allocation 5, Land Westfield Road, NR19 1LZ (380 dwellings), Dereham		Discount (Commitment)
Address: Dereham Housing Allocation 5 Between B1135 Yaxham Road and A1075 Shipdham Road, NR19 1LZ		
Greenfield	Site area: 25.32ha	Estimated capacity: 0 dwellings
Market Town – Alternative options alignment Scenarios A and C		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
Landowner/Site promoter comment:		
Lanpro Support for LPR/CS4/DEV/211 arguably only 90 additional dwellings should contribute towards new housing needs targets. Site LPR/CS4/DEV/174 is supported however concerns that the site has not been correctly assessed in the RAG scoring.		
Other objections		
None recorded as received		

028 – Land to the South of The Street, Foxley		Discounted
Address: Land to the south of The Street, Foxley, NR20 4QP		
Mostly Green	Site area: 2.25ha	Estimated capacity: 15 dwellings
Broad accessibility assessment		
Overall ranking accessibility	Red	
Landowner/Site promoter comment:		
None		
Reason Discounted		
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 significant concerns around access and highway safety.		

028 – Land west of Deopham Road, Great Ellingham		Discounted
Address: Land west of Deopham Road, Great Ellingham		
Mostly Green	Site area: 0.7ha	Estimated capacity: 6 dwellings
Broad accessibility assessment		
Overall ranking accessibility	Amber	
Landowner/Site promoter comment:		
None		
Reason Discounted		
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 significant concerns around access due to drainage ditch and the proximity to a heritage asset.		

029 – Land west of Long Street, Great Ellingham		Discounted
Address: Land west of Long Street, Great Ellingham		
Mostly Green	Site area: 0.45ha	Estimated capacity: 5 dwellings
Broad accessibility assessment		
Overall ranking accessibility	Red	
Landowner/Site promoter comment:		
None		
Reason Discounted		
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 its unsustainable location.		

031 –Rookery Farm, Watton Road, Great Ellingham		Discounted
Address: Rookery Farm, Watton Road, Great Ellingham NR17 1LB		
Mostly Green	Site area: 1.1ha	Estimated capacity: 10 dwellings
Broad accessibility assessment		
Overall ranking accessibility	Red	
Landowner/Site promoter comment:		
None		
Reason Discounted		
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 its unsustainable location and potential safety of access.		

113 –Jays, Gypsy Lane, Hockering		Discounted
Address: Jays, Gypsy Lane, Hockering, NR20 3RS		
Brownfield	Site area: 1.1ha	Estimated capacity: 25 dwellings
Broad accessibility assessment		
Overall ranking accessibility	Red	
Landowner/Site promoter comment:		
None		
Reason Discounted		
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 its unsustainable location.		

109 – Land North of Garages, Little Cressingham		Discounted
Address: Land North of the Garages, Pilgrims Way, Little Cressingham, IP25 6NF		
Brownfield	Site area: 1ha	Estimated capacity: 5 dwellings
Broad accessibility assessment		
Overall ranking accessibility	Red	
Landowner/Site promoter comment:		
None		
Reason Discounted		
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 its unsustainable location and that it lies within the Breckland SPA.		

039 –Land at Top Farm, Little Fransham		Discounted
Address: Land at Top Farm, Little Fransham, NR19 2FJ		
Greenfield	Site area: 0.68ha	Estimated capacity: 5 dwellings
Broad accessibility assessment		
Overall ranking accessibility	Red	
Landowner/Site promoter comment:		
None		
Reason Discounted		
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 a lack of local services and lack of information on access from A47.		

040 –Land to East of Station Road, Little Fransham		Discounted
Address: Land at Top Farm, Little Fransham, NR19 2JH		
Greenfield	Site area: 1ha	Estimated capacity: 6 dwellings
Broad accessibility assessment		
Overall ranking accessibility	Red	
Landowner/Site promoter comment:		
None		
Reason Discounted		
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 proximity to wastewater treatment works.		

041 –Land off Spicers Corner, Little Fransham		Discounted
Address: Land at Top Farm, Little Fransham, NR19 2RQ		
Greenfield	Site area: 0.7ha	Estimated capacity: 5 dwellings
Broad accessibility assessment		
Overall ranking accessibility	Red	
Landowner/Site promoter comment:		
None		
Reason Discounted		
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 unsustainable location and potential issues with access proximity to A47.		

092 – Land at The Green, Merton		Discounted
Address: Land at The Green, Friends, Merton, IP25 6QS		
Greenfield	Site area: 0.33ha	Estimated capacity: 6 dwellings
Broad accessibility assessment		
Overall ranking accessibility	Red	
Landowner/Site promoter comment:		
None		
Reason Discounted		
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 unsustainable location and lack of local services.		

050 – Blackhall Farm Buildings, Broom Green, North Elmham		Discounted
Address: Blackhall Farm Buildings, Broom Green, North Elmham, NR20 5EW		
Brownfield	Site area: 1ha	Estimated capacity: 8 dwellings
Broad accessibility assessment		
Overall ranking accessibility	Red	
Landowner/Site promoter comment:		
None		
Reason Discounted		
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 an extensive list of constraints.		

051 – Land East of Pump Street, North Elmham		Discounted
Address: Land East of Pump Street, North Elmham, NR20 5LS		
Greenfield	Site area: 0.33ha	Estimated capacity: 6 dwellings
Broad accessibility assessment		
Overall ranking accessibil ity	Red	
Landowner/Site promoter comment:		
None		
Reason Discounted		
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 proximity to a mineral safeguarding area and archaeological site.		

055 – Land East of Hillside, North Pickenham		Discounted
Address: Land East of Hillside, North Pickenham PE37 8JZ		
Greenfield	Site area: 1ha	Estimated capacity: 9
Broad accessibility assessment		
Overall ranking accessibility	Red	
Landowner/Site promoter comment:		
None		
Reason Discounted		
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 its unsustainable location.		

056 – Land off Houghton Lane, North Pickenham		Discounted
Address: Land off Houghton Lane, North Pickenham PE37 8LF		
Greenfield	Site area: 0.6ha	Estimated capacity: 5
Broad accessibility assessment		
Overall ranking accessibility	Red	
Landowner/Site promoter comment:		
None		
Reason Discounted		
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 its unsustainable location.		

057 – Land to the South of Norwich Road, North Tuddenham		Discounted
Address: Land to the South of Norwich Road, North Tuddenham, NR20 3DG		
Greenfield	Site area: 0.6ha	Estimated capacity: 5
Broad accessibility assessment		
Overall ranking accessibility	Red	
Landowner/Site promoter comment:		
None		
Reason Discounted		
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 its unsustainable location.		

107 – Land off Ladybird Lane, Saham Toney Address: Land off Ladybird Lane, Saham Toney IP25 7HH		Discounted
Greenfield	Site area: 0.95ha	Estimated capacity: 10
Broad accessibility assessment		
Overall ranking accessibility	Red	
Landowner/Site promoter comment:		
None		
Reason Discounted		
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 as it is contrary to the Saham Toney neighbourhood plan.		

111 – at Saham Tythe Barn, Chequers Lane, Saham Toney		Discounted
Address: Land at Saham Thythe Barn, Chequers Lane, Saham Toney, IP25 7HQ		
Greenfield	Site area: 1.85	Estimated capacity: 40
Broad accessibility assessment		
Overall ranking accessibility	Red	
Landowner/Site promoter comment:		
None		
Reason Discounted		
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 as it is not well connected to the existing village and unsustainable.		

062 – Street Farm, Shipdham		Discounted
Address: Street Farm, Shipdham		
Greenfield	Site area: 2.14ha	Estimated capacity: 50
Broad accessibility assessment		
Overall ranking accessibility	Red	
Landowner/Site promoter comment:		
None		
Reason Discounted		
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 as it is not well connected to the existing village and unsustainable and there are concerns from the LLFA relating to flood risk.		

065 – The Works, Crownhill, Shipdham		Discounted
Address: The Works, Crownhill, Shipdham, IP25 7RR		
Greenfield	Site area: 2.58ha	Estimated capacity: 30-60
Broad accessibility assessment		
Overall ranking accessibility	Red	
Landowner/Site promoter comment:		
None		
Reason Discounted		
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 as it is not well connected to the existing village and unsustainable in location.		

094 – Land South of Mere Road, Stow Bedon Address: Land South of Mere Road (Mere Cottage, Stow Bedon, NR17 1HP)			Discounted
Mostly Greenfield	Site area: 2.6ha	Estimated capacity: 12	
Broad accessibility assessment			
Overall ranking accessibility	Red		
Landowner/Site promoter comment:			
None			
Reason Discounted			
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 as it is in an unsustainable location.			

177 - Land off New Sporle Road, Tumbler Hill, Swaffham		Discount (Commitment)
Address: Land off New Sporle Road,		
Greenfield	Site area: 5.98ha	Estimated capacity: 92 dwellings
Market Town – Alternative options alignment Scenarios A and C		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
Landowner/Site promoter comment:		
None		
Other objections		
None recorded as received		

274 - Thetford Urban Extension - 5,000 dwellings committed, Thetford		Discount (Commitment)
Address: Thetford SUE,		
	Site area: 44.91ha	Estimated capacity: 0 dwellings
Market Town – Alternative options alignment		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
Landowner/Site promoter comment:		
None		
Other objections		
None recorded as received		

274 - Thetford Urban Extension - 5,000 dwellings committed, Thetford		Discount (Commitment)
Address: Thetford SUE,		
	Site area: 58.08ha	Estimated capacity: 0 dwellings
Market Town – Alternative options alignment		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
Landowner/Site promoter comment:		
None		
Other objections		
None recorded as received		

274 - Thetford Urban Extension - 5,000 dwellings committed, Thetford		Discount (Commitment)
Address: Thetford SUE,		
	Site area: 43.56ha	Estimated capacity: 0 dwellings
Market Town – Alternative options alignment		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
Landowner/Site promoter comment:		
None		
Other objections		
None recorded as received		

274 - Thetford Urban Extension - 5,000 dwellings committed, Thetford		Discount (Commitment)
Address: Thetford SUE,		
	Site area: 89.61ha	Estimated capacity: 0 dwellings
Market Town – Alternative options alignment		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
Landowner/Site promoter comment:		
None		
Other objections		
None recorded as received		

015 - Highcroft, Attleborough		Discounted
Address: Highcroft, Ellingham Road, NR17 1AE		
Greenfield	Site area: 1.02ha	Estimated capacity: 6 dwellings
Market Town – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
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 in an unsustainable location.		

132 - South of Ellingham Road, Attleborough		Discounted
Address: Land South of Ellingham Road, NR19 1YL		
Greenfield	Site area: 5.43ha	Estimated capacity: 85 dwellings
Market Town – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Green: At least four facilities within threshold distance	
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 in an unsustainable location.		

158 - South of B1077, Attleborough		Discounted
Address: South of B1077, NR17 1AD		
Mostly Green	Site area: 30.05ha	Estimated capacity: 300 dwellings
Market Town – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Green: At least four facilities within threshold distance	
Landowner/Site promoter comment:		
Bidwells on behalf of Abel Homes Abel Homes are promoting Land South of the B1077, Attleborough, for residential development (LPR/CS4/DEV/158). The Site Profile Assessment undertaken by the Council in relation to the site concludes that: The site is within Attleborough a Town and is Mostly Green Adjacent to the existing built-up area. No scenarios in the Development Scenarios consultation align with the site. As mentioned previously, there are no development scenarios that allocate growth within Attleborough. As has been stated in Representations submitted on behalf of Abel Homes in relation to the Alternative Development Strategy Options, as a Key Settlement, Attleborough should be identified as a location that will accommodate some additional growth during the period up to 2046.		
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.		

197 - North of Blackthorn Road, Attleborough

Discounted

Address: North of Blackthorn Road, NR17 1YJ

Greenfield

Site area: 3.90ha

Estimated capacity: 162 dwellings

Market Town – Alternative options alignment No scenarios

Broad accessibility assessment

Overall ranking accessibility

Green: At least four facilities within threshold distance

Landowner/Site promoter comment:

Lanpro on behalf of Mr D. King, Mr C. Saffell and Mrs H. Pattinson Site of North of Blackthorn Road, Attleborough (LPA Ref: LPVC4SDEV197). Indeed, the Site of North of Blackthorn Road, Attleborough (LPA Ref: LPVC4SDEV197) is bounded by the A11 Dual Carriageway to the north which represents a significant physical and visual barrier between the Site and open countryside beyond. To the south is Blackthorn Road which is characterised by established residential development. Immediately abutting the north-eastern boundary is the forthcoming residential development for 14 new homes granted under Outline Planning Permission Ref: 3PL/2019/07170 and currently being determined under Reserved Matters Submission LPA Ref: 3PL/2022/0885/D. Crowshall Lane bounds the Site to the south-west with a small area of woodland, an industrial/commercial premises and a recently built new homes (LPA Refs: 3PL/2014/1264/F; and 3PL/2022/0812/VAR and 3PL/2022/0852/F) situated beyond. Consequently, the Site, in its current undeveloped state, appears increasingly incongruous within the predominantly residential surrounding environs. The Site of North of Blackthorn Road, Attleborough (LPA Ref: LPVC4SDEV197) is of a size where all 80 new homes could be delivered within 2 to 3 years from the grant of Planning Permission. The build rate of a Site of this size can be undertaken at a much faster pace than on larger strategic allocations or urban extensions which are often reliant on the delivery of large parts of infrastructure before the first house can be delivered. Therefore, in allocating this Site for residential development the affordable and market housing needs of Attleborough can be addressed in the short-term thereby bridging the gap until the larger strategic sites start delivering housing.

Site Capacity

The LA dwelling estimate states 162 dwellings. The Site was promoted through the Call for Sites in May 2022 for residential development comprising approximately 80 dwellings with associated public open space, car parking, swales and noise attenuation barrier. It is requested that the capacity of approximately 80 dwellings, comprising affordable and market homes, remains as previously proposed in order to ensure and maintain accuracy during the assessment of the Site for residential development.

Site Description

It should be noted that to the east of the Site is a forthcoming residential development comprising 14 new homes granted under Outline Planning

Permission Ref: 3PL/2019/0717O and currently being determined under Reserved Matters Submission LPA Ref: 3PL/2022/0885/D.

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 North of Blackthorn Road, Attleborough is sustainably located and will deliver a residential development of a size, layout and design which complements and is commensurate with the existing key settlement of Attleborough.

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)

This is noted and the 'Green' rating is considered to be both accurate and appropriate pursuant to the Site.

Site topography

This is noted and the 'Green' rating is considered to be both accurate and appropriate pursuant to the Site.

Trees and hedgerows

This is noted and the 'Amber' rating is acknowledged pursuant to the Site. The Site comprises a field with trees and hedgerows primarily concentrated to the boundaries of the Site. It is considered that 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 rating of 'Red' by the Council as the Site is considered to be visually open and has high intervisibility with the surrounding landscape. This somewhat conflicts with the Council's observations within 'Site Description':

'A collection of agricultural fields, located northwest of Attleborough. To the north of the site, lies the A11 running along the site's northern boundary, and beyond lies agricultural fields. To the east of the site, lies a small section of grassland and a cluster of trees, whilst to the south, lies a dwelling house immediately adjacent to the site, and dwelling houses beyond Blackthorn Rd. To the west of the site, lies a cluster of trees, an industrial unit, and a construction site for new dwelling houses.'

The A11 Dual Carriageway to the north represents a significant physical and visual barrier between the Site and open countryside beyond. Furthermore, the Council's observations within 'Site Description' do not acknowledge the 14 new dwellings proposed to the north-east of the Site (LPA Refs: 3PL/2019/0717O and 3PL/2022/0885/D). This fundamentally changes the surrounding context of the Site which is predominantly residential in nature. To the south of the Site is Blackthorn Road which is characterised by established residential development. Immediately abutting the north-eastern boundary is the forthcoming residential development of 14 new homes granted under Planning Permission Ref: 3PL/2019/0717O and currently being determined under LPA Ref: 3PL/2022/0885/D. Crowshall Lane bounds the Site to the south-west with a small area of woodland, an industrial/commercial premises and a recently built new homes (LPA Refs: 3PL/2014/1264/F; and 3PL/2022/0812/VAR and 3PL/2022/0852/F) situated beyond

The Site has a reasonably strong relationship with the adjoining residential area to the south and west and the forthcoming residential development to the east. The Site therefore reads very much as a part of the residential built-up area of Attleborough and as such should be considered for residential development.

Built up area

The Site, by virtue of its enclosed nature, is considered to be an 'infill' site located in between the existing and forthcoming residential development to the south, east and west and the A11 Dual Carriageway to the north. The RAG Rating should therefore be 'Green' instead of 'Yellow'.

Settlement boundaries

With regards to the application of RAG against the Settlement Boundaries as currently drawn, the Site should receive a rating of 'Amber' instead of 'Red'.

The Site abuts the settlement boundary of Attleborough and represents an incongruous gap when viewed against surrounding committed and new residential development which now lie within the Settlement Boundary following its amendment. It is considered that the Settlement Boundary, within this part of Attleborough, should follow the A11 Dual Carriageway which represents a physical and visual defensible boundary between Attleborough and the open

countryside to the north. If this were to occur, the Site would lie within the Settlement Boundary and receive a rating of 'Green'.

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 development

This is noted and the 'Amber' rating is considered to be both accurate and appropriate pursuant to the Site.

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. However, the Site has been given a 'Red' RAG Rating based on the reasoning that the Site is 'not in proximity to a recognised settlement and could not form part of a new settlement'. This is inaccurate. As previously stated the Site is located within Attleborough a Town, which is also acknowledged by the Council within the 'Conclusions based on Alternative Development Options' section of the Site Assessments Phase 1. Therefore, the current RAG Rating of 'Red' conflicts with the Councils concluding observations and it is considered that the Site should have a RAG Rating of 'Green' as it is situated within a highly sustainable location for residential development.

Any known legal, ownership constraints to availability

The Council have stated 'N/A'. It should be emphasised 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 and should therefore received a RAG Rating of 'Green'.

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. A 'Green' RAG Rating should therefore be given.

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 recent planning history and the sites impact on the character of the area from the removal of the landscape buffer between existing development and the A11.

261 - Former Brenntag Deport, Attleborough

Address: Attleborough,

Discounted

Mostly Green

Site area: 15.11ha

Estimated capacity: 186 dwellings

Market Town – Alternative options alignment No scenarios

Broad accessibility assessment

Overall ranking accessibility

Green: At least four facilities within threshold distance

Landowner/Site promoter comment:

Bidwells on behalf of Castelmeadow Care It is requested that the incorrect assumption that extra care accommodation (Class C2) is the same as residential accommodation (Class C3) is removed and given that the need for care will not be met by the emerging Local Plan, this should be taken forward for a Phase 2 Assessment.

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.

262 - East of London Road, Attleborough			Discounted
Address: Site 1 Land at Watering Farm, East of London Road,			
Mostly Green	Site area: 16.89ha	Estimated capacity: 360 dwellings	
Market Town – Alternative options alignment No scenarios			
Broad accessibility assessment			
Overall ranking accessibility	Amber: One to three core facilities within threshold distance		
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 within flood zone and its location outside of the built up area.			

263 - East of Hargham Road, Attleborough			Discounted
Address: Site 2 Land at Watering Farm, East of London Road,			
Mostly Green	Site area: 8.84ha	Estimated capacity: 180 dwellings	
Market Town – Alternative options alignment No scenarios			
Broad accessibility assessment			
Overall ranking accessibility	Amber: One to three core facilities within threshold distance		
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 within flood zone and its location outside of the built up area.			

264 - South of London Road, Attleborough		Discounted
Address: South of London Road,		
Greenfield	Site area: 1.32ha	Estimated capacity: 33 dwellings
Market Town – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
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 within flood zone and its location outside of the built up area.		

324 - Cades Hill Farm, Attleborough		Discounted
Address: Cades Hill Farm, Attleborough, NR17 1AE		
Brownfield	Site area: 0.53ha	Estimated capacity: 4 dwellings
Market Town – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
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.		

325 - Carvers Lane, Attleborough		Discounted
Address: Carvers Lane, Attleborough, NR17 1AB		
Mostly Green	Site area: 0.50ha	Estimated capacity: 9 dwellings
Market Town – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
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.		

326 - B1077 and A11, Attleborough		Discounted
Address: B1077 and A11, NR17 1AE		
Greenfield	Site area: 85.83ha	Estimated capacity: 2200 dwellings
Market Town – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
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.		

327 - South Ellingham Road NR17 1AE, Attleborough		Discounted
Address: South Ellingham Road, Attleborough, NR17 1AE		
Greenfield	Site area: 0.60ha	Estimated capacity: 5 dwellings
Market Town – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
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.		

293 - Chestnut Walk, Beachamwell		Discounted
Address: Land at Chestnut Walk, Beachamwell, PE37 8AX		
Greenfield	Site area: 2.33ha	Estimated capacity: 15 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	
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.		

405 - West of Park House, Beachamwell		Discounted
Address: West of Park House, The Street, Beachamwell, PE37 8BD		
Greenfield	Site area: 0.33ha	Estimated capacity: 3 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility		
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.		

011 - Land off Norwich Road, Besthorpe		Discounted
Address: Besthorpe, NR13 4QH		
Greenfield	Site area: 1.23ha	Estimated capacity: 3 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	
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. Besthorpe has been identified as a Secondary Village, due to its proximity to Attleborough, it was considered that it should be excluded from any growth policies attributed to Secondary Villages.		

160 - Land South of Bickley Close, Besthorpe		Discounted
Address: Land South of Bickley Close, Besthorpe, NR17 2NT		
Greenfield	Site area: 4.69ha	Estimated capacity: 118 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
Landowner/Site promoter comment:		
Turley on behalf of Roscon Strategic Land Land off Bickley Close, Besthorpe-would like more housing allocations in the development options to be in Attleborough. Attach a site specific report to their response.		
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. Besthorpe has been identified as a Secondary Village, due to its proximity to Attleborough, it was considered that it should be excluded from any growth policies attributed to Secondary Villages.		

334 - Village Hall Field, Besthorpe		Discounted
Address: Village Hall Field, NR17 2fN		
Greenfield	Site area: 3.38ha	Estimated capacity: 70 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	
Landowner/Site promoter comment:		
None		
Other objections		
None recorded as received		
Justification		
Site is located outside of the Breckland boundary and is therefore not within the Councils jurisdiction.		

335 - Garage Field, Besthorpe			Discounted
Address: Garage Field, Besthorpe, NR17 2FN			
Greenfield	Site area: 5.21ha	Estimated capacity: 130 dwellings	
Other settlement/village – Alternative options alignment No scenarios			
Broad accessibility assessment			
Overall ranking accessibility	Red: No facilities within threshold distance		
Landowner/Site promoter comment:			
Bidwells on behalf of Broadleaf Group See report for assessment of LPR/CS4/DEV/335			
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. Besthorpe has been identified as a Secondary Village, due to its proximity to Attleborough, it was considered that it should be excluded from any growth policies attributed to Secondary Villages.			

013 - Holl Lane, Billingford		Discounted
Address: Land Off Holl Lane, Billingford, NR20 4RQ		
Greenfield	Site area: 1.16ha	Estimated capacity: 15 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	
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.		

118 - North of The Street, Billingford		Discounted
Address: Land North of The Street, Billingford, NR20 4RA		
Greenfield	Site area: 0.38ha	Estimated capacity: 5 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	
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.		

159 - Billingford			Discounted
Address: Land north of North Elmham,			
Greenfield	Site area: 517.00ha	Estimated capacity: 5000 dwellings	
Other settlement/village – Alternative options alignment No scenarios			
Broad accessibility assessment			
Overall ranking accessibility			
Landowner/Site promoter comment:			
None			
Other objections			
None recorded as received			

003 - Billingford Road, Bintree		Discounted
Address: Land North of Billingford Road, Bintree,		
Greenfield	Site area: 3.11ha	Estimated capacity: 90 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	
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.		

033 - Ducks Pyghtle, West End, Bradenham		Discounted
Address: Ducks Pyghtle, West End, Bradenham, IP25 7QZ		
Mostly Green	Site area: 0.56ha	Estimated capacity: 14 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	
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.		

034 - School Road, West End, Bradenham		Discounted
Address: School Road, West End, Bradenham, IP25 7QU		
Greenfield	Site area: 1.06ha	Estimated capacity: 14 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	
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.		

035 - River Piece, School Road, Bradenham		Discounted
Address: River Piece, School Road, Bradenham, IP25 7QU		
Greenfield	Site area: 0.56ha	Estimated capacity: 14 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	
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.		

036 - South End, Bradenham			Discounted
Address: South End, Bradenham, IP25 7QY			
Greenfield	Site area: 0.26ha	Estimated capacity: 7 dwellings	
Other settlement/village – Alternative options alignment No scenarios			
Broad accessibility assessment			
Overall ranking accessibility	Red: No facilities within threshold distance		
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.			

074 - Land at Church Lane, Rushford, Brettenham and Kilverstone		Discounted
Address: Land at Church Lane, Rushford, IP25 2SE		
Greenfield	Site area: 2.46ha	Estimated capacity: 15 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	
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.		

260 - East Arlington Way South of A1088, Brettenham and Kilverstone		Discounted
Address: Land East of Arlington Way South of A1088 Thetford, IP24 2QE		
Mostly Green	Site area: 28.40ha	Estimated capacity: 550 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Green: At least four facilities within threshold distance	
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. 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 impact associated with its proximity to the Brecks SPA and Breckland Farmland SSSI.		

269 - Nunnery Stud, Brettenham and Kilverstone		Discounted
Address: Nunnery Stud, IP24 2QE		
Mostly Green	Site area: 253.27ha	Estimated capacity: 3500 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Green: At least four facilities within threshold distance	
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. 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 impact associated with its proximity to the Brecks SPA and Breckland Farmland SSSI.		

279 - Land North of Kilverstone Road Kilverstone, Brettenham and Kilverstone		Discounted
Address: Land North of Kilverstone Road, Brettenham, IP24 2RS		
Greenfield	Site area: 0.66ha	Estimated capacity: 8 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	
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.

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 impact associated with its proximity to the Brecks SPA and Breckland Farmland SSSI.

290 - Land north of A1066, Brettenham and Kilverstone		Discounted
Address: Land North of the A1066, IP24 2QE		
Mostly Green	Site area: 14.40ha	Estimated capacity: 300 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Green: At least four facilities within threshold distance	
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. 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 impact associated with its proximity to the Brecks SPA and Breckland Farmland SSSI.		

297 - Land between A1066 and A1088, Brettenham and Kilverstone		Discounted
Address: Land between the A1066 & A1088 East of Thetford, IP24 2QE		
Greenfield	Site area: 59.99ha	Estimated capacity: 1000 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Green: At least four facilities within threshold distance	
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. 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 impact associated with its proximity to the Brecks SPA and Breckland Farmland SSSI.		

151 - Land between 15-25 The Street, Bridgham		Discounted
Address: Land between 15-25 The Street, Bridgham, NR16 2SA		
Greenfield	Site area: 0.48ha	Estimated capacity: 4 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	
Landowner/Site promoter comment:		
Wilson Wraight on behalf of Wrights Produce Ltd LPR/CS4/DEV/151 Land between 15 – 25 The Street, Bridgham - Site Assessment		
The new criteria for assessing sites is generally supported as providing a standardised set of questions to assess each site against as well as providing a clear RAG based rating system. However, due to the often subjective nature of the assessment questions, there is a need for the ratings to be consulted upon. We have reviewed the ratings attributed to our client’s site and would suggest the following changes to the RAG scores: Pedestrian Access This rating should be ‘Yellow’ instead of ‘Red’ as a minimum as the frontage of The site is within close proximity to footpaths further east along The Street. Only a minor extension of the footpaths by a few metres would be required to link into the site. It is also questionable whether footpaths are needed for a development of this scale and considering there are existing dwellings further to the west. Built up area This rating should be ‘Green’ instead of ‘Yellow’ as shown as the site is within the built-up area and would represent infill. The site is positioned towards the west of the village and is adjacent to residential properties to the southwest and northeast located along The Street. Settlement Boundaries This rating should be ‘Yellow’ instead of ‘Red’ as a minimum as the site is Connected to the built-up area of the village. The site is rated ‘Yellow’ although it is stated that “Whilst not significantly out of keeping, impact dependent upon design and setting of street scene.” The development proposed in our Call for Sites submission confirmed that the dwellings would be arranged in a linear fashion to reflect the pattern of nearby development. The houses would be set back from the road, in line with neighbouring properties to the southwest. The rating against this criteria should therefore be upgraded to ‘Green’ instead of ‘Yellow’ as the proposed development would be in keeping with the scale of the settlement.		
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.

240 - Site 4, PE37 8AQ, Cockley Cley		Discounted
Address: Site 4, The Green, Cockley Cley, PE37 8AQ		
Mostly Green	Site area: 0.78ha	Estimated capacity: 13 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	
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.		

242 - Site 3, PE37 8AW, Cockley Cley		Discounted
Address: Site 3, Cockley Cley, PE37 8AQ		
Mostly Green	Site area: 0.54ha	Estimated capacity: 11 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	
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.		

243 - Site 2, PE37 8AP, Cockley Cley		Discounted
Address: Site 2, Cockley Cley, PE37 8AP		
Greenfield	Site area: 2.09ha	Estimated capacity: 54 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	
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.		

049 - Land to the South of Hall Lane, Colkirk		Discounted
Address: Land South of Hall Lane, Colkirk, NR21 7ND		
Greenfield	Site area: 0.43ha	Estimated capacity: 10 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
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.		

185 - Land to the East of Whissonsett Road (larger site), Colkirk		Discounted
Address: Land East of Whissonsett Road, Colkirk (larger site), NR21 7NL		
Greenfield	Site area: 2.99ha	Estimated capacity: 40 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
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.		

186 - Land to the East of Whissonett Road (smaller site), Colkirk		Discounted
Address: Land East of Whissonett Road, Colkirk (smaller site), NR21 7NL		
Greenfield	Site area: 1.37ha	Estimated capacity: 20 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
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 at Hythe Road, Foulton		Discounted
Address: Land at Hythe Road, Foulton, IP26 5AH		
Mostly Green	Site area: 0.33ha	Estimated capacity: 5 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	
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.		

173 - Land at Beckett End, Foulnden		Discounted
Address: Land at Beckett End, Foulnden,		
Greenfield	Site area: 1.39ha	Estimated capacity: 10 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	
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.		

214 - Land at Vicarage Road, Foulnden		Discounted
Address: Land at Vicarage Road, Foulnden, IP26 5AB		
Greenfield	Site area: 0.94ha	Estimated capacity: 15 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	
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.		

259 - Land at 7 White Hart Street, Foul登		Discounted
Address: White Hart Street, Foul登, IP26 5AW		
Mostly Brown	Site area: 0.13ha	Estimated capacity: 5 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	
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.		

234 - Themelthorpe Road, Foxley		Discounted
Address: Land to rear of Themelthorpe Road, Foxley, NR20 4QP		
Greenfield	Site area: 0.90ha	Estimated capacity: 20 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
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.		

026 - Land East of Reymerston Road, Garvestone		Discounted
Address: East of Reymertson Road, Garvestone, NR9 4QX		
Greenfield	Site area: 0.54ha	Estimated capacity: 5 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
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.		

198 - (Submission part see site 180), Garvestone		Discounted
Address: South of Dereham Road, Garvestone, NR9 4QT		
Greenfield	Site area: 0.45ha	Estimated capacity: 5 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
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.		

236 - Site 8 PE33 9DA, Gooderstone		Discounted
Address: Site 8, Gooderstone, PE33 9DA		
Greenfield	Site area: 1.30ha	Estimated capacity: 32 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
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 impact associated with its proximity to the Brecks SPA and Breckland Farmland SSSI.		

239 - Site 7 PE33 9BX, Gooderstone		Discounted
Address: Site 5, Cockley Cley, PE37 8AH		
Greenfield	Site area: 4.85ha	Estimated capacity: 122 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
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 impact associated with its proximity to the Brecks SPA and Breckland Farmland SSSI.		

253 - Site 9 PE33 9DB, Gooderstone		Discounted
Address: Site 9, Gooderstone, PE33 9DB		
Greenfield	Site area: 1.42ha	Estimated capacity: 37 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
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 impact associated with its proximity to the Brecks SPA and Breckland Farmland SSSI.		

039 - Broadland Farm, Great Ellingham		Discounted
Address: Broadland Farm, Hingham Road, Attleborough, NR17 1JG		
Mostly Brown	Site area: 4.56ha	Estimated capacity: 13 dwellings
Market Town – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
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.		

056 - Land South West of Ellingham Road, Great Ellingham		Discounted
Address: South West of Attleborough Road, Great Ellingham, NR17 1LQ		
Greenfield	Site area: 9.31ha	Estimated capacity: 175 dwellings
Local Service Centre – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
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.		

060 - Land North of Penhill Road (option 1), Great Ellingham		Discounted
Address: North of Penhill Road, Option 1, Great Ellingham, NR17 1LR		
Greenfield	Site area: 2.03ha	Estimated capacity: 50 dwellings
Local Service Centre – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
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.		

061 - Land North of Penhill Road (option 2), Great Ellingham		Discounted
Address: North of Penhill Road, Option 2, Great Ellingham, NR17 1LR		
Greenfield	Site area: 0.73ha	Estimated capacity: 12 dwellings
Local Service Centre – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
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.		

162 - Land North of Watton Road, Great Ellingham		Discounted
Address: North of Watton Road, Great Ellingham,		
Greenfield	Site area: 12.50ha	Estimated capacity: 250 dwellings
Local Service Centre – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
Landowner/Site promoter comment:		
Bidwells on behalf of Abel Homes Abel Homes are promoting land north of Watton Road, Great Ellingham, for residential development (LPR/CS4/DEV/162). The Site Profile Assessment undertaken by the Council in relation to the site concludes that: The site is within Great Ellingham a Local Service Centre and is Greenfield Adjacent to the existing built-up area. No scenarios in the Development Scenarios consultation align with the site. As has been stated in Representations submitted on behalf of Abel Homes in relation to the Alternative Development Strategy Options, as a Local Service Centre, Great Ellingham should be identified as a location that will accommodate some additional growth during the period up to 2046. Whilst it is recognised that Great Ellingham has experienced growth in recent years, it occupies a highly sustainable location and provides a range of service and amenities. In addition, the village provides easy access to a range of employment opportunities and is in close proximity to the A11 'Norwich-C		
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.		

163 - Land South of Watton Road, Great Ellingham		Discounted
Address: South of Watton Road, Great Ellingham,		
Greenfield	Site area: 12.41ha	Estimated capacity: 300 dwellings
Local Service Centre – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
Landowner/Site promoter comment:		
Bidwells on behalf of Abel Homes Abel Homes are promoting land south of Watton Road, Great Ellingham, for residential development (LPR/CS4/DEV/163). The Site Profile Assessment undertaken by the Council in relation to the site concludes that: The site is within Great Ellingham a Local Service Centre and is Greenfield Adjacent to the existing built-up area No scenarios in the Development Scenarios consultation align with the site		
As has been stated in Representations submitted on behalf of Abel Homes in relation to the Alternative Development Strategy Options, as a Local Service Centre, Great Ellingham should be identified as a location that will accommodate some additional growth during the period up to 2046. Whilst it is recognised that Great Ellingham has experienced growth in recent years, it occupies a highly sustainable location and provides a range of service and amenities. In addition, the village provides easy access to a range of employment opportunities and is in close proximity to the A11 'Norwich-Cambridge Tech Corridor', which is a key focus for the delivery of growth and investment across the region.		
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.		

218 - Land at Glebe Meadow, Great Ellingham		Discounted
Address: Glebe Meadow, Great Ellingham, NR17 1LU		
Greenfield	Site area: 0.40ha	Estimated capacity: 10 dwellings
Local Service Centre – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
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.		

308 - East Hingham Road, Great Ellingham		Discounted
Address: East Hingham Road, Great Ellingham, NR17 1HY		
Greenfield	Site area: 8.81ha	Estimated capacity: 126 dwellings
Local Service Centre – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
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.		

346 - Bow Street, Great Ellingham		Discounted
Address: Bow Street, Great Ellingham, NR17 1JB		
Greenfield	Site area: 0.30ha	Estimated capacity: 2 dwellings
Local Service Centre – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
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.		

100 - North of Hollway Lane, Guist		Discounted
Address: North of Hollway Lane, Guist,		
Greenfield	Site area: 0.23ha	Estimated capacity: 0 dwellings
Secondary village – Alternative options alignment		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	
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.		

188 - South of Bridge Road, Guist Address: South of Bridge Road, Guist,		Discounted
Greenfield	Site area: 2.02ha	Estimated capacity: 0 dwellings
Other settlement/village – Alternative options alignment		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	
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.		

110 - Harling Road, Hockham		Discounted
Address: South of Harling Road, Great Hockham, IP24 1NP		
Greenfield	Site area: 2.84ha	Estimated capacity: 60 dwellings
Secondary village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
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.		

038 - Manor Farm Lane, Hoe		Discounted
Address: South of Manor Farm Lane, West of Hoe Road, Hoe, NR20 4FP		
Greenfield	Site area: 0.86ha	Estimated capacity: 10 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
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.		

040 - Holt Road, Hoe		Discounted
Address: East of Holt Road and South of Manor Farm Lane, Hoe, NR20 4BH		
Greenfield	Site area: 2.96ha	Estimated capacity: 10 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
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.		

230 - Station Road, Holme Hale		Discounted
Address: North of Station Road, Holme Hale, IP25 7DZ		
Greenfield	Site area: 0.95ha	Estimated capacity: 20 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	
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.		

233 - Cook Road, Holme Hale		Discounted
Address: South of Cook Road, Holme Hale, IP25 7EH		
Greenfield	Site area: 1.87ha	Estimated capacity: 30 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	
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.		

172 - Land off Swaffham Road, Ickburgh		Discounted
Address: Off Swaffham Road, Ickburgh,		
Greenfield	Site area: 4.77ha	Estimated capacity: 15 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
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.		

077 - Land adjacent Westcliffe House, Little Dunham		Discounted
Address: Adjacent Westcliffe House, Barrows Hole Lane, Little Dunham, PE32 2DP		
Greenfield	Site area: 0.74ha	Estimated capacity: 5 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
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.		

232 - Land East of Necton Road, Little Dunham		Discounted
Address: Land East of Necton Road, Little Dunham, PE32 2DN		
Greenfield	Site area: 1.96ha	Estimated capacity: 40 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	
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.		

275 - Cannister Hall, Little Dunham		Discounted
Address: Land at Cannister Hall, Palgrave Road, Little Dunham, PE32 2DF		
Greenfield	Site area: 8.18ha	Estimated capacity: 9 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
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.		

081 - Site between Hoe Road and Chapel Lane, Longham		Discounted
Address: Site between Hoe Road and Chapel Lane, Longham, NR19 2RN		
Greenfield	Site area: 0.48ha	Estimated capacity: 12 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	
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.		

082 - Land between Hoe Road and Ostrich, Longham		Discounted
Address: Site between Hoe Road and Ostrich Lane, Longham, NR19 2RW		
Greenfield	Site area: 0.51ha	Estimated capacity: 2 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	
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.		

208 - Land at Chapel Road, Longham		Discounted
Address: Chapel Road, Longham, NR19 2AJ		
Greenfield	Site area: 0.72ha	Estimated capacity: 5 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	
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.		

355 - New Road, Longham		Discounted
Address: New Road, Longham, NR19 2RB		
Greenfield	Site area: 3.25ha	Estimated capacity: 25 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	
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.		

092 - Former Mileham Primary School, Mileham		Discounted
Address: Former Mileham Primary School proposed for residential and gypsy & traveller site, PE32 2RD		
Greenfield	Site area: 0.46ha	Estimated capacity: 6 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	
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.		

187 - Land South of Litcham Road, Mileham		Discounted
Address: South of Litcham Road, Mileham, PE32 2PS		
Greenfield	Site area: 0.34ha	Estimated capacity: 8 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	
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.		

310 - South of Back Lane, Mileham		Discounted
Address: Back Lane, Mileham, PE32 2RD		
Greenfield	Site area: 1.13ha	Estimated capacity: 20 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	
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.		

190 - Land off North Pickenham Road Phase 2, Necton		Discounted
Address: Land off North Pickenham Road, Necton, PE37 8NB		
Greenfield	Site area: 1.30ha	Estimated capacity: 44 dwellings
Local Service Centre – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
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.		

285 - Billingford Road, North Elmham		Discounted
Address: Land at Billingford Road, North Elmham,		
Greenfield	Site area: 0.83ha	Estimated capacity: 20 dwellings
Local Service Centre – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
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.		

112 - Land north of South Pickenham Road site 1, North Pickenham		Discounted
Address: North of South Pickenham Road, North Pickenham, PE37 8JS		
Greenfield	Site area: 0.34ha	Estimated capacity: 5 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	
Landowner/Site promoter comment:		
Brown and Co land to the north of South Pickenham Road, North Pickenham (site reference LPRC4SDEV112) In response to the Phase 1 Assessment, the following points are noted: The site is noted as being unconnected with the built up. However, it is directly adjoined to the north by the existing complex of farm buildings that form Manor Farm which forms part of the existing built up area of the village. The assessment also noted that significant improvements to pedestrian facilities would be needed. However, there is an existing footway opposite the site on the east side of South Pickenham Road. On this basis, it is considered that only minor improvements would be needed.		
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.

113 - Land north of South Pickenham Road site 2, North Pickenham		Discounted
Address: South of South Pickenham Road (2) North Pickenham, PE37 8LG		
Greenfield	Site area: 0.54ha	Estimated capacity: 10 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	
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.		

114 - North of Procession Lane, North Pickenham		Discounted	
Address: North of Procession Lane, North Pickenham, PE37 8LG			
Greenfield	Site area: 1.04ha		Estimated capacity: 20 dwellings
Other settlement/village – Alternative options alignment No scenarios			
Broad accessibility assessment			
Overall ranking accessibility	Red: No facilities within threshold distance		
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.

054 - Bears Den, North Tuddenham		Discounted
Address: Bears Den, Low Road East, North Tuddenham, NR20 3DG		
Greenfield	Site area: 1.63ha	Estimated capacity: 5 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	
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.		

055 - Land opposite Bears Den, North Tuddenham		Discounted
Address: Land opposite Bears Den, North Tuddenham, NR20 3DG		
Greenfield	Site area: 1.52ha	Estimated capacity: 10 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	
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.

154 - Land South of the B1110, North Tuddenham		Discounted
Address: Land South of B1110, North Tuddenham, NR20 3DG		
Greenfield	Site area: 1.19ha	Estimated capacity: 10 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	
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.		

280 - Land West of Elsing Road, North Tuddenham		Discounted
Address: West of Elsing Road, North Tuddenham, NR20 3DS		
Brownfield	Site area: 0.29ha	Estimated capacity: 1 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	
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.

251 - Magna Farm, Rocklands		Discounted
Address: Magna Farm, Magpie Lane, Rocklands,		
Greenfield	Site area: 0.52ha	Estimated capacity: 5 dwellings
Secondary village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
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.		

017 - Ploughboy Lane, Saham Toney		Discounted
Address: East of Ploughboy Lane, Saham Toney, IP25 7JN		
Greenfield	Site area: 0.47ha	Estimated capacity: 12 dwellings
Secondary village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
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.		

127 - Woodrising Road, Scoulton		Discounted
Address: 2 Wayland Cottages, Woodrising Road, Scoulton, NR9 4PH		
Greenfield	Site area: 0.14ha	Estimated capacity: 5 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	
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.		

106 - Larwood Way Phase 1, Shipdham		Discounted
Address: (Phase 1) Land adjacent Larwood Way, Shipdham, IP25 7LN		
Brownfield	Site area: 1.81ha	Estimated capacity: 25 dwellings
Local Service Centre – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
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.		

107 - Larwood Way Phase 2, Shipdham		Discounted
Address: (Phase 2) Land adjacent Larwood Way, Shipdham, IP25 7LN		
Greenfield	Site area: 2.00ha	Estimated capacity: 25 dwellings
Local Service Centre – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
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.		

294 - Fieldfare Loke Phase 3, Shipdham		Discounted
Address: Phase 3, Land off Fairfield Loke, Shipdham, IP25 7JY		
Greenfield	Site area: 1.57ha	Estimated capacity: 15 dwellings
Local Service Centre – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
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.		

300 - Parklands Avenue, Shipdham		Discounted
Address: Land of Parklands Avenue, Shipdham, IP25 7PZ		
Greenfield	Site area: 1.91ha	Estimated capacity: 30 dwellings
Local Service Centre – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
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.		

041 - North Church Road site, South Lopham		Discounted
Address: Land off church road, IP22 2LN		
Greenfield	Site area: 0.37ha	Estimated capacity: 6 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
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.		

116 - Church Lane, Sparham		Discounted
Address: Land next to claremont, NR9 5PN		
Greenfield	Site area: 0.30ha	Estimated capacity: 5 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
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.		

117 - Whitwell Road, Sparham		Discounted
Address: Land to the south of Whitwell Road, NR9 5PN		
Greenfield	Site area: 0.39ha	Estimated capacity: 6 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	
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.		

371 - Bunkers Hill (RHS), Sporle		Discounted
Address: Bunkers hill right side, PE32 2EP		
Greenfield	Site area: 4.14ha	Estimated capacity: 105 dwellings
Local Service Centre – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
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.		

391 - Sporle Old Railway Line, Sporle		Discounted
Address: Old Railway Line, Sporle, PE32 2DS		
Greenfield	Site area: 4.24ha	Estimated capacity: 50 dwellings
Local Service Centre – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
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.		

393 - Sporle 96 The Street (front/left), Sporle		Discounted
Address: 96 The Street (Front/Left) Sporle, PE32 2DR		
Greenfield	Site area: 2.56ha	Estimated capacity: 40 dwellings
Local Service Centre – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
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.		

394 - Sporle 96 The Street, Sporle		Discounted
Address: 96 The Street (Field in front) Sporle, PE32 2DR		
Greenfield	Site area: 0.61ha	Estimated capacity: 4 dwellings
Local Service Centre – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
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.		

095- Wick Farm, Merton Road, Swaffham		Discounted
Address: Wick Farm, Merton Road, Watton, IP25 6QY		
Greenfield	Site area: 3.08ha	Estimated capacity: 10
Broad accessibility assessment		
Overall ranking accessibility	Red	
Landowner/Site promoter comment:		
None		
Reason Discounted		
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 as its proximity to a working farm makes it unsuitable for residential development of this type.		

246 - Brandon Road, Swaffham		Discounted
Address: Land east of Brandon Road, PE37 8HN		
Greenfield	Site area: 20.07ha	Estimated capacity: 887 dwellings
Market Town – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
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 distance from built form of settlement.		

228 - Old Drier Building Hoe Road North, Swanton Morley		Discounted
Address: Hoe Road North, Swanton Morley, NR20 4PY		
Mostly Green	Site area: 1.27ha	Estimated capacity: 15 dwellings
Local Service Centre – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
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 distance from built form of settlement.		

247 - Nippers Field, Off Woodgate Lane, Swanton Morley		Discounted
Address: Nippers Field, Off Woodgate Lane, NR20 4NS		
	Site area: 5.04ha	Estimated capacity: 0 dwellings
– Alternative options alignment		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
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 encroachment into the open countryside and site access along narrow lane.		

091 - Loch Farm. Dereham Road, Watton		Discounted
Address: Watton, IP25 6EA		
Greenfield	Site area: 13.61ha	Estimated capacity: 150 dwellings
Market Town – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
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 site location within flood zone.		

305 - Saham Road, Watton		Discounted commitment
Address: Saham Road, Watton,		
Greenfield	Site area: 4.52ha	Estimated capacity: 111 dwellings
Market Town – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Green: At least four facilities within threshold distance	
Landowner/Site promoter comment:		
None		
Other objections		
None recorded as received		

086- Land North of Church Road and East of Dereham Road, Watton		Discounted
Address: Land North of Church Road and East of Dereham Road, Watton		
Greenfield	Site area: 30ha	Estimated capacity: 300
Broad accessibility assessment		
Overall ranking accessibility	Red	

Landowner/Site promoter comment:
None
Reason Discounted
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 as there are concerns regarding access for the proposed number of dwellings.

089- Land the West of Swaffham Road, Watton		Discounted
Address: Land to the west of Swaffham Road, Watton, IP25 6LG		
Greenfield	Site area: 5.39ha	Estimated capacity: 40
Broad accessibility assessment		
Overall ranking accessibility	Red	
Landowner/Site promoter comment:		
None		
Reason Discounted		
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 as there is significant fluvial and surface water flooding on site.		

128 - Lynn Road, Weeting		Discounted
Address: Weeting,		
Greenfield	Site area: 3.31ha	Estimated capacity: 76 dwellings
Local Service Centre – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
Landowner/Site promoter comment:		
None		
Other objections		
None recorded as received		
Justification		
Weeting although has 5 out of 5 services categorising the village as a Key Service Parish it is constrained by the stone curlew buffer, therefore no new allocations will be located in the Parish due to its location within the Brecks SPA.		

303 - Former Tata Steel, Weeting		Discounted
Address: Former Tata Steel Premises, Weeting, IP27 0PW		
Mostly Brown	Site area: 2.68ha	Estimated capacity: 100 dwellings
Local Service Centre – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
Landowner/Site promoter comment:		
None		
Other objections		
None recorded as received		
Justification		
Weeting although has 5 out of 5 services categorising the village as a Key Service Parish it is constrained by the stone curlew buffer, therefore no new allocations will be located in the Parish due to its location within the Brecks SPA.		

096 - Former Tata Steel Site and Adjacent Land, Weeting		Discounted
Address: Former Tata Steel Site and Adjacent Land, Fengate Drove, Weeting, IP27 0PW		
Brownfield	Site area: 2.98ha	Estimated capacity: 200
Broad accessibility assessment		
Overall ranking accessibility	Amber	
Landowner/Site promoter comment:		
None		
Reason Discounted		
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 as it lies wholly within the SPA buffer.		

097 - Land South of Dereham Road, Wendling Address: Land South of Dereham Road, Wendling, NR19 2LX		Discounted
Greenfield	Site area: 2.33ha	Estimated capacity: 50
Broad accessibility assessment		
Overall ranking accessibility	Red	
Landowner/Site promoter comment:		
None		
Reason Discounted		
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 as it is in an unsustainable location.		

098 - Land Southwest of Dereham Road, Wendling Address: Land Southwest of Dereham Road, Wendling, NR19 2AB		Discounted
Greenfield	Site area: 2.33ha	Estimated capacity: 50
Broad accessibility assessment		
Overall ranking accessibility	Red	
Landowner/Site promoter comment:		
None		
Reason Discounted		
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 as it is in an unsustainable location.		

317 - Hulver Road, Wendling		Discounted
Address: Hulver Street, Wendling, NR19 2LT		
Greenfield	Site area: 0.27ha	Estimated capacity: 7 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	
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.		

383 - Carr Lane, Wendling		Discounted
Address: Carr Lane, Wendling, NR19 2LP		
Greenfield	Site area: 0.34ha	Estimated capacity: 5 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	
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.		

384 - Dereham Road, Wendling		Discounted
Address: Dereham Road, Wendling, NR19 2AB		
Greenfield	Site area: 1.42ha	Estimated capacity: 15 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	
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.		

385 - Manor Drift, Wendling		Discounted
Address: Manor Drift, Wendling, IP25 6PJ		
Greenfield	Site area: 1.80ha	Estimated capacity: 16 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	
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.		

044 - West Manor Farm Cottage, Whinburgh		Discounted
Address: Whinburgh, NR19 1QP		
Greenfield	Site area: 0.29ha	Estimated capacity: 5 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	
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.		

045 - South Church Road, Whinburgh		Discounted
Address: Whinburgh, NR19 1QT		
Greenfield	Site area: 0.59ha	Estimated capacity: 5 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	
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.		

046 - North Manor House, Whinburgh		Discounted
Address: Whinburgh, NR19 1QU		
Greenfield	Site area: 1.05ha	Estimated capacity: 10 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
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.		

047 - North of Church Road, Whinburgh		Discounted
Address: Whinburgh, NR19 1QT		
Greenfield	Site area: 1.00ha	Estimated capacity: 10 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	
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.		

048 - West of B1135, Whinburgh		Discounted
Address: Whinburgh, NR19 1QX		
Greenfield	Site area: 1.18ha	Estimated capacity: 15 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	
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.		

050 - Shop Street, Whinburgh		Discounted
Address: Whinburgh, NR19 1QX		
Greenfield	Site area: 0.62ha	Estimated capacity: 10 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	
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.		

083 - Potters Place, Whissonsett		Discounted
Address: Land adjacent to Potters Place, NR20 5TA		
Greenfield	Site area: 0.41ha	Estimated capacity: 5 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	
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.		

084 - Meadow House, Whissonsett		Discounted
Address: Whissonsett, NR20 5SR		
Greenfield	Site area: 0.58ha	Estimated capacity: 5 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	
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.		

085 - West End, Whissonsett		Discounted
Address: Whissonsett, NR20 5SS		
Greenfield	Site area: 0.70ha	Estimated capacity: 5 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	
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.		

096 - Dereham Road, Whissonsett		Discounted
Address: Land North of Dereham Road, Whissonsett, NR20 5TQ		
Greenfield	Site area: 0.45ha	Estimated capacity: 4 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	
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.		

099 - Land Between Mill Lane and Raynham Road, Whissonsett Address: Land between Mill Lane and Raynham Road, Whissonsett, NR20 5SR			Discounted
Greenfield	Site area: 1.2ha	Estimated capacity: 6	
Broad accessibility assessment			
Overall ranking accessibility	Red		
Landowner/Site promoter comment:			
None			
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.			

100 - Land off Hall Lane, Whissonsett		Discounted
Address: Land off Hall Lane, Whissonsett, NR20 5SR		
Greenfield	Site area: 0.42ha	Estimated capacity: 5
Broad accessibility assessment		
Overall ranking accessibility	Red	
Landowner/Site promoter comment:		
None		
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.		

101 -South of High Street, Whissonsett Address: Land South of High Street, Whissonsett, NR20 5SR		Discounted
Greenfield	Site area: 0.2ha	Estimated capacity: 4
Broad accessibility assessment		
Overall ranking accessibility	Red	
Landowner/Site promoter comment:		
None		
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.		

386 - Transport Depot, Whissonsett		Discounted
Address: Transport Depot, Whissonsett, NR20 5SX		
Brownfield	Site area: 0.26ha	Estimated capacity: 6 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	
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.		

387 - The Smallholdings, Whissonsett		Discounted
Address: The Smallholdings, Whissonsett, NR20 5ST		
Greenfield	Site area: 0.39ha	Estimated capacity: 8 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	
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.		

102 - Land East of Thetford Road, Wretham		Discounted
Address: Land East of Thetford Road, Wretham, IP24 1RL		
Greenfield	Site area: 06.71ha	Estimated capacity: 80
Broad accessibility assessment		
Overall ranking accessibility	Red	
Landowner/Site promoter comment:		
None		
Reason Discounted		
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 as it is in an unsustainable location and the quantum of dwellings far exceeds what is appropriate for the village of Wretham.		

103 - Land North East of Wretham Road, Wretham Address: Land North East of Thetford Road, Wretham, IP24 1RX		Discounted
Greenfield	Site area: 9.82ha	Estimated capacity: 80
Broad accessibility assessment		
Overall ranking accessibility	Red	
Landowner/Site promoter comment:		
None		
Reason Discounted		
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 as it is in an unsustainable location and the quantum of dwellings far exceeds what is appropriate for the village of Wretham.		

104 - Land South of Church Road, Wretham Address: Land South of Church Road, Wretham, IP24 1RL		Discounted
Greenfield	Site area: 5.98ha	Estimated capacity: 40
Broad accessibility assessment		
Overall ranking accessibility	Red	
Landowner/Site promoter comment:		
None		
Reason Discounted		
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 as it is in an unsustainable location and the quantum of dwellings far exceeds what is appropriate for the village of Wretham.		

105 - RG Abrey Farms, Wretham Address: RG Abrey Farms, Larkshall, Thetford Road, Wretham, IP24 1QY		Discounted
Greenfield	Site area: 80ha	Estimated capacity: 300+
Broad accessibility assessment		
Overall ranking accessibility	Red	
Landowner/Site promoter comment:		
None		
Reason Discounted		
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 as it is in an unsustainable location and the quantum of dwellings far exceeds what is appropriate for the village of Wretham.		

117 - Parcel 1&3 Norwich Road, Yaxham		Discounted
Address: Parcels 1 & 3, Norwich Road, Yaxham		
Greenfield	Site area: 24.9ha	Estimated capacity: Not Specified
Broad accessibility assessment		
Overall ranking accessibility	Red	
Landowner/Site promoter comment:		
None		
Reason Discounted		
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 as it is in an unsustainable location and has probable issues with access and impact on public right of way.		