

Agents Forum

27th January 2026

Introductions

- Simon Wood – Director of Planning and Building Control
- Abby Gretton - Strategic Housing Policy Manager
- Rebecca Collins – Head of Development Management
- Gemma Manthorpe – Planning Policy Manager
- Glenn Anderson – Wendling Beck
- Tom Sayer – Norfolk Environmental Credits



Agenda

1. Introductions
 2. Speaker: Wendling Beck (BNG and Nutrient Neutrality)
 3. Speaker: Norfolk Environmental Credits (Nutrient Neutrality)
 4. Questions for speakers
 5. Local Plan Update
 6. LGR Update
 7. Tilted Balance and applications received before the emerging Local Plan
 8. Breckland Housing Need
 9. Any Other Business/Questions
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Local Plan update

- The regulation 18 consultation concluded on the 15th December 2025.
- We received over 800 comments on the proposed site allocations and policies.
- We are currently reviewing all comments and will be publishing them shortly.



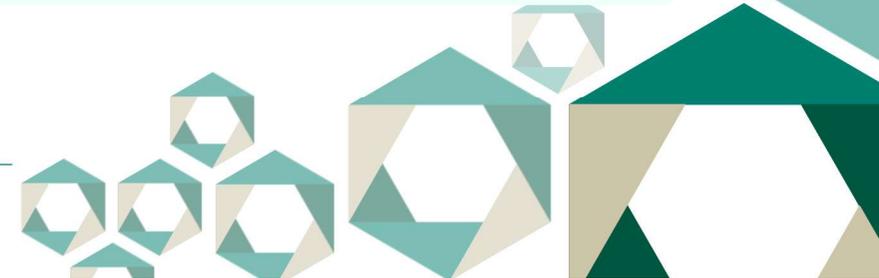
Local Plan update continued



We recently published our five-year housing land supply which stands at 2.8.



While reviewing the consultation responses it needs to be noted that some sites may not be carried forward to the next stage of the local plan, we will be in touch when we have published the comments but if you have submitted a site please look at the comments when they are published.



Local Plan – next steps

Once we have been through the comments and re assessed the sites we will finalise the plan.

The timetable published last March is still the one that is being worked to.

We are looking at going to Regulation 19 consultation in July this year.

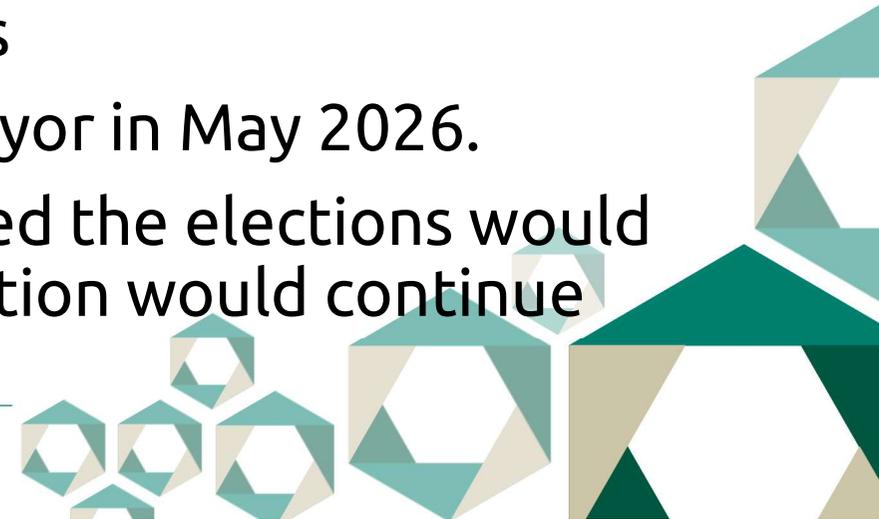


Devolution and Local Government Reorganisation

January 2026

Devolution – to date

- Introduced through the Devolution White Paper in December 2024
- Established Norfolk and Suffolk as a devolution priority area after both County Councils expressed a wish to take it forward
- Means the formation of a Strategic Mayoral Combined County Authority (SMCCA) across both counties
- Originally proposed an election for a mayor in May 2026.
- Late last year the Government announced the elections would be postponed for 12 months but devolution would continue



Devolution – current position

- Devolution came with a funding package of £37 million a year for a thirty-year period.
- Following the decision to postpone the mayoral elections that was reduced to an initial £10m until the mayor is in place – negotiations ongoing to increase that.
- The English Devolution Bill is currently going through Parliament
- The Bill also sets out the process for Local Government Reorganisation



Devolution – future potential

- SMCCA will cover areas such as transport and economic development, skills, environment, health as well as regeneration, housing and strategic planning
- The draft NPPF which is currently out for consultation sets out a proposed process for the delivery of Spatial Development Strategies to be prepared by the SMCCA.
- These are proposed to cover 20 years and identify broad locations for strategic developments which could include new settlements, urban extensions, identify areas for nature conservation as well as the extent and location of strategic infrastructure



Local Government Reorganisation

- This is the creation of unitary authorities within two tier local Council areas
- In September 2025 the Norfolk authorities submitted their proposals
- Norfolk County Council submitted a single unitary option
- South Norfolk submitted a two unitary option
- The other Norfolk Councils submitted a three unitary option



Local Government Reorganisation

- Decision expected in March 2026
- Secondary legislation expected in Autumn 2026
- Elections to the new Unitary Authorities in May 2027 and the formation of a shadow authority
- New authorities come into operation on 1st April 2028.
- Will retain plan-making function at a local level feeding off the Strategic Spatial Framework
- Decision making will remain at local level as will the building control function



Tilted Balance and application received before the emerging Local Plan

January 2026

List of appeals won on sustainability

Appeals Dismissed on Sustainability grounds and specifically regarding lack of paved/lit link to services and facilities:

- Quidenham application reference 3PL/2024/0160/F, appeal reference APP/F2605/W/24/3344783, appeal dismissed 30 January 2025
- North Lopham, application reference 3PL/2023/1173/O, appeal reference APP/F2605/W/24/3350022, appeal dismissed 17 April 2025
- Yaxham application reference 3PL/2023/1193/F, appeal reference APP/F2605/W/24/3349863 appeal dismissed 23 May 2025
- Beachamwell planning application reference PL/2024/1196/PIP, appeal reference APP/F2605/W/25/3361894, appeal dismissed 18 June 2025
- Great Hockham planning application reference 3PL/2024/0383/O, appeal reference APP/F2605/W/24/3352273, appeal dismissed 5 August 2025
- Land between Attleborough and Great Ellingham Ellingham application reference PL/2025/0644/FMIN appeal reference APP/F2605/W/25/3370815 dated 29 October 2025
- Attleborough application reference PL/2025/0644/FMIN, appeal reference APP/F2605/W/25/3370815 dated 29 October 2025
- Planning application PL/2025/0644/FMIN, all reference APP/F2605/W/25/3370815, appeal dismissed 29 October 2025
- Shropham, application reference PL/2025/0268/OMIN, appeal reference APP/F2605/W/25/3369304, appeal dismissed 21 November 2025
- Beeston application reference PL/2025/0857/OMIN, appeal reference APP/F2605/W/25/3374581, appeal dismissed dated 2 December 2025
- Besthorpe application reference PL/2024/0939/OMIN, appeal reference APP/F2605/W/25/3372057, appeal dismissed 19 December 2025
- Stow Bedon application reference PL/2025/0221/FMIN, appeal reference APP/F2605/W/25/3373253, appeal dismissed 19 December 2025



Paragraph 11 of NPPF

For **decision-taking** this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁸, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance⁷ provides a strong reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination⁹.



Breckland Housing Need

January 2026

Affordable Housing Need

Affordable Rent:

- **1 Bed Bungalows / Houses**
 - To meet NDSS: 1bed 2 Persons 50 / 58 m²
 - Own secure front doors, no shared communal spaces
- **M4 (3) Wheelchair Accessible Homes**
 - Ideally bungalows
 - All bedroom sizes, all locations
- **4 + Bedroom Homes**
 - Also, a need for 5 and 6 bed homes

We are prioritising social rent where possible.

We are also keen to seek **exception sites**, schemes and land for **supported housing**, and **gypsy and traveller sites**.



Early Engagement with
Registered Providers is
essential.

We can provide a list of
key contacts and can assist
in this process.

