

# Breckland Local Plan Consultation Statement Appendices

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## Issues and Options Consultation

### Appendix A: Consultation Letter to General and Specific Consultees and Interested Parties



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Service Fax No. 01362 696771  
DX 743950 Dereham 2

Your Ref:  
Our Ref: 03/PLA/03/LPI&O  
  
Contact: Planning Policy Team  
Telephone: 01362 656 873  
E-Mail: [planningpolicyteam@breckland.gov.uk](mailto:planningpolicyteam@breckland.gov.uk)  
  
Date: 07 11 2014

Dear

#### **Breckland Local Plan Issues and Options Consultation 17<sup>th</sup> November 2014 to 9<sup>th</sup> January 2015**

Breckland Council will shortly be consulting on an Issues and Options document for the new district wide Local Plan. The Council is inviting comment on the key issues and priorities that should be considered when shaping planning policy in Breckland for the next 20 years. In addition it provides you with the opportunity to suggest any issues that you feel should be addressed, comment on which options you believe are the most appropriate, or tell us about any other options you consider appropriate. Once adopted the Local Plan will set out the vision, objectives and approach to development within Breckland.

The Local Plan Issues and Options document and the accompanying interim sustainability appraisal can be viewed online at <http://consult.breckland.gov.uk>. Hard copies are also all available for viewing at the District's libraries and presence offices. A full list of which can be seen on the following page.

Along side the consultation there is also a call for sites, if there is land you would like us to consider for allocation please submit through the <http://www.breckland.gov.uk/content/consultations-contact-us> or contact the planning policy team.

The Issues and Options Local Plan Document and Interim Sustainability Appraisal is subject to public consultation for an eight week period from:

**17<sup>th</sup> November 2014 until 4pm on 9<sup>th</sup> January 2015.**

In addition the document will be made available for preliminary viewing on-line from early November. Comments received through this consultation will help to refine the new Local Plan, which will be subject to further consultation in 2015.

To accompany the consultation we are undertaking a number of drop-in events at the following locations and times:

- Town and Parish Councils only – Monday 17<sup>th</sup> November – Anglia Room Breckland Council Offices, Dereham (2pm-7pm)
- Thursday 20<sup>th</sup> November – Dereham Memorial Hall (2pm – 7pm)
- Monday 24<sup>th</sup> November – Swaffham Assembly Rooms (2pm – 6:30pm)
- Thursday 27<sup>th</sup> November – Watton Queens Hall (2pm – 7pm)
- Thursday 4<sup>th</sup> December – Attleborough Town Hall (2pm – 6pm)
- Tuesday 9<sup>th</sup> December – Thetford Guild Hall (2pm – 7pm)

The Council's preferred method for receiving representations is through the on line consultation system from the below link at <http://consult.breckland.gov.uk>. This system is easy to use and allows your

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comments to be processed faster and ensures greater accuracy. It also allows you to read other consultees comments. Alternatively your comments can be submitted in writing to the following address:

Planning Policy Team, Breckland Council, Elizabeth House, Walpole Loke, Dereham, Norfolk NR19 1EE

We hope you find the time to respond to this important consultation and we look forward to hearing from you.

For further information please contact a member of the Planning Policy Team

Yours sincerely



Iain Withington  
Planning Policy Team leader

## Libraries and Presence Offices

For library opening times please see Norfolk County Council

[http://www.norfolk.gov.uk/consumption/groups/public/documents/general\\_resources/NCC087508.pdf](http://www.norfolk.gov.uk/consumption/groups/public/documents/general_resources/NCC087508.pdf)

Parish	Location
<b>Attleborough</b>	Attleborough Customer Service Centre Community and Enterprise Centre Church Street Attleborough Norfolk NR17 2AF
	Attleborough Library 31 Connaught Road Attleborough Norfolk NR17 2BW
<b>Dereham</b>	Breckland Council Elizabeth House Walpole Loke Dereham Norfolk NR19 1EE
	Dereham Customer Service Centre Breckland Business Centre St Withburga Lane Dereham Norfolk NR19 1FD
	Dereham Library 59 High Street Dereham Norfolk NR19 1DZ
<b>Swaffham</b>	Swaffham Customer Service Centre Town Hall London Street Swaffham Norfolk PE37 7DQ
	Swaffham Library The Pightle Swaffham Norfolk PE37 7DF
<b>Thetford</b>	Thetford Customer Service Centre St Nicholas Street Thetford Norfolk IP24 1BT
	Thetford Library Raymond Street Thetford Norfolk

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## Appendix B: Press Advert in the Eastern Daily Press



### Public Notice

#### Town and Country Planning (Local Planning) (England) Regulations 2012

Notice is hereby given that Breckland Councils is about to consult on its Issues and Options Local Plan. The consultation will run between **17<sup>th</sup> November 2014 and 4pm on 9<sup>th</sup> January 2015**. The documents can be viewed online at <http://consult.breckland.gov.uk/portal>. Alternatively paper copies of the Local Plan and its accompanying Sustainability Appraisal can be inspected at the Council's presence offices and at the towns libraries.

Any comments on this application can be submitted to the following:

Online consultation portal: <http://consult.breckland.gov.uk/portal>

Email: [planningpolicyteam@breckland.gov.uk](mailto:planningpolicyteam@breckland.gov.uk) or

Planning Policy Team Leader  
Breckland Council  
Elizabeth House,  
Walpole Loke,  
Dereham  
NORFOLK  
NR19 1EE

All comments must be received by no later than **4pm Friday 9<sup>th</sup> January 2015**.

The Council will also be holding a number of informal drop-in sessions at the following locations and times if you have any further queries regarding the Local Plan:

Dereham Memorial Hall – 20<sup>th</sup> November (2pm-7pm)  
Swaffham Assembly Rooms – 24<sup>th</sup> November (2pm-6:30pm)  
Watton Queens Hall – 27<sup>th</sup> November (2pm-7pm)  
Attleborough Town Hall – 4<sup>th</sup> December (2pm-6pm)  
Thetford Guildhall – 9<sup>th</sup> December (2pm-7pm)

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## Appendix C: Local Plan Press Release



For immediate release

22 October 2014

### **Local Plan document endorsed for consultation**

Breckland Cabinet members today endorsed the 'Issues and Options Consultation', a strategic planning document which represents the first stage of consultation in the development of a new Local Plan for the district.

The 'Issues and Options' report covers areas such as targets for housing and employment growth, and asks residents for their views on the range of options put forward. Views are also sought on whether there should be more development in villages, and whether the Council should seek to support key business sectors through the planning process. Once adopted, the Local Plan will provide the local policies that will be used to determine planning applications in Breckland.

The Council's current strategic planning documents, 'The Core Strategy' and accompanying documents were created and adopted between 2009 and 2012 in response to government guidance at the time which allocated prescribed housing and employment targets. New government planning guidance, the 'National Planning Policy Framework' was published in March 2012 and this encourages councils to replace their Core Strategy and accompanying documents with a single overriding Local Plan. At the same time, the Government also revoked regional housing targets allowing councils to set their own housing targets based on an assessment of housing need within their area.

Although the adoption of a new Local Plan is not compulsory for Local Authorities, Breckland decided in January 2013 to seize this opportunity to update their key strategic planning documents.

Mark Kiddle-Morris, Breckland Council Executive Member for Assets and Strategic Development said: "The new legislation gives us more freedom to set realistic targets based on the latest figures for population growth and changes in demographics. Although the Core Strategy runs until 2026, we wanted to take advantage of the opportunity to create a single, up-to-date policy document where

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housing targets are based on local need, rather than a national formula. The economic climate has also changed since the Core Strategy was adopted, and developing a new Local Plan will enable us to offer more support and opportunities to local businesses through the planning process"

The development of a new Local Plan will also enable the Council to identify a '5 year land supply for housing'; this will help prevent applications for housing outside settlement boundaries. The creation of a new Local Plan will also provide another opportunity for landowners to bring forward land for potential development.

Much of the evidence contained in the current planning policy documents is still relevant and will be incorporated into the new Local Plan. When completed, Breckland's Local Plan will set out the Council's vision and objectives for how the district should develop and grow over at least the next 20 years.

Residents will be invited to comment on the proposals at open consultation events held during November and December this year. There will be maps on display and planning officers will be available to answer questions. All the relevant documents will be published on the Breckland Council website and, for residents who are unable to attend one of the events, there will also be an online consultation. The dates and venues of the consultation will be determined within the next two weeks, and will be published on the Breckland Council website.

## Note to editors

Breckland currently has three local strategic planning documents which were created in response to previous government legislation as part of the Local Development Framework. Each of these documents covers the period to 2026.

[The Core Strategy and Development Control Policies Development Plan Document](#)

[The Thetford Area Action Plan Development Plan Document](#)

[The Site Specifics Policies and Proposals Development Plan Document](#)

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## Appendix D: Press Article Wymondham and Attleborough Mercury

### Wymondham and Attleborough Mercury

[Home](#)   [Your Wymondham and Attleborough](#)   [News](#)   [Sport](#)   [What's On](#)   [Buy & Sell](#)  
[Contact us](#)   [iWitness24](#)   [Crime](#)   [Education](#)   [Health](#)   [Business](#)   [Weather](#)   [MPs and council](#)

## Breckland Council to consult public on future development

06:17 23 October 2014 | By [Doug Faulkner](#)



*Breckland Council. Picture: Ian Burt*

The people of Breckland are being asked to have their say on how their area will grow over the next 22 years.

Breckland Council is set to launch its consultation into the development of a new Local Plan after its cabinet gave the go ahead at a meeting yesterday.

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The district council will be calling on businesses, landowners and smaller councils to put forward potential sites for development.

The council estimates it will need to provide between 634 and 770 homes per year up until 2031.

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Ltd

Mark Kiddle-Morris, Breckland cabinet member for assets and strategic development, said: "This is a call for landowners to put land in for us to consider at a later stage.

"The new legislation gives us more freedom to set realistic targets based on the latest figures for population growth and changes in demographics.

"Although the Core Strategy runs until 2026, we wanted to take advantage of the opportunity to create a single, up-to-date policy document where housing targets are based on local need, rather than a national formula.

"The economic climate has also changed since the Core Strategy was adopted, and developing a new Local Plan will enable us to offer more support and opportunities to local businesses through the planning process.

"Town and Parish councils will receive a copy of this document."

The current strategic planning documents, The Core Strategy, were adopted between 2009 and 2012 as a result of government guidance.

Gordon Bambridge, cabinet member for democratic services and public protection, called for the public to get involved with the process.

He said: "This document is going for consultation and it will only really work if the majority of people will comment on it."

The development of a new Local Plan will also enable the council to identify a 'five year land supply for housing'; this will help prevent applications for housing outside settlement boundaries.

Much of the evidence contained in the current planning policy documents is still relevant and will be incorporated into the new Local Plan. When completed, Breckland's Local Plan will set out the council's vision and objectives for how the district should develop and grow over the next two decades.

A consultation meeting for parish and town councils will take place on November 17.



# **Breckland Local Plan Consultation Statement Appendices**

There will be a series of consultation meetings open to the public which will cover the towns in the area.

Consultations will be held at Dereham Memorial Hall on November 20 from 2pm until 7pm, Swaffham Assembly Rooms on November 24 from 2pm to 6.30pm, Watton Queens Hall on November 27 from 2pm to 7pm,

Attleborough Town Council on December 4 from 2pm to 7pm and Thetford Guildhall on December 9 from 2pm to 7pm.

During the cabinet meeting members also approved £305,000 of grants to support parish and town councils in the area.

What do you think Breckland Council's planning strategy should be?  
Write to Doug Faulkner at [doug.faulkner@archant.co.uk](mailto:doug.faulkner@archant.co.uk)

# **Breckland Local Plan Consultation Statement Appendices**

## **Appendix E: Consultation Events**

**Foxley Village hall, Chapel lane, 14<sup>th</sup> October, 7.30 – 9**

**Office present**  
Iain Withington

Pre consultation event at the request of Cllr Gordon Bambridge to discuss options around settlement boundaries

Parish council meeting to inform council and members of the public re the emerging local plan and the forthcoming consultation

Presentation followed by discussion on the main issues and options , how to respond and call for sites etc aim is to help PC understand issues and help them and the public have an informed discussion so that the PC can respond to consultation.

Review of NPPF - presumption in four of sustainable development – core principles of NPPF sustainability is supported by appropriate located development – 5 yr housing supply 3.2 yrs

Important to support rural services necessary to protect landscape and wider rural areas

Verbal Presentation focused on key issues and the options around rural development, approach to settlement boundaries, and areas of interest for Foxley.

I& O asking views on approach to defining service centres definition 1000 people plus etc

NPPF para 156 - define hierarchy set out strategic police of the area and broad location of growth

Idea is to draw up plans based on understanding of local economics and society including understanding of economics and society including community plans and aspirations p136

Outlined approach to settlement boundaries and options in the I&O consultation

Highlighted the advantages and disadvantages of each option

NPPF+ prepared note para 55 isolated homes in the countryside should be avoided unless special need

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**Thetford: Association of Norfolk Local Councils – 4<sup>th</sup> November, 18.30**

## **Attendance**

Iain Withington  
Martin Pendlebury

**Approximately 40 - 50**

## **Event organised by the Norfolk Association of Parish Councils**

Over view of planning services and introduction given by Martin  
Followed by a detailed presentation on the issues and options consultation and key areas of interest plus site submission followed by a questions and answer sessions.

Aimed to portray council as pro active and forward thinking in bringing forward a single local plan

## **Key discussion topics around**

- Growth targets
- Settlement boundaries
- Rural economy approach

Five year land supply issues NPPF and national policy

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**Parish Councils, Anglia room, Dereham, 17<sup>th</sup> November, 2pm-7pm,**

## **Officers present**

Iain Withington  
Sarah Robertson  
Martin Pendlebury

## **Attendance**

The drop in session was well attended. Many Parish Councils came in groups with some District Councillors attending.

Approximately 50 Councillors attended, through out the event, representatives from the following parishes attended: However not all parish councillors identified themselves so the record is in-complete .

Beeston, Foxley, Dereham, Mattishall, Hockering, Shipdham, Croxton, Necton, Colkirk, Swaffham, Thompson, Swanton Morley, Ashill, and North Tuddenham

# **Breckland Local Plan Consultation Statement Appendices**

Members:

Gordon Bambridge, Brian Rose, Paul Claussen, Ellen Jolly, Marion Chapman-Allen, Frank Sharpe and Bill Borrett.

## **Key Issues**

- Housing numbers including the make up of the forecasts and implications of the consideration migration / no migration ( objective?)
- Five Year Housing Land Supply and the role of the NPPF
- SHLAA sites
- Empty homes policy - does re use count towards delivery ?
- Focus of employment growth A11 / A47
- Over supply of employment land and appropriate strategies
- Housing distribution
- Concerns of dormitory villages
- Approach to service centres
- Approach to rural settlements and the use settlement boundaries to restrict development
- Village clusters
- Promotion of land for development / Call for sites
- Open space money available to parishes through DC11
- Joined up approach - communicate with council's community team plus
- Information on Council's Greater Thetford Development initiative
- Updated information re services in LSC's
- Self build plots
- Neighbourhood planning - advantages , reasons , support and how link in with strategic plans
- Affordable housing policy
- Retail policy and how primary and secondary frontages were designated.
- Open space provision re Dereham Town Council in relation to the Town Council wishing to increase supply over and above that required and best approach
- DM considerations – concerns raised re inconsistent approach in DM and opportunities for Town and Parish Training / awareness

## **Follow on:**

- Extra copies of I&O for Dereham event (Tony Needham)IW
  - Explanation of difference in NLP 2.29 employment study and table 6 in setting local housing number report around the issue of net exporting of labour. FL
  - concerns raised re inconsistent approach in DM and opportunities for Town and Parish Training / awareness IW
-

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**Dereham, 20<sup>th</sup> November, 2pm – 7 pm**

## **Officers present**

Iain Withington  
Jamie Smith  
Olivia Luckhurst

## **Attendance**

The drop in session was well attended with a constant flow. Attendance was mainly the general public and local developers followed by some District Councillors towards the end of the day along with Town Councillors .

Approximately 50 people attended, through out the event, representatives from the following parishes attended: However not all the parishes are identified as not all people gave details

- Dereham Shipdham, Swanton Morley, Lyng, Griston, Watton
- Members/ Parish / Town Councillors (plus others)
- Gordon Bambridge,
- Phillip Duigan, Robert Richmond, Tim Bert(DTC, Tony Needham (DTC)

## **Key Issues**

- Housing numbers including the make up of the forecasts and implications of the consideration migration / no migration ( objective?)
- Five Year Housing Land Supply and the role of the NPPF
- Employment
  - i. reported that employment sites / units were in short supply in Dereham (different to the NLP report)
  - ii. existing allocation is wanted for residential
  - iii. responses were encouraged around the proposed strategy for employment
- Housing distribution
- Approach to service centres
- Approach to rural settlements and the use of settlement boundaries
- Promotion of land for development / Call for sites – a number of sites details were submitted and a number of discussions around availability and suitability of sites was discussed
- Open space
- Affordable housing policy
- Number of people had some specific concerns around specific application and DM/ Enforcement issues.
- Open space provision and study
- Strategic approach
- Existing and proposed employment sites and distribution.

# **Breckland Local Plan Consultation Statement Appendices**

Opportunity for questions - discussion focussed on local plan though some comments around existing DM issues

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**Attleborough , 24<sup>th</sup> November, 2pm – 6pm**

## **Officers present**

Iain Withington, Jamie Smith, Sarah Robertson  
Feng Li (until approx 5)

## **Attendance**

**Event was attended by full team and preceded by review of town and sites**

The drop in session was well attended with a constant flow. Attendance was mainly parish councillors NP and general public.

Approximately 60-70 people attended, through out the event, this included representatives from the following parishes:

NP/ Town Council : Richard Middleton  
ACT

Discussions held re the requirement for the np team to confirm areas where they are working and to formally agree with the Council. This will enable a concise way forward and is currently outstanding. Reiterated that the current approach fronted by the council not Capita is one to steer the group to agree its approach and time lines rather than casting its net out wider and wider. The Issues and Options is focussing on policies to guide the direction of growth. Dissatisfaction that this has not advanced further

## **Key Issues**

- Location of Henrys wood - SR to confirm .
  - NP concerns raised (on both sides) apparent un co ordinate approach
  - Defending the councils approach - concern re not gone far enough, not engaged with the community , dissatisfaction with the Council (PM)
  - Town centre transport
  - Settlement ( Attleborough) over all sustainability
  - Five year housing land supply
  - Employment first / Location of employment land.
  - Infrastructure provision and the need to secure this with the development.
-

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**Watton, 27<sup>th</sup> November, 2pm – 7 pm**

## **Officers present**

Sarah Robertson  
Jamie Smith

## **Attendance**

The drop in session was well attended with a constant flow. However, it is fair to say that the attendance attracted, predominantly ‘retirees’ of the general public whose interest related to existing/proposed planning applications in Watton, as opposed to the Local Plan consultation. A full range of people were not considered to attend.

Approximately 50-60 people attended, mainly for Watton with Ashill, Saham Toney, Great Cressingham and Thompson.

The following councillors attended -

Claire Bowes  
Keith Gilbert

## **Key Issues**

Unfortunately, the key issues(s) that were discussed were in respect to two planning applications that are being proposed under the 5 year Housing Land Supply on non-allocated sites. Therefore, the discussion centred on Development Management process and Council/PINS decision making.

Both Sarah and Jamie attempted for the duration of the event to turn discussions in to how the Local Plan can plan positively for Watton (including Breckland) and its surrounding hinterland. However, it was quite difficult given the level of animosity towards ‘planning officers’ ‘Breckland Council’ and ‘local and national planning’ in general.

Overall, the concerns raised in the town relate to:

- No more development in Watton (unless significant infrastructure is provided along with it).
- Significant concerns in respect to applications (potentially) being permitted in non allocated sites i.e. five year Housing Land Supply and the role of the NPPF
- Highways/transport concerns, including limited bus service in Watton.
- Lack of employment opportunities in Watton, including lack of employment land.
- Affordable housing percentage (considered too high) and how tenants are decided and distributed in the town.

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- Lack of health and social facilities (GP's, sports facilities, cinema, etc)
  - An example of 'bad planning' - Blenheim Grange.
  - Impact of immigration on housing figures
  - Stone Curlew buffer zone and development within this area.
- 

**Attleborough, 4<sup>th</sup> December, 2pm – 6pm**

### **Attendance**

Iain Withington, Jamie Smith, Sarah Robertson, Feng Li

Approximately 60-70 people attended, through out the event, this included representatives from the following parishes:

Shropham, Besthorpe

NP/ Town Council : Richard Middleton  
ACT - Steve Hall  
Stephen Hinde  
Ali Clabburn

Members: Cllr Karen Pettitt

Event was attended by full team and preceded by review of town and sites

The drop in session was well attended with a constant flow. Attendance was mainly parish councillors NP and general public.

Difficult discussions held re the requirement for the NP team to confirm areas where they are working and to formally agree with the Council. This will enable a concise way forward and is currently outstanding. Reiterated that the current approach fronted by the council (not Capita) is one to steer the group to agree its approach and time lines rather than casting its net out wider and wider. The Issues and Options is focussing on policies to guide the direction of growth. Concerns expressed that NP is Making decisions without regard to overall strategy or over arching factors such as wider education / health traffic? And that in order to separate issues the NP must set in place a plan that it can deliver.

Dissatisfaction expressed that this has not advanced further and with the council in its handling of growth in Attleborough over the past years and the cancelling of the ASAAP.

Opportunities of the LP to include specific policies on Attleborough - requirement for a more co-ordinated approach with TC/ NP. – direct with capita.

Np likely to advocate health hub at Connaught Hall

Opportunities for greater synergy between the LP and LP



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## Key Issues

- Location of Henrys wood - SR to confirm .
- NP concerns raised (on both sides) apparent un co ordinate approach
- Lack of unity issues with the Council
- Defending the councils approach - concern re not gone far enough, not engaged with the community , dissatisfaction with the Council (PM)
- Selling place based approach – implementation
- Positive planning requirements
- Five year supply issues
- Town centre transport
- Settlement (Attleborough) overall sustainability
- Five year housing land supply
- Concerns re over all numbers and strategy to deliver road in light of applications and councils previous commitments to reduce the 4,000 by the numbers coming forward.
- Employment first / Location of employment land.
- Concerns re potential for further numbers
- Infrastructure provision and the need to secure this with the development.
- Discussions re sites -
- Local space -have the town council replied
- Position of the Link Road – impact upon neighbouring properties
- Steve Hall advocated - potential for land swoop – land next to Victory park( Mr Appleton ) with NCC land
- Steve Hall – advocated pedestrianisation of Church St . – removal of Garage and new road off queens road to Norwich road . – unclear if this is NP idea / proposal or is own – advised to submit representation.
- Steve Hall – amicable discussion held re specific wording issue over the preferred route
- Advice sought re indicative route and potential impact on property

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## Old Buckenham, 4<sup>th</sup> December

### Officers present

Iain Withington, Sarah Robertson

Event was attended at the request of cllr Adrian Joel ahead of parish council meeting that night.

Approx 20 – 25 people

Over view of local plan process and Issues and Options highlighting key issues , how to respond and site submission

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Followed by discussion

Topic included Planning - what it can do what it can not do and how to do one

Five year land supply

Approach to distribution and housing numbers

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**Thetford, 9<sup>th</sup> December, 2pm – 7pm**

## **Officers present**

Iain Withington, Jamie Smith, Martin Pendlebury

The drop in session was attended with a constant flow and some long engagements / discussions . All be it below the levels of the other events held.

The event was held on market day and to be followed by a town council meeting . All encouraged to make representations on individual or specific issues.

The event seemed to be well attended by town councillors ahead of their meeting.

Cllr Robert Kybird requested our display boards after the event to show case to the town council . as it was the last event this was agreed and a selection of the boards was handed over .

Approximately 40-50 people attended, through out the event, this included representatives from the following parishes:

Cllr Robert Kybird  
Cllr Sylvia Armes

## **Key Issues**

- Progress SUE and phasing and how impacts 5 yr supply
- Opportunity to set specific polices / town centre approach for Thetford in LP
- Croxton, Kilverston and Bretterham NP
- Approach to over all housing numbers
- Approach to rural areas
- Pro active engagement through place based approach
- Town centre first development. priority town centre improvements
- Investment in town centre to attract growth to help make it not such a commuter town

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- Town centre new attractions - costs coffee, Riverside development (confirmation from Cab of appointment of LabV partnership ), health town
- Diversity of employment
- Requirement for easy link into forest under road
- Advised that new bus station was unpopular and badly located
- Stone curlews - approach to environment and evidence - informed that research into 1500m buffer was undertaken in 500m gaps - but what would be the effect if the gaps were reduced to 400m or 300mm , would this have resulted in a reduced buffer of sat 1,100 or 1, 200 –
- Power supply - is there potential to link Snetterton to Thetford rather than Diss
- Lack of notice to consultations by the Council
- Is there potential for flexible approach re Stone curlews in rural areas is there potential for element of risk analysis – small scale development in rural areas – what would be the effects and can they be mitigated against – risk of off setting land ?
- What does the evidence say ?

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## Appendix F: Summary of responses by question to the Issues and Options Consultation

Below is a summary of the key representations raised within the Issues and Options consultation by question:

<b>Section 4: Vision and Objectives</b>
<b>Q1: What do you think Sustainable Development means for Breckland?</b>
Question received 32 responses. Many responses detailed a desire for a balance of employment and residential growth, with calls for development to be spread down to appropriate rural areas as well as market towns . Appropriate infrastructure provision was a consistent theme amongst responses
<b>Q2: Do you have any views that should be included in our vision? If so, how do you think Breckland should develop?</b>
The question received 35 responses. In general the existing objectives were supported, however there was a need to reflect , update and extrapolate on the more economic objectives such as the wider A11 corridor and the Thetford ambition as well as reflecting continued protection of resources and landscape. The balance between towns with flexibility to direct growth towards smaller towns and rural areas in order to support services and market forces reflecting much of the local settlement pattern was also put forward for inclusion in the vision others however welcomed the continued emphasis on access to services and infrastructure.
<b>Q3: These proposed nine objectives are based on the existing adopted Core Strategy and Development Control Policies(2009). Breckland’s Corporate Plan (2001-2015) and supporting evidence base material. Do you think these objectives are still relevant? If not, please explain why and how you think they could be improved.</b>
The question received 38 responses. Some support was given for the continued relevance of the core strategy strategic objectives, however most responses indicated that these could be updated to reflect similar aims but worded more strongly to reiterate specific and deliverable aims . In particular respondents sought additional emphasis could be placed on economic growth across the rural area and market towns rather than a focus on the A11, seeking a more balanced approach to growth. There was also support for greater emphasis on the environment and historic protection and for the delivery of health to be reflected in the objectives.
<b>Q4: Which Option do you think is the most appropriate for the Council to choose and why?</b>
The Question received 36 responses. There were 11 expressions of support for Option 2 – the 15 year time span and 20 for taking the plan period to 2036 (Option 3) . A number of responses highlighted that the 15 yr period was all that was required to align with the NPPF , while others pointed out that it was better to align the evidence base with the plans of the neighbouring authorities where better co ordination of infrastructure was envisaged.
<b>Section 5: Housing</b>
<b>Q5: What level of housing growth should the Local Plan provide?</b>
This question generated significant response, with 50 representations received. The best supported option was option 7 which seeks to align the Council's housing target with that in the emerging Central Norfolk Strategic Housing Market Assessment. This option received support from a number of key stakeholders including, adjoining authorities, parish councils and Norfolk County Council.  The highest housing target was set out in option 6 and represented the policy on scenario. This received six representations of support, which predominantly focussed on the NPPF’s requirements to positively secure housing growth.

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A number of the representations expressed a desire to see the employment requirements and housing needs aligned.

**Q6: What level of affordable housings provision do you think can achieve a better balance between affordable housing provision and other policies? Are there any other reasonable alternatives to be considered at this stage?**

This question generated significant response, with 40 representations received. The best supported option was option 8 which seeks to retain the current level of affordable housing requirement of 40% subject to viability testing. This option received support from most parish councils who responded.

Viability is the key concern amongst many representations. It is also important to keep a degree of flexibility so as not to stifle development and to ensure that planning consent can be delivered. The issue of the raised threshold for affordable housing is also recognised.

The Joint SHMA is considered to be the fundamental part of the evidence for the affordable housing target.

**Q7: Which option on type and tenure do you prefer? Are there any other reasonable alternatives that should be considered?**

This question generated 24 responses. Option 11 (develop a policy to specify tenure mix) received 5 supports whilst Option 12 (consider tenure mix on a case by case basis) received 8 supports.

Key comment include that setting out rigid tenure and housing type mix would be inappropriate and inflexible, thus would lead to the plan being unsound.

**Q8: Should the Local Plan support the delivery of specialist housing over and above the requirements of the NPPF? e.g. through the direct allocation and or development of policies? If so, what types of specialised housing are required in particular in the district and where?**

This question generated 21 responses, with option 13 (developing a policy to assess the provision of specialist housing) received 7 supports and option 14 (to allow proposals to come forward in accordance with local need and the market) received 4 supports.

Many correspondents emphasised that the specialist housing should be provided with sustainability in mind and being close to bus route and services. It is also important the such types of houses need to integrated within development based on the local needs and market demand.

In light of the above, it is likely that a specific policy might be needed for development of specialist housing.

**Q9: Which option or Options do you consider to be the most appropriate? Are there any other reasonable alternatives?**

The question received 17 responses: 5 of which supported the options of limiting sites to no more than 15 pitches. 3 responses supported a more flexible approach in order to address needs of individual families, with one of those supporting flexibility up to 15 pitches.

A number of general comments where received that did not focus on the options presented which questioned the reasons why the Council is planning for the travelling community, others expressed an opinion on the level of need and or expressed non planning related views.

**Q10: What sort of Tenures do you consider would best suit the needs of the Gypsy and Travellers community in Breckland? Should a mix of sites with different tenures be planned for?**

11 responses were received on this question. The responses highlighted individual concerns

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around existing commitments in and around Attleborough and Thetford.
<b>Q11: Should the Local Authority plan to allocate sites suitable for mixed use which can accommodate both residential and business use?</b>
A limited range of responses were given to this question. Most focussed on the requirements for separate and appropriately funded business sites.
<b>Q12: Do you agree with the criteria 1-8? Please give detailed answer explaining any reasoning. Alternatively are there any additional criteria which should be considered in selecting the best locations and sites for Gypsies and Travellers?</b>
The criteria for site selection were supported, with three additional suggestions looking at the ability to connect to the public foul sewer to prevent the proliferation of individual / private forms of water treatment. (EA). NHS England commenting that local health capacity should be a consideration. English heritage requested stronger consideration of visual impacts on the Historic Environment.
<b>Q13: In determining the suitability of sites what are your views on the following options to meet future Gypsy and Traveller need within the Breckland district?</b>
14 responses were received; no responses supported the approach of focussing on areas where there is existing demand. The most supported role was the rationale to locate in proximity to existing services.
<b>Section 6: Economy</b>
<b>Q14: Do you agree with the key policy issues identified within the Employment Growth Study?</b>
A total of 21 representations were received in regard to this question. Overall it is possible to see that there is broad support for the key policy issues identified within the Employment Growth Study. Some representations do acknowledge the need to consider the interrelated issues of housing growth and employment growth. Both the employment study and the localised housing target have been prepared having regard to the findings of each.
<b>Q15: Which scenario do you think could best reflect the future employment need of the district?</b>
17 representations were received in regards to this question. A total of 5 representations were received in support of the East of England Forecasting Model Baseline Scenario, whilst a further 4 representations were received in regards to the Policy On scenario. No representations were received in regards to the 2011 Sub-National Population Projections option. The baseline scenario and the policy on scenario represents significantly different jobs growth over the plan period. Therefore it is not possible to draw a conclusion from the representations.  A number of additional comments were received in regards to the need to align the housing growth target with the employment target. The Employment Growth Study has been informed by the Councils localised housing target in order to ensure housing and employment growth are balanced.
<b>Q16: Do you agree with the view of the employment space supply and demand as discussed? Do you consider any area could benefit from a particular form of employment development?</b>
A total of 16 representations were received in regards to this question. Whilst some of the representations agreed with the approach to the supply and demand of employment land within the District a number of representations raised issues relating to specific towns. This included representations regarding employment sites at Dereham and Swaffham and comments against their loss from employment uses. The Employment Growth Study sets out, that whilst there may be a sufficient supply of employment land, consideration should be given to the type, quality and location for the employment stock.
<b>Q17: Do you agree with the emerging vision to direct growth to Thetford and the A11</b>

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<p><b>corridor?</b></p> <p>A total of 17 representations have been received in regards to the vision for economic growth within Breckland. A number of comments have highlighted the need to also consider the A47 corridor in addition to the A11 corridor as a focus for growth. This would therefore include the towns of Dereham and Swaffham.</p> <p>Representations have also highlighted the role of the rural economy in the Districts prosperity.</p>
<p><b>Q18: Do you support the investigation of the above options to promote Breckland's rural economy?</b></p> <p>28 representations were received in response to this question. The responses showed strong support for the four options presented within the Local Plan which were:</p> <ul style="list-style-type: none"> <li>• Re-use of rural buildings</li> <li>• Diversification of businesses in rural areas</li> <li>• Promoting improvements to communications infrastructure</li> <li>• Support and development of key sectors such as tourism</li> </ul> <p>The support for these options particularly came from parish councils, however a number of individuals also supported the approach proposed. It is recommended therefore that the preferred options document investigate this further and include policies in regard to this issue.</p>
<p><b>Q19: Should the Council develop policies towards providing protection to the rural economy and community facilities such as public houses and local shops and valued facilities?</b></p> <p>A total of 20 representations were received in regards to this question. Option 24 which seeks to include policies for the protection of services and facilities was the preferred approach, with 16 representations in this regard. This approach is in conformity with paragraph 28 of the NPPF which seeks to support a prosperous rural economy. The representations received in this regard came from parish councils, Norfolk County Council and also the general public.</p> <p>Support was also received for option 25 to rely on market forces. There was however a lower level of support for this option in comparison to option 24. The policy within the Core Strategy and Development Control Policies DPD sought to protect services and facilities from redevelopment, however asked for a marketing assessment to show that all reasonable steps to retain the facility. The marketing assessment consisted marketing the unit for a 12 month period at a reasonable price, commensurate with the value of the unit in a variety of sources including: trade publications, internet, local press and an agents board at the premises. This approach representation a combination of the two options and it is recommended that a similar option is explored within the Local Plan.</p>
<p><b>Q20: Does the retail hierarchy reflect the proposed role and function of each of the towns in Breckland? If not, where should the towns be placed in the hierarchy?</b></p> <p>A total of 13 representations were received in regards to the retail hierarchy for the District. Nine of the representations received supported the proposed hierarchy. The support came from both town and parish councils and also the general hierarchy.</p> <p>Comments were also received in regards to Attleborough's position within the retail hierarchy particularly in relation to the future expansion of the town.</p>
<p><b>Q21: Should the Council implement the local threshold requirements or rely on the generic thresholds contained in the NPPF? Are there any other locally important impacts that should be considered when assessing retail applications?</b></p> <p>A total of 18 representations were received in regards to this application. 11 of the representations were in support of option 26 to set the following local threshold:</p> <ul style="list-style-type: none"> <li>• An impact assessment for developments over 1000sqm in Thetford and Dereham</li> <li>• An impact assessment for developments over 500sqm in Attleborough, Swaffham and Watton</li> </ul> <p>Support for this option particularly came from town and parish councils.</p>
<p><b>Q22: Do you agree with the approach and definition to retail boundaries?</b></p> <p>A total of 10 representations were received in regards to this question. All the responses were</p>

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<p>supportive of the principle to continue to define town centres, the primary shopping area, primary frontage and secondary frontage.</p>
<p><b>Q23: Is it reasonable to continue to identify and set policies to maintain the proportion of A1 uses in town centre policies?</b></p>
<p>14 representations were received in regard to this question. 7 of the representations were in support of the continuation of the approach to include percentages for both A1 and town centre uses on primary and secondary frontages. Other comments received noted the need to be more flexible to ensure vacant units are filled.</p>
<p><b>Q24: Which if any of the policy approaches do you prefer? Are there any other reasonable alternatives to be considered at this stage?</b></p>
<p>18 representations were received in regards to this question. Option 28 which was a continuation of the approach from the Core Strategy and Development Control Policies DPD was the best supported option. Support for this option came from town and parish councils, and Norfolk County Council.</p>
<p><b>Q25: Are the transport investment priorities listed above appropriate to facilitate sustainable developments? Is there anything else we should consider?</b></p>
<p>This question received reasonable level of comments with 26 responses. Many of the comments received are specifically related to particular locations where the consultees have interests in, such as Attleborough and Dereham. However, in general, it is believed that more should be done to improve rural public transport and reduce the reliance on private cars. Bus interchange and parking provision in Towns are also discussed in the responses.</p> <p>Comments also received from neighbouring Local Authorities regarding potential strategic cooperation on cross boundary issues relating transport:</p> <ul style="list-style-type: none"> <li>• Bus Rapid Transit and potential extension to Snetterton;</li> <li>• Improvements to train services on the Norwich to Cambridge line;</li> </ul> <p>Promotion of the Mid Norfolk Railway between Dereham and Wymondham A47 Alliance.</p>
<p><b>Section 7: Natural and Historic Environment</b></p>
<p><b>Q26: How might the Council respond to the challenge of European Sites?</b></p>
<p>A total of 18 representations were received in response to this question. Responses were received from both Natural England and RSPB, which advocated the more flexible approach to agricultural and commercial buildings. Natural England, recommend that the protocol which has been agreed with themselves is adopted for these buildings by the Council.</p> <p>Some representations raise concern with the approach taken towards the protection of Stone Curlews. The approach reflects the best available evidence to the Council. The Local Plan will be subject to a habitats regulation assessment and satisfy the requirements of the Habitats and Bird Directives.</p>
<p><b>Q27: Are there any non-designated sites which require protection through local policy?</b></p>
<p>A total of 21 representations were received in response to this question. Responses from statutory consultees, including Natural England, Norfolk Wildlife Trust and NCC's Historic Environment Services supported the approach to protect non designated heritage assets. A number of town and parish councils responded and made reference to both County Wildlife Sites and River Valleys. The Core Strategy and Development Control Policies DPD including a specific policy on these sites. It is recommended that the Local Plan should also include a policy on these sites and other areas of high landscape value within the District.</p> <p>Within the representations no specific non-designated heritage assets were recommended for inclusion within a policy.</p>
<p><b>Q28: What are your views on the current provision and future need and demand of open space within the parish in which you live?</b></p>
<p>This question received a good level of response particularly from town and parish councils.</p>



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Whilst a number of parishes indicated that there was an acceptable level of open space within their parish, others parish councils highlighted shortages within their area. The Council is currently preparing a new Open Space Assessment and the comments which were included through the issues and options will be taken into account in the preparation of the Open Space Assessment.

Representations included specific issues around shortages of open space within specific towns and the suggestion that developers should be responsible for addressing this shortage. Any planning obligation needs to be in accordance with regulation 122 of the Community Infrastructure Levy Regulations 2010. This means that developers can only be expected to provide infrastructure necessary to make the development acceptable in planning terms and must directly relate to that development. Developers cannot be expected to meet shortfalls not associated with these developments.

## **Q29: Are there any sites that you would like the Council to consider as a Local Green Space designation?**

This question has received a good response from both town and parish councils and the public. Breckland had previously written to all parish councils through the Open Space assessment seeking views on any land for inclusion either as open space or as a Local Green Space designation. A number of the sites included within the responses to this question have been picked up already through the new open space assessment, which will form part of the evidence base for the Local Plan.

Some areas of land proposed within the representations include larger areas of land. Paragraph 77 of the NPPF states the criteria that Local Green Space designations should meet. This includes:

- Where the green space is in reasonably close proximity to the community it serves
- Where the green area is demonstrably special to a local community and holds a local significance
- Where the green area concerned is local in character and is not an extensive tract of land.

Any site put forward will need to be considered having regard to the criteria set out above. Some of the sites proposed may be more appropriate as green infrastructure, however this will be assessed fully through the preferred options document.

## **Section 8: Spatial Strategy**

### **Q30: What option should the spatial strategy for the District consider?**

This question generated significant response, with 58 representations received. The best supported option (19 supports) was option 32 which seeks to plan for a balanced development pattern which sees a balanced development patterns between urban and rural areas. This option received support from a number of key stakeholders including, adjoining authorities and parish councils. In the meantime option 30 – focused development is also supported by a good portion of consultees with 16 supports. This option is supported by the Norfolk County Council and a number of parish councils. Dispersed development pattern (Option 31) is also supported by a number of parish councils. Option 33 – development of new settlement or upgrading existing settlement is also supported in a number of occasions with either focused or balanced development patterns. .

However, in general, there are concerns over the feasibility developing a new settlement as it is not likely growth quantum would be sufficiently viable. The balanced development pattern is also supported by the argument that large urban extensions alone would not be able to address the shortfall of the immediate five year housing supply. It is therefore important that the most appropriate spatial strategy should consider both the market towns and local key service centres in rural areas.

## **Attleborough**

### **Q31: Please provide your views on the preferred approach**

Attleborough Town Council along with a number of other parish councils and Norfolk County

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<p>Council support the preferred approach. A number of representatives also promoted individual sites, particularly to assist in the delivery of the five year land supply.</p>
<p><b>Q32: Do you consider these principles are appropriate to help guide the masterplan and shape the development of the town? Are there any other principles you think we should consider for inclusion within the policy?</b></p>
<p>13 representations were received. There was support for the principle of the masterplan and for the design principles. Some responses highlighted the need to include wider principles of infrastructure provision</p>
<p><b>Q33: Please give us your views on the preferred approach to transport in Attleborough</b></p>
<p>15 representations were received on this question. The preferred route is supported by Attleborough Town council and NCC. However many representations highlighted that there is a requirement of a combined solution to the transport matters of the town. Some responses promoted individual sites, and questioned the Councils approach and evidence in supporting this option. English Heritage express concern to the route based on the potential that the route would join the B1077 immediately next to the scheduled monument, and that reference needs to be made to the significance of the scheduled monument.</p> <p>The Council is currently investigating the commissioning of a historic characterisation study to address this issue within Attleborough.</p>
<p><b>Q34: Do you consider the Council's preferred approach to retain the existing employment areas within Attleborough and Snetterton Heath remains appropriate?</b></p>
<p>8 representations were received in regards to employment areas within Attleborough and Snetterton. The role of the A11 corridor was highlighted by Attleborough Town Council and also the desire to see more employment areas within the town to reduce car use. Additional employment permissions were also highlighted within the representation, which if they extend beyond the currently designated general employment area may require a review of these areas.</p>
<p><b>Q35: Do you agree with what the development of a town centre strategy and vision should focus on?</b></p>
<p>Six representations were received in response to this question on a town centre strategy. Four of these representations all highlighted transport as the key issue within the town centre. The Council has undertaken a town centre transport study which has looked at the Attleborough gyratory. Whilst this is considered within question 33 of the Local Plan, it is recommended that transport is taken into account within the town centre strategy.</p> <p>In addition to transport, English Heritage have also highlighted the importance of the historic environment and that it needs to be incorporated within the town centre strategy</p>
<p><b>Q36: Do you consider the existing town centre boundary, primary and secondary frontages remain appropriate?</b></p>
<p>Four representations were received in regards to this question. Three of the representations, including from Attleborough Town Council, highlighted a proposed extension to the town centre boundary along Station Road and to the south of the railway line to allow for an expansion of the town centre retail capacity.</p>
<p><b>Q37: In order to provide choice and flexibility are there any other sites in and around Attleborough town centre which the Council should consider?</b></p>
<p>A total of four representations were received in response to this question. The representations highlighted the role of the neighbourhood plan in considering additional sites within the town centre. It will be necessary for the Local Plan to work in conjunction with the neighbourhood plan.</p> <p>Land to the south of the railway line was also noted. Any new retail development will need to have regard to the findings of the 2014 Retail and Town Centre Study and the requirements</p>

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<p>for a sequential assessment as set out within paragraph 24 of the NPPF.</p>
<p><b>Q38: Do you agree with the analysis on landscape sensitivity? If you do not agree, please explain the issue we should further consider.</b></p>
<p>Six representations were received in total for this question. There was support for the assessment on landscape sensitivity from 3 of the representations, whilst English Heritage highlighted the need for the inclusion of work on the historic environment within this assessment. Two of the representations objected to the analysis of landscape sensitivity within Attleborough, and included promotion of other sites.</p>
<p><b>Q39: Do you agree with the proposed alterations to Attleborough's settlement boundary?</b></p>
<p>A total of 12 representations were received in response to this question. Support for the approach was noted from Norfolk County Council. Attleborough Town Council noted the requirement to work in conjunction with the neighbourhood plan to consider reviews of the settlement boundary.</p> <p>A number of representations were received from people who had submitted land through the call for sites which accompanied this consultation and were promotions of these sites. Consideration of land submitted through the call for sites will be made through the site assessment process and will have regard to the housing target for Attleborough.</p>
<p><b>Dereham</b></p>
<p><b>Q40: Do you have a preferred location/direction for growth in Dereham?</b></p>
<p>In total 13 representations have been received in response to this question. A number of responses have been received from statutory consultees, the majority of issues raised relate to specific interests i.e. the natural environment and the historic environment. Key issues such as these will be picked up through the site assessments, consultations on these will also occur.</p> <p>A number of representations also promoted individual sites within the town, particularly in regard to the Districts current inability to demonstrate a five year housing land supply.</p>
<p><b>Q41: Do you consider the existing employment areas remain appropriate?</b></p>
<p>Three representations were received in regards to this question. No consistent themes were raised within the response, however issues including infrastructure provision and the need to harness the improvements to the A47 to increase employment growth.</p>
<p><b>Q42: Do you agree with what the development of a town centre strategy and vision should focus on?</b></p>
<p>This question received six responses, predominantly from statutory consultees. There was overall support for the development of a town centre strategy from the representations. However, it was noted by English Heritage that this should include reference to the historic environment.</p> <p>The representations raised the issue of the retail allocation and bus interchange. Through the Local Plan there is the opportunity to review these boundaries and allocations, however any alterations will need to be informed by evidence, this will include the annual monitoring report and the 2014 Retail and Town Centre Study.</p>
<p><b>Q43: Do you consider the existing town centre boundary, primary and secondary frontages remain appropriate?</b></p>
<p>Three responses were received in regards to this question. The statutory consultees in the form of Dereham Town Council and Great Dunham Parish Council were supportive of the existing boundaries. A single representation questioned the retail allocation on Cowper Road.</p> <p>Through the Local Plan there is the opportunity to review these boundaries and allocations, however any alterations will need to be informed by evidence, this will include the annual</p>

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<p>monitoring report and the 2014 Retail and Town Centre Study.</p>
<p><b>Q44: Are there any other sites in and around Dereham town centre which the Council should consider?</b></p>
<p>This question received only a single response from Great Dunham PC, which supported the redevelopment of the Inland Revenue building on church street. As no further representations were received, it is considered that the NLP Retail and Town Centre Study identified all appropriate sites within Dereham.</p>
<p><b>Q45: Do you agree with the analysis on landscape sensitivity?</b></p>
<p>This question received limited representations. The responses which were received highlighted the sensitivity of the landscape across the town, the need to incorporate the historic environment into the Local Plan (including a conservation area appraisal) and the role of open spaces.</p>
<p><b>Swaffham</b></p>
<p><b>Q46: Do you have a preferred location/ direction for growth in Swaffham? Please specify any reasoning and justification.</b></p>
<p>16 representations were received for this question. One of the key messages that received was the constraints on infrastructure which historically was not matched with the level of growth. It also mentioned the surface water to tissue.</p> <p>Growth options have been suggested to expand towards the east and the south, however the southwards growth direction seemed with more support. A number of sites were also promoted through the representations, which will be dealt with in the site selection process.</p>
<p><b>Q47: Do you consider the existing employment areas remain appropriate? Is there any other information you consider we should be aware of to inform future employment growth decisions in Swaffham?</b></p>
<p>A small number of representations received for this question. One of the notable response is from the Town Council suggesting that Swaffham should have higher potential of economic growth than described in the section. The council is committed to economic development of towns and is keen to work with local business community to promote their potential in business development.</p>
<p><b>Q48: Do you agree with what the development of a town centre strategy and vision should focus on?</b></p>
<p>A small number of representations are made to this questions. It is generally agreed that the focus of town centre strategy and vision are appropriate.</p>
<p><b>Q49: Do you consider the existing town centre boundary, primary and secondary frontages remain appropriate?</b></p>
<p>Two representations are made towards this question, both agreeing the current approach stating that existing town centre boundary, primary and secondary frontages remain appropriate.</p>
<p><b>Q50: In order to provide choice and flexibility are there any sites in and around Swaffham town centre which the Council should consider?</b></p>
<p>A site is suggested to be included into Swaffham town centre.</p>
<p><b>Q51: Do you agree with the analysis on landscape sensitivity? If you do not agree, please explain the issue we should further consider.</b></p>
<p>Majority of the representations disagree with the current conclusion in the Landscape Character Assessment that the view towards the east is less sensitive. It is also raised by English Heritage that historic environment should also be considered as well as the landscape.</p>

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<b>Thetford</b>
<b>Q52: Retention of locally specific policies from the Thetford Area Action Plan (TAAP)</b>
Overall, the responses to this question were supportive of the approach to retain and refresh locally specific policies through the Local Plan.
<b>Q53: Do you consider the existing employment areas remain appropriate?</b>
Overall the responses show support for the retention of the existing employment areas within the town. Their retention would be in accordance with the recommendations of the employment study.  The responses received to this application highlight concerns around the role of the Thetford Enterprise Park. Planning permission has now been granted for parts of the Thetford Enterprise Park, labelled site 5. This permission includes the provision of significant infrastructure for the development of the TEP site. This includes highways access to the site and also the provision of power to the site.
<b>Q54: Do you agree with the development of a town centre strategy?</b>
The responses show an overall support for the development of a town centre strategy using the key themes of prioritising the riverside walk area, improving the public realm, aiding diversity of uses and providing greater choice and flexibility.
<b>Q55: Do you consider the existing town centre boundary, primary and secondary frontages remain appropriate?</b>
This question has had a limited response. The existing boundaries were adopted through the Thetford Area Action Plan, which included revisions to the primary and secondary frontages.
<b>Q56: Do you consider the existing town centre boundary, primary and secondary frontages remain appropriate?</b>
This question has had a limited response. NLP recommended four sites which could be considered for retail, which were the Community Hall on Well Street, Riverside Walk, Tanner Street car park and Thetford Retail Park.
<b>Q57: Do you agree with the analysis on landscape sensitivity?</b>
This question received four responses. Whilst there is general support for the protection of the landscape within the representations, specific comments have been received regarding, the historic environment, loss of agricultural land, Stone Curlews and the inclusion of elements of green infrastructure within any policy approach.
<b>Watton</b>
<b>Q58: Do you have a preferred location/ direction for growth in Watton? Please specify any reasoning and justification.</b>
Key responses over this question remain as the lack of infrastructure that can support potential housing development. Potential impact on the wildlife sites by new housing development is also raised through the representations.
<b>Q59: Do you consider the existing employment areas remain appropriate? Is there any other information you consider we should be aware of to inform future employment growth decisions in Watton?</b>
Two representations received for this question, and either has commented directly to the question on whether current employment areas are still appropriate. However, whilst one representation tries to promote housing development within one of the employment areas, the parish council remains the view that employment and local infrastructures are not sufficient to support future housing growth in Watton.
<b>Q60: Do you agree with what the development of a town centre strategy and vision should focus on?</b>
Representation from English Heritage seeks to promote historic environment as part of the

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town centre strategy.
<b>Q61: Do you consider the existing town centre boundary, primary and secondary frontages remain appropriate?</b>
No response received.
<b>Q62: In order to provide choice and flexibility are there any sites in and around Watton town centre which the Council should consider?</b>
No response received.
<b>Q63: Do you agree with the analysis on landscape sensitivity? If you do not agree, please explain the issue we should further consider.</b>
Representation made by English Heritage suggests that the town's historic environment should be addressed explicitly.
<b>Local Service Centre, Rural Settlements and the Countryside</b>
<b>Q64: Which option do you consider the most appropriate to define Local Service Centres?</b>
<p>This question saw a good level of response, particularly from parish councils. Option 35 received the most support; this option included the need to have five services and facilities, but removed the population requirement.</p> <p>In response to this question a number of parish councils have provided updates to the services and facilities within their own villages, all of which will be taken into account when reviewing the service centres.</p>
<b>Q65: Do you consider settlement boundaries remain a relevant and appropriate option for delineating areas where new development is appropriate?</b>
<p>This question has received a significant number of responses. Support for the retention of settlement boundaries as defined within option 37 predominantly comes from parish councils, with 17 parishes supporting this option. Support is predominantly based around protection of villages from overdevelopment, their ability to provide a degree of certainty to residents and retaining village character.</p> <p>Support for a more flexible approach to settlement boundaries predominantly comes from the development industry. The representation in support of options 38 and 38 refer to the NPPF and the need to apply a flexible approach to development.</p> <p>A number of parish councils have responded providing up dates on the level of services and facilities available within their villages and have indicated preferences regarding housing developments.</p>
<b>Q66: Do you consider rural settlements could potentially contribute to future growth through the concept of functional areas and grouping of nearby villages?</b>
<p>The representations received regarding the clustering of villages show a division of opinion on this matter. Whilst some parish council's support this option and see a potential benefit in relation to growth in residential development, other parish councils are concerned regarding this option and do not support it. Key objections include the loss of village identity and impacts on the landscape character if further development leads to villages merging.</p> <p>The County Council, amongst others, have made representations regarding the need for clusters of settlements to be well located to each other geographically. This includes the need to review public transport links between these settlements.</p>
<b>Q67: Rural Settlements –Which option should the council consider?</b>
This question received a good level of response, particularly from parish councils. 10 parish councils responded stating that they would like to see the current approach to residential

## Breckland Local Plan Consultation Statement Appendices

development in rural areas continue. Their representations included the need to preserve the rural areas, and the need to justify any special circumstances which would allow dwellings within the countryside.

Both Hockham and Great Cressingham Parish Councils have responded to this question stating that they would like to see a limited level of growth within their parishes.

### **Section 9 Implementation and Viability**

#### **Q68: Are there any other key projects you think are necessary to assist the delivery of growth?**

Responses to this question were predominantly received from specific consultees as defined within the Localism Act and Breckland's Statement of Community Involvements. In total 13 representations were received. A number of responses raised issues which would fall within the Duty to Co-Operate. This includes representations from Norfolk County Council, the Environment Agency, NHS England and West Suffolk Councils.

Infrastructure priorities identified within the representations include:

- Capacity of infrastructure within Dereham
- Rural transport
- Capacity of healthcare facilities

Need for a new Water Cycle Study identifying capacity within waste water treatment works and sewerage network.

#### **Q69: Do you have any reasoned and appropriate evidence that alternative assumptions including Threshold Values should be considered?**

Two representations were received in regards to the alternative assumptions. Concern was raised regarding the value of agricultural land per hectare as being too low, however no alternative figure was provided or evidenced within the representation to inform the viability assessment.

#### **Q70: Do you agree with the assumption proposed?**

No representations were received in regards to this question

# Breckland Local Plan Consultation Statement Appendices

## Preferred Directions Consultation

### Appendix G: Consultation Letter to General and Specific Consultees and Interested Parties

Customer Contact Centre No. 01362 656873  
Service Fax No. 01362 696771  
DX743950 Dereham 2



Your Ref:  
Our Ref: 03/PLA/03/LPPD  
Contact: Planning Policy Team  
Direct Dial: 01362 656873  
E -Mail: [planningpolicyteam@breckland.gov.uk](mailto:planningpolicyteam@breckland.gov.uk)  
Date: 7<sup>th</sup> January 2016

Dear

#### **Breckland Local Plan Preferred Directions Consultation 11<sup>th</sup> January 2016 to 22<sup>nd</sup> February 2016**

Breckland Council will shortly be consulting on the Preferred Directions for the new district wide Local Plan. The Council is inviting comment on the key issues and priorities that should be considered when shaping planning policy in Breckland for the next 20 years. In addition it provides you with the opportunity to view the emerging sites which have been submitted to the Council. Once adopted the Local Plan will set out the vision, objectives and approach to development within Breckland.

The Preferred Directions consultation is made up of the following documents:

- Breckland Local Plan Preferred Directions Part 1 – Policies
- Breckland Local Plan Preferred Directions Part 2 - Emerging Sites
- Breckland Local Plan Preferred Directions Sustainability Appraisal Part 1 - Policies
- Breckland Local Plan Preferred Directions Sustainability Appraisal Part 2 – Emerging Sites

The preferred directions documents and the accompanying sustainability appraisals can be viewed online at <http://consult.breckland.gov.uk> . Hard copies are also all available for viewing at the District's libraries, presence offices and certain community venues. A full list of which can be seen on the following page.



## Breckland Local Plan Consultation Statement Appendices

The Preferred Directions Local Plan Documents and Sustainability Appraisals are subject to public consultation for a six week period from:

**11<sup>th</sup> January 2016** until 4pm on **22<sup>nd</sup> February 2016**.

To accompany the consultation we are undertaking a number of drop-in events at the following locations and times:

- Thursday 14<sup>th</sup> January – Attleborough Town Hall (2pm – 7pm)
- Wednesday 20<sup>th</sup> January – Swaffham Assembly Rooms (2pm – 7pm)
- Monday 25<sup>th</sup> January - Thetford Guildhall (2pm-7pm)
- Wednesday 27<sup>th</sup> January – Mundford Village Hall (2pm-7pm)
- Thursday 28<sup>th</sup> January – Dereham Memorial Hall (2pm-7pm)
- Tuesday 2<sup>nd</sup> February – Shropham Village Hall (2pm-7pm)
- Thursday 4<sup>th</sup> February – North Elmham Institute Hall (2pm-7pm)
- Tuesday 9<sup>th</sup> February – Watton Queens Hall (2pm-7pm)
- Thursday 11<sup>th</sup> February – Necton Village Hall (2pm-7pm)

The Council's preferred method for receiving representations is through the on line consultation system from the below link at <http://consult.breckland.gov.uk>. This system is easy to use and allows your comments to be processed faster and ensures greater accuracy. It also allows you to read other consultees comments. Alternatively your comments can be submitted in writing to the following address:

Planning Policy Team, Breckland Council, Elizabeth House, Walpole Loke, Dereham, Norfolk NR19 1EE

Comments can also be sent via email to: [planningpolicyteam@breckland.gov.uk](mailto:planningpolicyteam@breckland.gov.uk)

We hope you find the time to respond to this important consultation and we look forward to hearing from you. For further information please contact a member of the Planning Policy Team

Yours sincerely



Neil Campbell  
Planning Policy Manager

# Breckland Local Plan Consultation Statement Appendices

## Appendix H: Press Advert in the Eastern Daily Press



### Public Notice

#### Town and Country Planning (Local Planning)(England) Regulations 2012

Notice is hereby given that Breckland Council is to consult on its Preferred Directions Local Plan. The consultation will run between 11<sup>th</sup> January 2016 and 22<sup>nd</sup> February 2016. The documents can be viewed online at <http://consult.breckland.gov.uk/portal> Alternatively paper copies of the Local Plan and its accompanying Sustainability Appraisal can be inspected at the Council's presence offices and at the towns libraries. Any comments on the Local Plan can be submitted to the following:  
Online consultation portal: <http://consult.breckland.gov.uk/portal>  
Email: [planningpolicyteam@breckland.gov.uk](mailto:planningpolicyteam@breckland.gov.uk)

Planning Policy Team  
Breckland Council  
Elizabeth House  
Walpole Loke  
Dereham  
NORFOLK  
NR19 1EE

All comments must be received no later than 4pm on 22<sup>nd</sup> February 2016

The Council will also be holding a number of informal drop-in sessions at the following locations and times if you have any further queries regarding the Local Plan:

Attleborough Town Hall – 14<sup>th</sup> January (2pm-7pm)  
Swaffham Assembly Rooms – 20<sup>th</sup> January (2pm-7pm)  
Thetford Guildhall – 25<sup>th</sup> January (2pm-7pm)  
Mundford Village Hall – 27<sup>th</sup> January (2pm-7pm)  
Dereham Memorial Hall – 28<sup>th</sup> January (2pm-7pm)  
Shropham Village Hall – 2<sup>nd</sup> February (2pm-7pm)  
North Elmham Institute Hall – 4<sup>th</sup> February (2pm-7pm)  
Watton Queens hall – 9<sup>th</sup> February (2pm-7pm)  
Necton Village Hall – 11<sup>th</sup> February (2pm-7pm)

# **Breckland Local Plan Consultation Statement Appendices**

## **Appendix I: Local Plan Press Release**



11 January 2016

### **Have your say in shaping Breckland's future**

Residents and businesses in Breckland can have their say and help shape future growth and development in the district, following today's launch of the Council's second Local Plan consultation.

The consultation documents, approved by Breckland Cabinet members on 1 December 2015, put forward the Council's preferred option for the level of growth over the next 20 years, and how this will be distributed throughout the district. The documents outline draft development policies, and the sites that have been submitted to the Council are put forward for potential housing, retail or employment development. All sites are subjected to a sustainability assessment which outlines how its development would affect nearby communities, the local economy and the environment.

Breckland is providing a number of ways to comment, either online through a consultation portal, via email or through the post. The Council will also hold a number of public drop-in events in the five market towns and rural areas where there will be detailed maps to view and officers on hand to answer questions. Copies of the documents will be available to view in local libraries, Breckland Council offices in Dereham and Thetford and at the Council's customer service centres in Attleborough, Swaffham and Watton. Breckland

## **Breckland Local Plan Consultation Statement Appendices**

Town and Parish Councils will also receive copies of the consultation documents.

Cllr Charles Carter, Breckland Council Executive Member for Growth said:  
“The new Local Plan will provide a framework for growth for the next 20 years and will set out the policies used to determine planning applications. It is a key strategic document for the future of the district and its residents so I would urge everyone to take part in the consultation and make their views known. Nothing has been decided yet - we need to hear the views of local people so these can be considered and taken into account when the next stage of our Local Plan is developed.”

Once adopted in early 2017, the Local Plan will identify a five year supply of housing land. This will give the Council more control of the location of new housing and will reduce the likelihood of ad-hoc development. The Local Plan process has allowed Breckland to set its own housing targets, and these are tailored to the district's assessed local need. The draft housing target for the Breckland area outlined in the consultation documents is 597 homes per annum over the life of the Local Plan (2011-2036). This is based on an objective assessment of local need and represents a reduction from the previous annual target of 780 dwellings.

The majority of new housing (68%) is planned for Thetford and Attleborough which are well served by public transport, have good facilities and are adjacent to the A11 trunk road. A further 18% of growth is suggested across the remaining market towns of Dereham, Swaffham and Watton. A number of the larger villages (22) with facilities such as schools, shops and employment that are served by public transport are designated as Local Service Centres and will also see some new land allocated for development; there will also be opportunities for further growth in some villages and rural areas.

## **Breckland Local Plan Consultation Statement Appendices**

The consultation will run from 11 January – 22, 4pm February 2016. For more information about the consultation, and to take part, visit [www.breckland.gov.uk/local-plan-consultation](http://www.breckland.gov.uk/local-plan-consultation). If you have any questions please contact the Planning Policy Team on 01362 656873, or email [planningpolicyteam@breckland.gov.uk](mailto:planningpolicyteam@breckland.gov.uk) with the subject heading 'Local Plan Consultation'.

ENDS

### **Media contact:**

Pam Sayle, Communications Officer, Breckland Council: 01362 656813.

Note to editors

### Dates of public drop-in events

- Thursday 14<sup>th</sup> January – Attleborough Town Hall (2pm – 7pm)
- Wednesday 20<sup>th</sup> January – Swaffham Assembly Rooms (2pm – 7pm)
- Monday 25<sup>th</sup> January - Thetford Guildhall (2pm-7pm)
- Wednesday 27<sup>th</sup> January – Mundford Village Hall (2pm-7pm)
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# Breckland Local Plan Consultation Statement Appendices

## Appendix J: Press Articles

16 NEWS local Tuesday, November 20, 2014 | Eastern Daily Press  
Like us on www.facebook.com/edp14

### How you can help shape the future of Breckland

Businesses, councils and the public are being asked to help shape Breckland over the next 25 years.

Breckland District Council has launched a consultation to help develop a local plan for the area.

The plan would include preferred sites for housing and industrial development.

The plan and Options document is the first stage in developing a plan which will take the council up to 2039.

As part of the consultation process the document offers a number of policy options and asks interested parties to give their opinions and alternative ideas.

In his foreword to the document Mark Kibbles-Morris, Breckland's executive member for asset and strategic development, said: "The Local Plan will consider the housing target for the district."

"This is the first time that the council have had the opportunity to set a new target."

"In addition to this, the document also considers how this housing

**Donag Faulkner**  
Executive Member for Asset

growth is spatially distributed across Breckland.

"It also considers employment, retail, leisure and historic environment and how to approach Breckland's countryside."

The focus are on the residential development includes a number of questions about each issue and area which the council is hoping to get answers to.

When finished the Local Plan will replace the current Core Strategy document which outlines policy for development in Breckland.

The online consultation launched on Monday and you can have your say by visiting [www.breckland.gov.uk/consultations](http://www.breckland.gov.uk/consultations).

The consultation is open until January 5.

**If people can also suggest land that they would like Breckland to consider for allocation. Sites can be submitted for consideration through**

### The towns

Here are some of the issues raised that Breckland would like to hear from the public about.

This consultation is the first stage of planning and some good sites will not necessarily be developed.

Attingham consultation was carried out in 2014 for Attingham and Sherrington Heath and so the document uses this to develop further options.

The Core Strategy had previously recommended 4,600 houses to build in the towns.

The preferred option decided by the previous consultation is for land to the south-west of Attingham, predominantly between London Road and the B1077, to be allocated for these new dwellings.

Of the 4,000 homes recommended 468 dwellings have been permitted with 90 of these built so far.

**Dereham**

In the Core Strategy Dereham was allocated 800 new homes as well as seeking the release of 5-10% of land for employment, which would create between 200 and 300 additional jobs.

Two sites have been suggested for land for employment growth. They are an extension to the east of Dereham Business Park and an extension to the south-west of Marshes Green industrial Estate.

The area surrounding Dereham has also been established but has a high affordable housing need.

**Swaffham**

To meet the housing targets set out over the Local Plan firms from where may be a need for more land for residential development.

The affordable housing need in Swaffham is lower than in most of the district.

Two possible sites for employment land have been identified, on land to the north and to the west of the Green British Business Park. However it is suggested these will not be required to be developed in the short to medium term.

**Thetford**

The Thetford Area Action Plan (TAAAP) Development Plan Document was adopted in 2015 and Local Plan would replace it.

Breckland is planning to review the plan with the aim of retaining locally specific policies.

The Strategic Housing Land Availability Assessment completed this year suggested there is a capacity for 7,000 within the town.

Statistics suggest there is a need for around 25 affordable homes to be built per year in the town.

**Warton**

The Core Strategy allocated 800 new homes for the town with a number of these already being granted planning permission.

Warton is projected to require 13 affordable homes per year which is lower than much of the district.

There is also a limited need for employment space in the town.

**Dereham town centre.**

**The centre of Wotton.**

**Meetings**

A series of public meetings will be held in the market towns across the district on the following dates:

- Dereham Memorial Hall - November 20 2-7pm
- Swaffham Assembly Rooms - November 24 2-6.30pm
- Warton Queens Hall - November 27 2-7pm
- Attingham Town Council - December 4 2-8pm
- Thetford Guildhall - December 9 2-7pm

[www.breckland.gov.uk/consultations](http://www.breckland.gov.uk/consultations) contact us or call the planning policy team on 01362 656570.

**For the full document see consult.breckland.gov.uk/localplanning/policy/local\_plan/local\_plan\_points-28227994/document-2822795**

# Breckland Local Plan Consultation Statement Appendices

## District future in your hands

**DOUG FAULKNER**  
doug.faulkner@archant.co.uk

People in Dereham and villages nearby are being urged to have their say over the future of Breckland for the next 20 years. A document which will influence the development of housing, industrial and leisure facilities are being put in the district for the next 20 decades has been discussed by members this week and is being put to public consultation next month. Breckland Council's cabinet approved a Local Plan consultation document on Tuesday.

A Local Plan is a strategic document which councils can develop and adopt to outline sites for development of housing, businesses, leisure and infrastructure, as well as their overall strategic aims.

As it stands Dereham would be due more than 150 new homes as well as 37ha of business space over the next two decades, however the plans will open to changes.

Breckland and Dereham councillor Phillip Dragan said much could change depending on the result of a number of planning applications.

He said: "These are initial figures. From the local plan you have been called on to give your views on, we will get two sites not dealt with, one at the

Maltings site and also the Greenfields Road site.

"You have also got sites at Billing View and Drumpling Green for more than 200."

"Scott's Field is for more than 100 and there are one or two more housing sites."

"So before the plan is in place we could have more houses than we are expecting for that period."

He said he believed this was due to the slow start to work at a large site in Thetford which was bringing the district's growth level down.

He added that sites highlighted in

**Continued on page 4**



**M.D. Williamson  
Carpets Ltd**

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# Breckland Local Plan Consultation Statement Appendices

## Consulting over the best sites for homes

By **ANDREW FITCHETT**  
andrew.fitchett@derehamtimes.co.uk

Members of the public are being asked to have their say on a plan which will outline where nearly 16,000 homes are built in Breckland over the next 20 years.

Breckland Council officers say they have had a strong response to public consultation on its proposed Local Plan, with events being held in Attleborough and Swaffham so far seeing a good turnout.

A public consultation event will be held at Dereham Memorial Hall today, between 10am and 7pm.

North Elmham Institute Hall will host a consultation day on February 4 between 10am and 7pm.

Tim Ellis, Breckland housing manager, said consultation was an essential part of creating the plan.

"We want everyone to contribute, whether it's residents, businesses, retailers or developers."

"The plan isn't finalised yet, so it's important that we get a full range of opinions so we can make informed decisions," he said.

"The plan currently proposes that 14,925 homes need to be built in the district between 2011 and 2036.

It also outlines parcels of land that could accommodate the houses, put forward by landowners.

Residents are also being asked to comment on retail and employment sites that have been put forward for consideration.

The majority of new housing (8000) is planned for Thetford and Attleborough and a further 1600 of growth is suggested across the market towns of Dereham, Swaffham and Walton.

A number of the larger villages



VENUE: Dereham Memorial hall, where a meeting is being held today.

with facilities such as schools, shops and employment that are served by public transport are designated as Local Service Centres and will also see some new

land allocated for development. There will also be opportunities for further growth in some villages and rural areas.

Further events will be held

throughout January and February. Go to <http://www.breckland.gov.uk/local-plan-consultation>

The consultation will run until February 22.

## Shape the future of your district

By **KATHRYN CROSS**  
kathryn.cross@breckland.gov.uk

People who live in Breckland can have their say on how and where it grows and develops after the council launched its second Local Plan consultation.

The Preferred Direction Consultation asks residents to comment on housing, retail and employment sites that have been put forward for consideration, as well as retail development options which will provide the backbone to determining the district's rate of growth over the next 20 years.

The consultation documents put forward the council's preferred options for growth and how it will be controlled throughout the district and once adopted, in early 2017, the Local Plan will identify a five year supply of housing land.

This will give the council more control of the location of new housing and will reduce the likelihood of ad-hoc development.

An objective assessment of local need has now produced a draft housing target for the Breckland area of 14,925 homes per year over the life of the Local Plan (2011-2036), a reduction from the previous annual target of 160 dwellings.

The majority of new housing (8000) is planned for Thetford and Attleborough and a further 1600 of growth is suggested across the market towns of Dereham, Swaffham and Walton.

A number of the larger villages with facilities such as schools, shops and employment that are served by public transport are designated as Local Service Centres and will also see some new land allocated for development. There will also be opportunities for further growth in some villages and rural areas.

Charles Carter, Breckland's executive member for growth, said: "The Local Plan is a key strategic document for the future of the district and we encourage so many more residents to take part in the consultation and voice their views

known. Nothing has been decided yet - we need to hear the views of local people so these can be considered and taken into account."

The consultation opened on Monday and will run until February 22.

There are a number of ways to make your views known through a consultation portal, via email or through an event.

Public drop-in events are also being held where this will be demerit maps to view and officers on hand to answer questions.

Copies of the documents will be available to view in local libraries, Breckland Council offices in Dereham and Thetford and at the council's customer service centres in Attleborough, Swaffham and Walton.

For more information about the consultation, and to take part, visit [www.breckland.gov.uk/local-plan-consultation](http://www.breckland.gov.uk/local-plan-consultation).

If you have any questions contact the Planning Policy Team on 01462 85566, or email [planningpolicy@breckland.gov.uk](mailto:planningpolicy@breckland.gov.uk) with the subject heading 'Local Plan Consultation'.

**DATES OF PUBLIC DROP-IN EVENTS:**

- Thursday January 14 - Attleborough Town Hall (10am - 7pm)
- Wednesday January 20 - Swaffham Assembly Rooms (2pm - 7pm)
- Monday January 25 - Thetford Guildhall (2pm - 7pm)
- Wednesday January 27 - Mundford Village Hall (2pm - 7pm)
- Monday January 28 - Dereham Memorial Hall (2pm - 7pm)
- Tuesday February 2 - Strophian Village Hall (2pm - 7pm)
- Thursday February 4 - North Elmham Institute Hall (10am - 7pm)
- Tuesday February 9 - Walton Queens Hall (2pm - 7pm)
- Thursday February 11 - Necton Village Hall (2pm - 7pm)



# Breckland Local Plan Consultation Statement Appendices

HAVE YOUR SAY: Councillor Phillip Duigan. Picture: Gb JTT.

## Chance to influence our future

Continued from page 1.

the document would not be declined for a variety of reasons.

Mr Duigan said: "Because people have seen the consultation document and sections highlighted as acceptable some of them have thought this means development is a foregone conclusion which it is not.

"If you don't like these areas you need to tell the council as part of the consultation."

A six week consultation period will start on January 11 in which five parish councils, businesses and members of the public will be able to have their say along with council members.

The document's aim is to achieve sustainable development which is defined as development which facilitates the creation of jobs and homes, improves social conditions in which people work, live, travel and take their leisure.

The plan also aims to protect rural villages from over development and outlines development will only be approved in these areas if there is an identified local need, there is strong local support or it will not increase the village size by more than 10%.

Charles Carter, Breckland's executive member for growth, said during the cabinet meeting he felt the document tackled the rural nature of the district.

He said: "It is a Local Plan which wants for Breckland.

"We have tried to ensure the discussion represents the rural nature of the district.

"Our residents use cars or other transport to get anywhere and can't always rely on public services."

The document has been developed from the issues and options consultation which took place around a year ago.

Breckland is about to have the plan finished and in place



**'PROTECTING RURAL DISTRICT':** Charles Carter.

by 2007 and hope this will aid them in reducing their five year housing land supply deficit.

Failing to meet this target means the council's planning committee must accept developments which meet sustainability criteria set out by national legislation.

Breckland will aim to have 657 new homes built within the district each year.

While there have been concerns raised locally about the number of homes being proposed in some areas there is a nationally recognised shortage of housing.

Should the plan go ahead as it currently suggests Dorcham would be due a further 114 homes while Walsingham, which is designated as a local service centre, would be due another 104 dwellings.

Swanton Morley is also in line for 135 more homes while Wingham would get 65.

The proposal also is hoping to utilise the corridor of the A17 to make best use of the A17 corridor.

Mr Duigan said this could help bring industry and business to the town although it might also see more Norwich commuters move to the area.

■ What do you think? Write to [doug.faulkner@breckland.gov.uk](mailto:doug.faulkner@breckland.gov.uk)

# Breckland Local Plan Consultation Statement Appendices

## 1,400 New Homes? Tell Council what you think

South of Norfolk District Council is currently preparing a new Local Plan for the Breckland area.

Proposed 1,400 new homes  
What do you think of the  
proposed 1,400 new homes  
proposed in the Breckland  
area?

The Local Plan is set out in a  
document which sets out the  
proposed development for the  
Breckland area. It also sets  
out the policies which will  
govern the development of  
the area.

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South of Norfolk District Council

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South of Norfolk District Council

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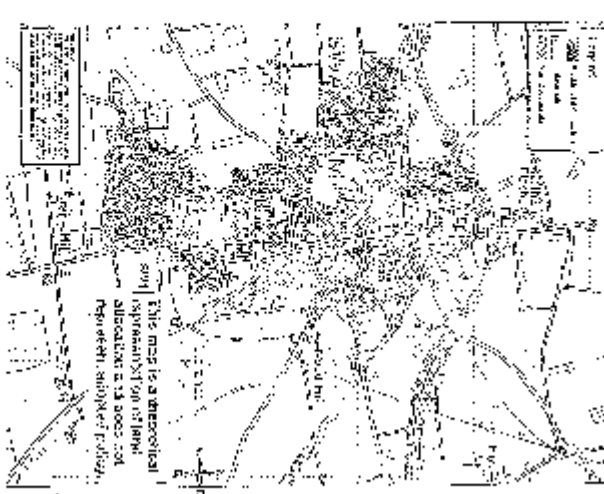
South of Norfolk District Council

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the area.

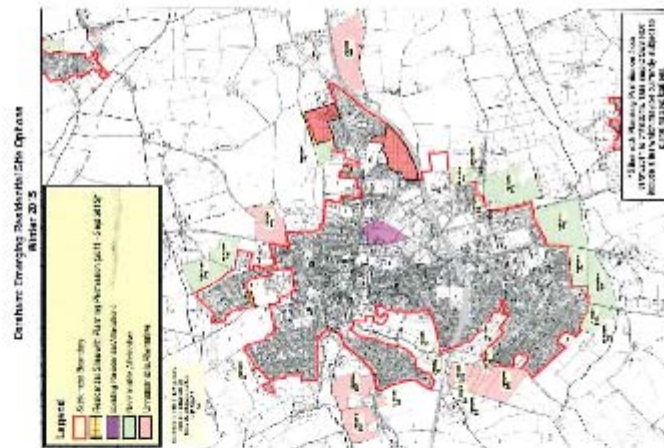
The Local Plan is set out in a  
document which sets out the  
proposed development for the  
Breckland area. It also sets  
out the policies which will  
govern the development of  
the area.

# Breckland Local Plan Consultation Statement Appendices

## Dereham & Toftwood Housing Consultations Have your say before it is too late

### A. Breckland Council Local Plan Development Consultation

Sites shown in green are Breckland Council's proposed development sites (approx 1750 new houses).  
Sites shown in pink have been provisionally rejected.



**Response deadline Monday 22<sup>nd</sup> February 2016**

More information on the Local Plan & to submit comments Online: consult.breckland.gov.uk  
Associated Local Plan Part 2 - Emerging Site Options, select Dereham for local sites.

Email: [planningpolicy@breckland.gov.uk](mailto:planningpolicy@breckland.gov.uk)

Write: Planning Policy Team, Breckland Council, Elizabeth House, Walspole Lake, Dereham Norfolk NR19 1EF

A public exhibition of the Local Plan for Dereham will be held at Dereham Memorial Hall on Thursday 28<sup>th</sup> January, between 2pm & 7pm.

The Breckland Council for your ward can be found at: [democracy.breckland.gov.uk/mgfindmember.aspx](http://democracy.breckland.gov.uk/mgfindmember.aspx)  
Toftwood Ward Councillors are Phillip Dalgim & Kate Millbank.

George Freeman MP: [georgef@georgefreeman.co.uk](mailto:georgef@georgefreeman.co.uk)

LLC website: [toftwoodllccommunity.co.uk](http://toftwoodllccommunity.co.uk)



# Breckland Local Plan Consultation Statement Appendices

## Appendix K: Consultation Events

### North Elmham Parish Council- 13<sup>th</sup> January - 6pm

**Attendance** - Iain Withington

**Issues** – General Discussion with Parish Council re Local Plan Overview and how parish council can respond.

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### Attleborough Drop-In Event - 14<sup>th</sup> January – Attleborough Town Hall (2–7pm)

#### Attendance

Officers	Councillors
Iain Withington Sarah Robertson Martin Pendlebury Simon Wood Mike Brennan (Council) Heather Byrne (DM)	Keith Martin Adrian Joel Tristan Ashby

The event was well attended with a constant flow. Approximately 80 members of the public and town councillors attended most seeking updates and general over view of the Local plan. Positive feedback received from many on the links to the Neighbourhood Plan and the joined up thinking and the more inclusive approach now being adopted across the Council towards planning.

#### Key issues

- Difference between planning application process and Local Plan process
  - Self build plots and council owned land
  - Healthy lifestyles and the requirement for the Local Plan to include further policies on the provision of informal open space
  - Requirement for the Local Plan to be supported by additional evidence regarding sports provision.
  - Affordable Housing Provision - requirement of policy to pro rata delivery across development rather than leave until the end
  - Impact upon Local Service Centre villages, particular discussions around Hockham and Old Buckenham
  - Rocklands neighbourhood plan
- 

### Parish Council Meeting – 18<sup>th</sup> January – Breckland Council Offices 5pm

#### Attendance

Officers	Councillors
Neil Campbell James Mann	Charles Carter Michael Wassell

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Sarah Robertson Martin Pendlebury	Linda Turner Adrian Joel Robert Richmond
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The meeting was attended by 43 people from a number of parish councils, including Ashill, Bawdeswell, Beeston, Brettenham, Croxton, Dereham, East Tuddenham, Garvestone, Gressenhall, Hardingham, Hockering, Little cressingham, North Lopham, North Pickenham, Old Buckenham, Shipdhal, Swanton Morley, thetford, tittleshall, Watton, Whissonsett and Yaxham

## Key issues

- Terry Cracknell (Attleborough) – noted good turnout for last weeks Attleborough consultation event – but expressed general concern about apathy and need to urge people to get engaged (explained more extensive consultation events this time round)
- Roger Atterwill commends the Council and Officers for the amount of work gone into the LP – then raised 5yr land supply issue and concerns about identifying ‘reasonable sites’ through the L Plan process without the ability to fend off ‘unwanted’ sites as premature (explained the separate DM & Planning Policy processes and weight that can be attributed to emerging L Plans etc.)
- Q’s around Housing & Planning Bill (L Plan drafted with appropriate ‘hooks’ to be flexible)
- Leader of Council Michael Wassell - explained dangers of appeal and costs to the Council / Community if it is found to act unreasonably
- David Shannon (Bawdeswell PC) - questioned rationale behind how we’ve chosen / expanded Local Service Centre Villages if not on population (rational explained to enable inclusion of Litcham – but this is a consultation proposal and we would really welcome feedback)
- Q that our location strategy has ‘cherry picked’ and ignored problems of living in small rural communities (explained our approach to seek to provide a more balance distribution and flexible innovative policy approach for small scale development in the rural areas where there is community support)
- Q we’ve ignored infrastructure and service delivery, especially access to medical services – Dereham cited as the latest example where all three Doctors’ Group Practices has closed their books to new patients (explained relationship with Infrastructure Delivery Plan and our continuing dialogue with NHS England and the relevant two Clinical Commissioning Groups covering Breckland)
- Faye Le Bon (Parish Clerk Swanton Morely PC) concerned all departments work together and cited an example where she feels the DM Case Officer has encouraged a particular development scheme which undermines the plan making process (no knowledge – so unable to comment on the specifics of that case, but reaffirm the principles of how DM & Planning Policy run their separate courses – any development application submitted now must be judged in terms of the current adopted development plans and in the knowledge of a lack of a 5 yr land supply etc.)
- Roger Atterwill concerned that planning decisions made by the Council’s Planning Committee would be influenced by New Homes Bonus budget considerations (Leader of the Council Michael Wassell reassured this was not a material planning consideration. He also flagged up the Council’s

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commitment to create an infrastructure delivery fund with an element of the New Homes Bonus)

- Richard Hawker (Hockering PC) concerned 6 wk consultation not enough time for them to circulate their next newsletter; also questioned “what is the point of settlement boundaries if you can develop outside of them?” (explained tight timeline to deliver Local Plan and 6 weeks satisfies the statutory minimum requirement; also explained the balance the new Local Plan is seeking to strike in terms of development in the rural areas – but again all feed back particularly welcome in terms of the new approach)
- Terry Cracknell (Attleborough) raised leisure/sport issues and need for more up to date evidence base (confirmed Council actively considering this issue)

## Neighbourhood Planning Groups Meeting – 18<sup>th</sup> January – Breckland Council Offices 6:30pm

### Attendance

Officers	Councillors
Neil Campbell James Mann Sarah Robertson Martin Pendlebury No council representative	Charles Carter Adrian Joel Robert Richmond

The meeting was attended by 37 individuals, from different neighbourhood planning groups. A number of the attendees, had also been present at the earlier Parish council meeting and included: Croxton, Brettenham, Kilverstone, Swanton Morley, Attleborough, Rocklands, Saham Toney, Thetford, Watton, Yaxham, Ashill, Necton and Dereham

### Key issues

- Note Rockland’s and Saham Toney PC’s well represented – have concerns about L Plan proposed direction for their parishes – but will advise formally through consultation process
- Roger Atterwill request we circulate email providing access pathway/link to the Planning Policy Document Library
- Value of Parishes securing an up to date housing need survey – working in conjunction with the Council’s Housing Department
- ‘What’s in it for Parishes and TC’s volunteering to accept more than the minimum required development? Role of CIL & NHB? (explanation provided.
- Concern about Breckland’s capacity to offer support to the increasing number neighbourhood plans now in the offing – what is happening about recruitment for the new support post (The Chairman Cllr Charles Carter confirmed that the Council was unable to appoint anyone of the right calibre from the first recruitment round, but they have since rethought the job offer making it a longer tenure which has attracted more interest. “They hope to have someone appointed by the end of this week”)
- Yaxham PC representative – mentioned that they await Breckland Council’s match fund locality grant

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- Ian Martin (Yaxham PC) – strong response from the community that they want to maintain their separate identity and character as a settlement – not a satellite of Dereham (discussion about the possible value of a ‘strategic gap’ policy approach, where appropriate)
- Mr Harrold (Saham Toney PC) sought guidance on SA & screening process – also do not consider themselves to be a LSC so will make formal consultation response to LP ( explanation RE SA’s - not all NP will need an SA – depends on nature of the plan – Breckland Council able to offer guidance)
- Confusion on 5 year land supply issues and why we have to await adoption of the new Local Plan before that is resolved (attention drawn to the Council’s Annual Monitoring Report etc.) Request made that Breckland circulate a brief and simple briefing note explaining the position around this issue
- Rocklands PC – concerned about change in policy that might allow rounding off and development outside settlement boundaries
- Cllr Robert Richmond (Beetley and associated parishes) – made a counter view that it was good to have more flexibility – especially when it comes to affordable and starter homes (mention also made of the role of self build)

### Swaffham Drop-In Event - 20<sup>th</sup> January – Assembly Rooms (2-7pm)

#### Attendance

Officers	Councillors
Iain Withington Sarah Robertson James Mann Chris Hobson (DM) No council representative	Paul Darby Shirley Mathews

The event was well attended with a constant flow. Approximately 105 members of the public and town councillors attended most seeking updates and general over view of the Local plan. Generally well received though much comment regarding level of recent planning applications and the differences between the plan process and the ongoing DM applications

#### Key issues

- Specific DM advice
- Difference between planning application process and Local Plan process
- Specific issues regarding site suitability towards the north of the town
- Suitability of road structure / accessibility into town centre
- Appropriate level of growth – whether 123 is a suitable number of new homes
- Affordable Housing costs/ definition/ delivery through the Local Plan
- Settlement boundaries and impact upon the rural villages around Swaffham
- Infrastructure delivery
- Rural areas policy and how this will work with settlement boundaries.

**North Elmham Parish Meeting - 21<sup>st</sup> January 7–10 pm (requested meeting)**

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## Attendance

Officers	Councillors
Iain Withington	Gorden Bambridge Bill Borrett

An audience with approximately 120 members of the public

General discussion with public regarding local Plan preferred directions how to respond through individual comments and through Parish Council.

Aim – to support parish council in compiling their response.

## Key issues

- Over all level of growth in district
- Key aims of the Council and objectives of the plan
- Health and Education provision
- LSC definition and sustainable development
- Affordable housing provision / definition / costs and policy approach on tenure
- Appropriate levels of development for the settlement and how to form a view
- Plan time line
- How to engage
- How to assist parish Council response
- Drop in event on the 4<sup>th</sup> Feb
- Use of policies to determine applications
- Sustainable materials and inclusion of specific policies such as design , character, amenity, principles of housing

## Thetford Drop-In Event - 25<sup>th</sup> January – Guildhall (2–7pm)

### Attendance

Officers	Councillors
Sarah Robertson James Mann Neil Campbell Gary Hancox (DM) No council representative	Jane Bishop Denis Crawford Jenifer Hollis John Newton

Approximately 40 members of the public attended the drop-in event, this included Breckland councillors and parish councillors from adjoining parishes.

## Key issues

- Thetford town council are currently undertaking a Little Ouse project looking at the waterways within the town.
- Thetford SUE and particularly the phasing and infrastructure provision which has been agreed through the s106 agreement.
- Doctors surgeries



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- The approach to rural areas surrounding Thetford. Particularly interest from parish councillors in Harling and Thompson. Interest in the designation of local service centre villages and rural areas.
- The needs for a country park.
- Parking within the town.
- Need for further protection of the conservation area.

### Mundford Drop-In Event - 27<sup>th</sup> January – Village Hall (2–7pm)

#### Attendance

Officers	Councillors
Sarah Robertson James Mann Iain Withington Viv Bebbington (DM) No council representative	Mike Nairn (Breckland) Iain Monson (NCC)

Approximately 25 members of the public attended the drop-in event, this included Breckland councillors and parish councillors from adjoining parishes. Limited footfall between 5 and 7 (1)

#### Key issues

- Stone Curlew buffer and the impact upon both Mundford and Weeting, specifically the impact upon employment sites expanding within the SPA buffer & countryside (Fengate).
- Brandon applications and the relationship between planning applications within Breckland and Forest Heath.
- Localised flooding of the local road network.
- Potential for growth within Mundford and Weeting.
- Discussing the appropriateness of site allocation with site owner (LP[064]002,003)

### Dereham Drop-In Event - 28<sup>th</sup> January – Memorial Hall (2–7pm)

#### Attendance

Officers	Councillors
Neil Campbell James Mann Iain Withington Martin Pendlebury Sarah Robertson Hamish Lampp (DM) Lisa O'Donovan (DM) No Council representative	Harry Clark Gordon Bambridge Phillip Duigan Robert Richmond Tony Needham (Town Council)

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Approximately 500 members of the public attended the drop-in event, this included Breckland councillors and parish councillors from adjoining parishes.

## Key issues

- The availability/provision of doctors/dentists/school capacity.
  - The inadequacy of sewage connections / Issues around flooding & Issues regarding the provision of other services including Anglian Water.
  - State of the bridge over the railway condition/suitability for further growth
  - Public rights of way Lolly moor etc.
  - Lack of employment opportunities within Dereham
  - 5 Year Housing Land Supply
  - Specific DM advice
  - NP Governance Issues – vested land owner interests
  - Application process vs Local Plan process
  - Additional sites
  - Concerns over the level of growth coming forward through application process.
  - Opposition to specific application proposals and growth to the south of Dereham (Toftwood).
  - General overview regarding the Local Plan and what the Plan is seeking to achieve.
- 

## Bawdeswell Parish Meeting - 01<sup>st</sup> February – 6.30 – 8 pm (requested meeting)

### Attendance

Officers	Councillors
Iain Withington	Gordon Bambridge Bill Borrett

An audience with Approximately 110 members of the public

Overview given regarding approach of Local Plan. General discussion with public regarding Local Plan preferred directions how to respond through individual comments and through Parish Council. Main issued raised was around the identification of Bawdeswell as a LSC and the implications for growth / planned V speculative. Clear opinion expressed by audience and some members of the PC that elevation to LSC meant more growth - which was unwelcome. Some concern was expressed regarding the site options , which were not the best sites in the village – but the only ones so far to be put forward.

### Key issues

- LSC definition and methodology used to identify LSC
- Advantages of being an LSC
- Sustainable development
- Health and Education provision
- Affordable housing provision / definition / costs and policy approach on tenure

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- Inadequate public transport
  - How to engage
  - Spatial strategy
  - Approach to rural areas
  - Policy approach differences between allocation and open countryside ( LSC / non LSC)
  - Planned growth v speculative growth
  - Settlement boundary review if not identified as part of the development hierarchy i.e an LSC.
- 

### Shropham Drop in event – 2<sup>nd</sup> February – Village Hall (2-7 pm)

#### Attendance

Officers	Councillors
Neil Campbell James Mann Sarah Robertson Jemima Dean (DM) No council representative	Phil Cowen

Approximately 50 members of the public attended the drop-in event, this included Breckland councillors and parish councillors from adjoining parishes.

#### Key issues

- Snetterton employment sites and impact upon local amenity.
  - Quidenham Parish Council and Snetterton Parish Council questioning the suitability of sites
  - Questions around ‘rural land representations’
  - Conservation areas and whether or not these can be extended/ how they are appraised etc.
  - Neighbourhood Planning – Caston & Snetterton
  - Attleborough urban extension
- 

### North Elmham Drop in event – 4<sup>th</sup> February – Village Hall (2-7 pm)

#### Attendance

Officers	Councillors
Neil Campbell Iain Withington Martin Pendlebury Nick Moys (DM) No council representative	Gordon Bambridge Bill Borrett

Approximately 100 members of the public attended the drop-in event, this included Breckland councillors and parish councillors from adjoining parishes.

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## Key issues

Site specific comments regarding individual site options.  
How to engage  
Additional sites  
Specific DM advice  
The availability/provision of doctors/dentists/school capacity.  
Application process vs Local Plan process  
LSC definition and methodology used to identify LSC  
Approach to rural areas & settlement boundary review  
Over all level of growth in district  
Flooding and drainage issues in the village  
The potential for highways related issues near to the primary school to be made worse with further development.

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## Watton Drop in event – 9<sup>th</sup> February – Queens Hall (2-7 pm)

### Attendance

Officers	Councillors
Neil Campbell James Mann Sarah Robertson Nick Moys (DM) Sandra Bunning (DM) No council representative	Keith Gilbert

Approximately 65 members of the public attended the drop-in event, this included Breckland councillors and parish councillors from adjoining parishes.

## Key issues

Site specific comments regarding individual site options including site LP(104)012 leisure centre where the manager raised a delivery concern i.e. delivery would require agreement of the local community.  
Site LP(104)003 is S106 land within radar site (Bennetts homes) prepared to provide alternative land elsewhere (is it in submission)?  
Additional sites  
Specific DM advice regarding planning applications and appeal sites  
The availability/provision of doctors/dentists/school capacity.  
Application process v's Local Plan process  
Approach to rural areas & settlement boundary review. Rural land representations  
Over all level of growth in district  
Blenheim grange estate and issues relating to the connection of houses to the sewer network.  
Affordable housing definition. Level of affordable housing being achieved on planning applications.

## Necton Drop in event – 11<sup>th</sup> February – Necton Village Hall (2-7 pm)

### Attendance

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Officers	Councillors
Neil Campbell James Mann Sarah Robertson Richard Laws (DM) No council representative	Nigel Wilkin

Approximately 45 members of the public attended the drop-in event, this included Breckland councillors and parish councillors from adjoining parishes.

### Key issues

Highways concerns re: access to the A47  
Drainage re: blocked culverts and impact of additional development  
Site specific comments regarding individual site options.  
Settlement boundary review methodology i.e. infill and rounding off and housing extending beyond the settlement boundary.  
Specific DM queries re existing approved developments and potential for agricultural building conversion.  
The availability/provision of doctors given that patients from Watton are being re-directed to Necton & school capacity.  
Over all level of growth in district  
Acknowledgement for LSC definition and methodology used to identify Necton as a LSC.  
A desire to remain separate from Swaffham

### Appendix L: Summary of responses by question to the Preferred Options Consultation

Below is a summary of the key representations raised within the Preferred Options consultation by question:

<b>Section 3: Spatial Development Strategy</b>
<b>Q1: Do you agree with preferred policy – PD01? Please explain your answer.</b>
The question received 55 responses. General support for the policy. Some respondents questioned the policies alignment to paragraph 55 and 13 in the NPPF; however, this reflects

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that the policy both aligns with the NPPF, but also defines sustainable development in terms of Breckland. Members of the public and Parish Councils considered the policy should make reference to the provision of infrastructure to support sustainable development. NCC suggested an additional bullet point stating “Ensuring that the infrastructure and services needed to mitigate the impacts of the planned growth are provided in a timely manner through appropriate developer funding and other sources of funding”.

**Q2: Do you agree with preferred policy – PD02? Please explain your answer.**

The question received 58 responses. General support for the policy direction. Parish Councils and members of the public believe the policy should reference infrastructure to support the housing target. Whilst members of the public considered the numbers to be too high, developers considered the numbers to be too low.

**Q3: Do you agree with preferred policy – PD03? Please explain your answer.**

The question received 211 responses. Many members of the public and Parish Councils raised concerns around Local Service Centre designations, specifically: Bawdeswell, Saham Toney, Yaxham and Hockham. Norfolk County Council echoed concerns around the proposed allocation to Saham Toney, Beetley and Hockham. Developers generally support the distributed approach, but believe that two Sustainable Urban Extensions at both Attleborough and Thetford may have an impact upon the soundness of the plan.

**Q4: Do you agree with preferred policy – PD04? Please explain your answer.**

The question received 102 responses. Broad agreement for the level of growth. Councillors, Parish Councils and members of the public believe the Local Service Centre allocations rely on land availability. Developers, consultants and members of the public generally support the approach with some arguing for option 3 (more growth in the market towns). Developers question the deliverability of the SUEs. Norfolk County Council believe there are issues regarding the allocations in some LSCs, that more wording needs to be added to justify the allocations for Dereham, Swaffham and Watton and that allocations to Beetley and Hockham raise concerns around primary school provision. The Environment Agency support Option 1 as this would allow for more flexibility.

**Q5: Do you agree with preferred policy – PD05? Please explain your answer.**

The question received 96 responses. General support for the policy direction from developers, members of the public and Parish Councillors. A large number of representations were made to oppose changes to the settlement boundary in rural areas, particularly Stow Bedon and Caston. Representations were made, as with responses to PD04, to dispute Saham Toney and Yaxham’s designation as Local Service Centres. There was some support for the removal of settlement boundaries. Respondents questioned the definition of the criteria and indicated that further clarification is required.

**Section 4: Economic**

**Q6: Do you agree with preferred policy – PD06? Please explain your answer.**

Broad support for the proposals for quantum and vision of employment including the A11 Corridor, though recognition that there has to be built in flexibility in order to respond to market changes. There should be more recognition of the known constraints and specifically more detail around the approach to Snetterton.

The carry over of existing Site Allocations should not be automatic and each site should be reviewed.

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### **Q7: Do you agree with preferred policy – PD07? Please explain your answer.**

Broad support for the proposed approach. The policy approach on lower thresholds is supported and recognised as is the approach to the support for the retention and enhancement of rural and local shopping facilities. Some amendments suggested to reinforce the priority around the benefits of development with regard to the retention and support of rural facilities.

In relation to the SUE's the approach of identifying a quantum of retail space was supported. Bidwells who operate as land agents for the Attleborough SUE and Savills both support the policy approach. Bidwells suggest added flexibility should be added in the requirements of the SUE by removing the prescriptive requirements for a parade of shops.

Although national policy and permitted development rights are moving policy away from more prescriptive intervention in the High Street There was one suggestion that the policy could be more prescriptive in trying to control specific clustering of Use Classes such as betting shops.

### **Section 5: Social**

### **Q8: Do you agree with preferred policy – PD08? Please explain your answer.**

Received 44 comments. Broad agreement for the thrust of the policy. However there is generally a divergent response from the public, Town and Parish Councils with those from the development industry and landowners. The former seeking greater clarity and many Parish Council's and public comments seeking that the policy/supporting text should explicitly prioritise affordable housing allocations to those with a strong local/village connection. The development industry and landowners generally question the percentage level of affordable housing proposed, thresholds and particularly viability issues. Many note the need to revisit the policy in terms of the outcome of the Housing and Planning Bill presently being considered by Parliament.

#### **Key Issues:**

Reflect changes within the Housing and Planning Bill. Consider amendments to the Policy & supporting text in light of further evidence regarding the Council's plan wide Strategic Viability Assessment etc. within the Local Plan. Depending on the findings, consider amending the housing target. Also review thresholds & consider cross referencing with 'exceptions' policy COM 10 – Affordable Housing Exceptions. Clarify or cross reference the Council's affordable housing allocation policy within the Policy supporting text.

### **Q9: Do you agree with preferred policy – PD09? Please explain your answer.**

Received 22 comments. There is broad support for the Preferred Directions Policy. However there are divergent views about the criteria requiring the support of local communities. Some think this will be discriminatory and unduly restrictive, whilst more wish to strengthen that requirement. Many draw attention to recent changes in National Policy.

#### **Key Issues:**

Government published an updated policy document for Gypsies and Travellers and amended the definition of Gypsy and Travellers post preparation of the Council's G & T assessment/evidence base. Consequently the G & T assessment /evidence base will need to be revised/updated together with the Preferred Directions Policy PD 09, in light of the new Government policy, guidance and definition of Gypsy and Traveller.

### **Q10: Do you agree with preferred policy – PD10? Please explain your answer.**

Received 31 comments. Broad general support with notable objection from the development industry. However many of those supporting the proposed policy feel it does not go far enough and/or lacks sufficient clarity and should make reference to the value of amenity

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space & Green Infrastructure. General consensus amongst the development industry that such a policy requiring Health Impact Assessments or Healthy Urban Planning Checklist would be unduly onerous for developers, particularly small scale.

### **Key Issues:**

The proposed Policy links with one of the Council's corporate priorities. NCC notably request Green Infrastructure to be referenced in the Policy and express concerns about the requirement to agree methodology with "NCC Public Health at an early stage". They suggest further clarification as to how such methodology would be approved & ask could this be replaced with something along the lines of "arrangements for the undertaking of a health impact assessment is recommended to be discussed with NCC Public Health at an early stage". Also need to clarify and make the policy more specific, review requirement for trigger thresholds for HIA & Healthy Urban Planning Checklist.

### **Section 6: Area Strategies**

#### **Q11: Do you agree with preferred policy – PD11? Please explain your answer.**

Question received 30 responses. Many respondents detailed a desire for infrastructure provision prior to the SUE, raising specific issues regarding green infrastructure, sports facilities etc. NCC provided clarification on infrastructure provision to ensure the SUE becomes a sustainable community. Bidwells have confirmed that the masterplanning for the SUE is progressing; some developers question the soundness of reliance upon large scale development.

#### **Q12: Do you agree with preferred policy – PD12? Please explain your answer.**

The question received 11 responses. General support for the preferred policy direction from Statutory Consultees, members of the public and Town and Parish Councils. Breckland Green Party believe that bullet two should prioritise accessibility by foot over the private car.

#### **Q13: Do you agree with the proposed policy direction for policies contained in the 2012 adopted Thetford Area?**

Question received 17 responses. There was broad support for carrying over policies from the Thetford Area Action Plan. Developers question the spatial strategy and the soundness of reliance upon large scale development.

### **Section 7: Environment**

#### **Q14: Do you agree with the preferred policy – ENV 01? Please explain your answer.**

The question received 36 responses. Broad support for the preferred policy direction. Norfolk County Council believe ecological mapping is required at this stage, along with a hierarchy of biodiversity. Town Councils, members of the public and statutory consultees recommend further clarification to the wording of the policy. While the Environment Agency support the policy they also recommend strengthening of the wording and suggest an approach to this.

#### **Q15: Do you agree with the preferred policy – ENV 02? Please explain your answer.**

The question received 27 responses. While there was general support for the policy direction there were a number of suggestions from Town and Parish Councils, Members of the public and Statutory Consultees around specific wording of the policy and believe further clarification is required.

#### **Q16: Do you agree with the preferred policy – ENV 03? Please explain your answer.**

There was broad support for the policy approach from the Natural England and RSBP and the



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introduction of some flexibility in respect of updated evidence. However there is a requirement to develop further this policy approach through dialogue with the statutory bodies and reflect on going and emerging further evidence in the HRA in order to reach a consensus. Some developers and organisations challenged the policy approach due to its restrictive nature. There is also a requirement to consider the approach to other species as pointed out by RSPB and to update the spatial mapping - this will be informed by the further work being undertaken by the HRA to inform the draft plan.

**Q17: Do you agree with the preferred policy – ENV 04? Please explain your answer.**

The question received 32 responses. General support for the policy direction. Norfolk County Council suggested amendments to the wording of the policy regarding impacts upon ecology. Attleborough Town Council highlighted that the policy should reflect the most up to date FIT guidance. Breckland Green Party seek further clarification, in line with PD08, with regard to contiguous sites.

**Q18: Do you agree with the proposed designations? Please Explain your answer.**

25 responses were received. The responses primarily focused on the criteria used to analyse Local Green Space, which is in line with national planning practice guidance.

**Q19: Do you agree with the preferred policy – ENV 05? Please explain your answer.**

Question received 30 responses. Broad support for the policy with some raising the need for further clarification. Section 7 response highlighted that clarity should be given to NPPF requirements regarding agricultural land.

**Q20: Do you agree with the preferred policy – ENV 06? Please explain your answer.**

Question received 31 responses. Broad support for the policy. Norfolk County Council recommend adding wording around green infrastructure into the policy.

**Q21: Do you agree with the preferred policy – ENV 07? Please explain your answer.**

Question received 26 comments. General support for the policy with Norfolk County Council and members of the public suggesting slight alterations to the wording of the policy to ensure that the highest level of protection clearly comes across.

**Q22: Do you agree with the preferred policy – ENV 08? Please explain your answer.**

Question received 20 responses. Broad support for the policy. Norfolk County Council specifically requested the inclusion of protection of archaeological sites in line with policy ENV 07. Members of the public believe that classification is required regarding 'unknown heritage assets' and 'non-heritage assets'.

**Q23: Do you agree with the preferred policy – ENV 09? Please explain your answer.**

Question received 28 comments. Broad agreement for the policy with Parish Councils seeking further assurances that flood plains will not be developed. NCC suggested amendments to the policy mostly around wording and clarification. Members of the public raised issues that will be addressed as the Strategic Flood Risk Assessment is updated and reflected in the policy.

**Q24: Do you agree with the preferred policy – ENV 10? Please explain your answer.**

The question received 33 responses. General support for the policy. Statutory bodies and members of the public suggested that the approach to onshore wind farms needed to be

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clarified. RSPB provided guidance that will inform the policy as it moves forward.
<b>Section 8: Economy</b>
<b>Q25: Do you agree with preferred policy – E 01? Please explain your answer.</b>
Question received 19 responses. Broad support for the policies. Town and Parish Councils highlighted the need for improvements to infrastructure to improve GEAs. NCC suggested that health assessments should be included in criteria d, which would add further clarity to the aspirations of the criteria.
<b>Q26: Do you agree with preferred policy – E 02? Please explain your answer.</b>
Question received 17 responses offering broad support for the preferred policy direction.
<b>Q27: Do you agree with preferred policy – E 03? Please explain your answer.</b>
Question received 19 comments. General support for the preferred policy direction.
<b>Q28: Do you agree with preferred policy – E 04? Please explain your answer.</b>
The question received 21 responses. General agreement with the policy approach.
<b>Q29: Do you agree with preferred policy – E 05? Please explain your answer.</b>
The question received 21 responses. General support for the policy. In line with a number of suggestions from Parish Councils key findings from the Infrastructure Delivery Plan could be used to inform the policy.
<b>Q30: Do you agree with preferred policy – E 06? Please explain your answer.</b>
Question received 33 responses. Broad support for the policy direction. NCC believe further clarification is needed regarding Library, Education and the Fire Rescue Service, whilst also suggesting that the policy would be better placed in chapter 10 than chapter 8. NCC also raised concerns over healthcare facilities. Parish councils raised issues around adoption of CIL and being more exhaustive in the CIL developer contributions list. Breckland Green Party made the point that, in line with policy PD 08, the policy needs to clarify the approach to contiguous sites.
<b>Q31: Do you agree with preferred policy – E 07? Please explain your answer.</b>
The question received 24 responses. While there was general support for the policy the opinion was also raised by members of the public and some parish councils that the policy should be more prescriptive.
<b>Section 9: Transport</b>
<b>Q32: Do you agree with preferred policy – TR 01? Please explain your answer.</b>
The question received 30 responses. There is general support for the sustainable transport aspirations, however a number of Parish Councils and NCC believe the policy around cycling and walking should be strengthened. Members of the public and Parish Councils question PD04 and the impact they believe this has upon sustainable transport provision.
<b>Section 10: Communities</b>
<b>Q33: Do you agree with the preferred policy – COM 01? Please explain your answer.</b>

## Breckland Local Plan Consultation Statement Appendices

Question received 30 responses. General agreement with the preferred policy direction. NCC believe health impacts should be included within the wording of the policy. A number of members of the public suggested design principles to inform the policy.

**Q34: Do you agree with the preferred policy – COM 02? Please explain your answer.**

The question received 29 responses. There was broad agreement for the preferred direction policy. It was highlighted that parking standards could also be brought into the policy.

**Q35: Do you agree with the preferred policy, (including the approach to parking standards in appendix 3) – COM 03? Please explain your answer.**

The question received 36 responses. Broad support for the policy. NCC believe parking standards should be included within the policy. Members of the public and Councillors believe some of the wording and minimum densities should be further clarified. The policy will be further informed by the Housing and Planning Bill.

**Q36: Do you agree with the preferred policy – COM 04? Please explain your answer.**

The question received 28 comments. General support for the policy from members of the public, statutory consultees and Parish Councils.

Consider additional text around Assets of Community Value & further the policy in regards to sports/leisure.

**Q37: Do you agree with the preferred policy – COM 05? Please explain your answer.**

The question has received 23 responses. Broad support was received for the policy. Norfolk County Council recommend specific reference to policy PD10 within the policy wording.

**Q38: Do you agree with the preferred policy – COM 06? Please explain your answer.**

The question received 21 responses. Broad agreement for the policy direction. Developers raised concerns over the % figures and, in their opinion, the restrictive nature of the policy. The Council's Optional Housing Technical Standards Paper will inform the policy progression.

**Q39: Do you agree with the preferred policy – COM 07? Please explain your answer.**

The question received 23 responses. Broad support for the policy direction. Members of the public believe further clarification is needed as to whether this policy refers to only the rural areas.

**Q40: Do you agree with the preferred policy – COM 08? Please explain your answer.**

This question received 16 responses. Broad support for the policy. Norfolk County Council suggested additional supporting text to support the policy approach.

**Q41: Do you agree with the preferred policy – COM 09? Please explain your answer.**

18 Responses to the question. Broad support for the preferred policy direction.

**Q42: Do you agree with the preferred policy – COM 010? Please explain your answer.**

The question received 23 responses. Broad support for the preferred policy direction. Members of the public questioned the definition of affordable housing, any changes to the definition through the Housing and Planning Bill will have to be reflected in the policy. The Breckland Green Party raised the issue of type and tenure and the impact this has on creating

## **Breckland Local Plan Consultation Statement Appendices**

sustainable communities. Type and Tenure will be informed through the Plan Wide Viability Study.

# Breckland Local Plan Consultation Statement Appendices

## Appendix M: Consultation Letter to General and Specific Consultees and Interested Parties

Customer Contact Centre No. 01362 656873  
Service Fax No. 01362 696771  
DX743950 Dereham 2



Your Ref:  
Our Ref: 03/PLA/03/LPPD

Contact: Planning Policy Team  
Direct Dial: 01362 656873  
E-Mail: [planningpolicyteam@breckland.gov.uk](mailto:planningpolicyteam@breckland.gov.uk)

Date: 15<sup>th</sup> September 2016

Dear

**Breckland Local Plan Preferred Sites and Settlement Boundaries Consultation 19<sup>th</sup> September – 31<sup>st</sup> October 2016**

Breckland Council will shortly be commencing an interim consultation to inform the preparation of the new district wide Local Plan. Once adopted the Local Plan will set out the vision, objectives and approach to development within Breckland up to 2036. The Council is seeking your views on this focused consultation specifically on preferred and alternative housing and employment sites and the approach to development in the rural areas, including settlement boundaries, which will form important elements of the wider Local Plan.

The interim consultation is made up of the following documents:

- Breckland Local Plan Preferred Sites and Settlement Boundaries
- Breckland Local Plan Preferred Sites and Settlement Boundaries Sustainability Appraisal

The consultation documents and the accompanying sustainability appraisals can be viewed online at <http://consult.breckland.gov.uk>. Hard copies are also available for viewing at the District's libraries, presence offices and certain community venues. A full list of which can be seen on the following page. The evidence base supporting this plan can also be seen on the Council's website at the following address: <http://www.breckland.gov.uk/article/2455/Documents-Library-Publications>

The Interim Consultation Local Plan Document and Sustainability Appraisal are subject to public consultation for a six week period from:

19<sup>th</sup> September 2016 until 4pm on 31<sup>st</sup> October 2016.

To accompany the consultation we are undertaking a number of drop-in events at the below locations and times:

- Monday 26<sup>th</sup> September – Thetford Carnegie Rooms 2pm-6pm
- Wednesday 28<sup>th</sup> September – Bawdeswell Village Hall 2pm-8pm

[contactus@breckland.gov.uk](mailto:contactus@breckland.gov.uk)

Breckland Council, Elizabeth House, Walpole Loke, Dereham, Norfolk, NR19 1EE  
Telephone: 01362 656873 [www.breckland.gov.uk](http://www.breckland.gov.uk)

# Breckland Local Plan Consultation Statement Appendices

- Thursday 29<sup>th</sup> September – Dereham Memorial Hall 2pm-8pm
- Tuesday 4<sup>th</sup> October – Watton Sports Centre 2pm-8pm
- Wednesday 5<sup>th</sup> October – New Buckenham Village Hall 2pm-7:30pm
- Thursday 6<sup>th</sup> October – Attleborough Town Hall 2pm-8pm
- Monday 10<sup>th</sup> October – Mileham Village Hall 2pm-8pm
- Wednesday 12<sup>th</sup> October - Swaffham Assembly Rooms 2pm-7pm
- Monday 17<sup>th</sup> October – Watton Sports Centre 2pm-8pm
- Wednesday 19<sup>th</sup> October – Dereham Memorial Hall 2pm-8pm
- Thursday 20<sup>th</sup> October – Thetford Carnegie Room 2pm-8pm
- Monday 24<sup>th</sup> October – Great Hockham Village Hall 2pm-8pm
- Tuesday 25<sup>th</sup> October – Attleborough Town Hall 2pm-8pm
- Wednesday 26<sup>th</sup> October – Swaffham Assembly Rooms 2pm-8pm


The Council's preferred method for receiving representations is through the on line consultation system from the below link at <http://consult.breckland.gov.uk>. This system is easy to use and allows your comments to be processed faster and ensures greater accuracy. It also allows you to read other consultees comments. Alternatively your comments can be submitted in writing to the following address:

Planning Policy Team, Breckland Council, Elizabeth House, Walpole Loke, Dereham, Norfolk NR19 1EE

Comments can also be sent via email to: [planningpolicyteam@breckland.gov.uk](mailto:planningpolicyteam@breckland.gov.uk)

We hope you find the time to respond to this important consultation and we look forward to hearing from you. For further information please contact a member of the Planning Policy Team

Yours faithfully



Steve Ottewell  
Operations Director – Planning and Building Control

# Breckland Local Plan Consultation Statement Appendices

## Libraries and Presence Offices

For library opening times please see Norfolk County Council  
[http://www.norfolk.gov.uk/Leisure\\_and\\_culture/Libraries/Your\\_local\\_library/Opening\\_times\\_and\\_location/index.htm](http://www.norfolk.gov.uk/Leisure_and_culture/Libraries/Your_local_library/Opening_times_and_location/index.htm)

Parish	Location
<b>Attleborough</b>	Attleborough Customer Service Centre Community and Enterprise Centre Church Street Attleborough Norfolk NR17 2AF
	Attleborough Library 31 Connaught Road Attleborough Norfolk NR17 2BW
<b>Dereham</b>	Breckland Council Elizabeth House Walpole Loke Dereham Norfolk NR19 1EE
	Dereham Customer Service Centre Breckland Business Centre St Withburga Lane Dereham Norfolk NR19 1FD
	Dereham Library 59 High Street Dereham Norfolk NR19 1DZ
<b>Swaffham</b>	Swaffham Customer Service Centre Town Hall London Street Swaffham Norfolk PE37 7DQ
	Swaffham Library The Pightle Swaffham Norfolk PE37 7DF
<b>Thetford</b>	Thetford Customer Service Centre St Nicholas Street Thetford Norfolk IP24 1BT
	Thetford Library Raymond Street Thetford Norfolk
	Thetford Town Council Offices King's House King's Street Thetford IP24 2AP
<b>Watton</b>	Watton Customer Service Centre Wayland House High Street Watton Norfolk IP25 6AR
	Watton Library George Trollope Road Watton Norfolk IP25 6AS

[contactus@breckland.gov.uk](mailto:contactus@breckland.gov.uk)

Breckland Council, Elizabeth House, Walpole Loke, Dereham, Norfolk, NR19 1EE  
 Telephone: 01362 656873 [www.breckland.gov.uk](http://www.breckland.gov.uk)

# Breckland Local Plan Consultation Statement Appendices

## Appendix N: Press Advert in the Eastern Daily Press



**Breckland**  
COUNCIL

**Public Notice**  
**Town and Country Planning**  
**(Local Planning)(England)**  
**Regulations 2012**

Notice is hereby given that Breckland Council is to consult on The Preferred Sites and Settlement Boundaries consultation for the Local Plan. The consultation will run between 19th September and 31st October. The documents can be viewed online at <http://consult.breckland.gov.uk/portal>. Alternatively paper copies of the Local Plan and its accompanying Sustainability Appraisal can be inspected at the Council's presence offices and at the towns libraries. Any comments on the Local Plan can be submitted to the following:

Online consultation portal:  
<http://consult.breckland.gov.uk/portal>  
Email: [planningpolicyteam@breckland.gov.uk](mailto:planningpolicyteam@breckland.gov.uk)  
Planning Policy Team, Breckland Council,  
Elizabeth House, Walpole Loke, Dereham,  
NORFOLK NR19 1EE

All comments must be received no later than 4pm on 31st October 2016.

The Council will also be holding a number of informal drop-in sessions at the following locations and times if you have any further queries regarding the Local Plan:

- Monday 26th September – Thetford Carnegie Rooms 2pm-8pm
- Wednesday 28th September – Bawdeswell Village Hall 2pm-8pm
- Thursday 29th September – Dereham Memorial Hall 2pm-8pm
- Tuesday 4th October – Watton Sports Centre 2pm-8pm
- Wednesday 5th October – New Buckenham Village Hall 2pm-7:30pm
- Thursday 6th October – Attleborough Town Hall 2pm-8pm
- Monday 10th October – Mileham Village Hall 2pm-8pm
- Wednesday 12th October – Swaffham Assembly Rooms 2pm-7pm
- Monday 17th October – Watton Sports Centre 2pm-8pm
- Wednesday 19th October – Dereham Memorial Hall 2pm-8pm
- Thursday 20th October – Thetford Carnegie Room 2pm-8pm
- Monday 24th October – Great Hockham Village Hall 2pm-8pm
- Tuesday 25th October – Attleborough Town Hall 2pm-8pm
- Wednesday 26th October – Swaffham Assembly Rooms 2pm-8pm



# Breckland Local Plan Consultation Statement Appendices

## Appendix O: Local Plan Press Release

### Deadline for Breckland Local Plan consultation approaching

Bethany Whymark [bethany.whymark@archant.co.uk](mailto:bethany.whymark@archant.co.uk) @EDPBethany |  
PUBLISHED: 10:38 24 October 2016 | UPDATED: 10:38 24 October 2016



Breckland Council. Picture: Ian Burt

The deadline is approaching for Breckland residents to have their say on growth and development in their district over the next 20 years.

October 31 is the closing date for a consultation on the draft Local Plan, launched in September, which has seen more than 450 residents, businesspeople and local councillors call in at drop-in events to ask questions and give their views.

Now Breckland Council is urging people who have not yet commented to give their views on the draft Local Plan, which outlines the preferred sites for future housing and employment development and proposes changes to settlement boundaries.

The council is holding fourteen drop-in events during the consultation. Officers report that topics raised at the different venues have varied greatly, from issues such as the level of housing growth and traffic arising in Dereham, archaeological matters in Swaffham, the Sustainable Urban Extension in Thetford and the necessity of employment and retail development in Watton.

View the online consultation at [www.breckland.gov.uk/local-plan-consultation](http://www.breckland.gov.uk/local-plan-consultation), submit comments by email to [planningpolicyteam@breckland.gov.uk](mailto:planningpolicyteam@breckland.gov.uk), or in writing, marked 'Local Plan Consultation', to the Planning Policy Team, Breckland Council, Elizabeth House, Walpole Loke, Dereham, NR19 1EE.

# Breckland Local Plan Consultation Statement Appendices

## Appendix P: Press Articles

### Drop in events and online consultation launch for Breckland's third Local Plan



Breckland Council ANL-150904-113904001

Published: 14:37 Monday 19 September 2016



Breckland residents and businesses are being encouraged to have their say on the future growth and development in the district after the launch of the third local plan consultation.

A series of extended drop-in sessions are being held across Breckland, organised by the council, while an online consultation is also running. Once adopted in 2017, the new Local Plan will set out the policies used to determine planning applications and will allocate the sites to meet the housing, retail and employment requirements until 2036. It will also identify a five-year supply of housing land, which the council says will give them more control of the location of new housing and will reduce the likelihood of ad-hoc development.

0

comments



HAVE  
YOUR  
SAY

**“Our online consultation can be accessed 24/7 throughout the consultation period”**

Councillor Charles Carter

One event will be held at New Buckenham Village Hall on October 5, from 2pm-7.30pm, and another at Attleborough Town Hall from 2pm-8pm on October 6. A further event will be held at Attleborough Town Hall on October 25, from 2pm-8pm.

Cllr Charles Carter, Breckland Council Executive Member for Growth, said: “Our online consultation can be accessed 24/7 throughout the consultation period. However, we are keen that anyone who wants to is able to speak with officers face-to-face and clarify any questions they may have, so we are holding more drop-in events for this third consultation, and extending the hours into the evening.”

Visit [www.breckland.gov.uk/local-plan-consultation](http://www.breckland.gov.uk/local-plan-consultation)

## Last call for Breckland development plan views



Published: 08:00 Tuesday 25 October 2016



**The last in a series of consultation events on future development plans will take place in Swaffham tomorrow.**

Breckland Council launched a public consultation on its ideas for how development could be accommodated in the district over the next two decades last month.

Residents have until 4pm next Monday, October 31, to have their say on the local plan proposals.

And a drop-in session will take place at the Swaffham Assembly Rooms on Wednesday, between 2 and 8pm, for local people to comment.

Charles Carter, the district council's executive member for place, said: "Nothing has been decided yet.

"The preferred options for growth we are putting forward were shaped by input from local people during previous consultations and advice from expert organisations such as Natural England.

"Now we need the views and knowledge of local people once again, to help us refine these proposals and shape the final stages of the plan.

0

comments



HAVE  
YOUR  
SAY

## **Breckland Local Plan Consultation Statement Appendices**

“The feedback we have had so far has been extremely helpful. The local plan will be a key strategic document that will play a major role in shaping the district’s growth for the next 20 years.

“We are now in the last few days of the consultation and I would urge everyone to make their views known before we finalise the plan.”

The plan outlines development ideas in the district’s main towns, including Swaffham, as well as around 20 villages which have been designated as rural service centres for the period up to 2036.

The list includes Ashill, Litcham, Narborough, Necton, Sporle and Weeting.

More than 450 people are estimated to have attended 12 consultation sessions held around the district in recent weeks. As well as tomorrow’s session in Swaffham, a further event will be held in Attleborough today.

Although a further consultation process is due to take place in the spring of next year, officials say that will primarily be to determine whether the final document is sound or not.

The council says this is the final chance to significantly influence the plan’s proposals.

Residents can take part online at [www.breckland.gov.uk/local-plan-consultation](http://www.breckland.gov.uk/local-plan-consultation), by emailing [planningpolicyteam@breckland.gov.uk](mailto:planningpolicyteam@breckland.gov.uk) with Local Plan Consultation as the subject, or writing to Local Plan Consultation, Planning Policy Team, Breckland Council, Elizabeth House, Walpole Loke, Dereham, NR19 1EE.

Copies of the document are available to view at the district’s libraries. Town and parish councils have also been given copies.

Queries about the plan can be raised by phoning 01362 656873.

# Breckland Local Plan Consultation Statement Appendices

## Residents' final chance to influence future housing development in Breckland

Bethany Whymark

bethany.whymark@archant.co.uk

@EDPBethany

**PUBLISHED:** 13:30 19 September 2016 | **UPDATED:** 15:34 19 September 2016



Breckland Council. Picture: Ian Burt

Residents in Breckland are being encouraged to give their views on where future development should take place in their district.



The final public consultation for the Breckland Local Plan, launched on Monday, will give people the opportunity to vote on sites in their towns and villages which have been earmarked as possible sites for house-building.

The Local Plan documents will also cover the creation of employment sites and local service provision to accompany the housing growth.

Between 2011 and 2036 the district council plans to build 14,925 new homes to meet national targets.

The Local Plan sets out preferred sites and conditions for development, which will give the council more control over determining planning applications for new homes in the district.

Breckland's market towns – Attleborough, Dereham, Thetford, Swaffham and Watton – will take the majority of the growth, with both Thetford and Attleborough seeing the construction of sustainable urban extensions (SUEs) of more than 5,000 new homes.

The consultation highlights another 18 towns and villages – including Ashill, Garboldisham, Mattishall, Necton, Old Buckenham and Weeting – where “managed growth” will take place to support local services.

### Public drop-in events

Public drop-in sessions on the Local Plan consultation will be taking place at the following places and times:

Monday September 26,  
Thetford Carnegie Room,  
2-6pm

Wednesday September  
28, Bawdeswell Village  
Hall, 2-8pm

Thursday September 29,  
Dereham Memorial Hall,  
2-8pm

Tuesday October 4,  
Watton Sports Centre,  
2-8pm

Wednesday October 5,  
New Buckenham Village  
Hall, 2-7:30pm

Thursday October 6,  
Attleborough Town Hall,  
2-8pm

Monday October 10,  
Mileham Village Hall,  
2-8pm

Around 150 new homes have also been allocated to 17 villages, classed as “rural areas”, across the district.

A number of communities in Breckland are developing their own Neighbourhood Plans, which can work in tandem with the Local Plan policies and allow the communities to influence growth in their area.

Charles Carter, Breckland Council's executive member for growth, said: “Our online consultation can be accessed 24/7 throughout the consultation period.

“However, we are keen that anyone who wants to is able to speak with officers face-to-face and clarify any questions they may have, so we are holding more drop-in events for this third consultation, and extending the hours into the evening.”

The public consultation is asking people to comment on the preferred sites for housing and employment development being put forward – and on proposals for changes to settlement boundaries.

It will run for six weeks, closing at 4pm on October 31. It can be accessed online via the Breckland Council website at [www.breckland.gov.uk/local-plan-consultation](http://www.breckland.gov.uk/local-plan-consultation) and there will be copies of the consultation documents at the council's principal offices in Dereham and Thetford, its customer service centres in Attleborough, Swaffham and Watton, and in the district's libraries.

There will also be a number of public drop-in events, where people can comment on the proposals and ask questions.

Comments can be submitted:

- Online - [www.breckland.gov.uk/local-plan-consultation](http://www.breckland.gov.uk/local-plan-consultation)
- By email – with the subject heading ‘Local Plan Consultation’ to [planningpolicyteam@breckland.gov.uk](mailto:planningpolicyteam@breckland.gov.uk)
- By post – marked ‘Local Plan Consultation’, to Planning Policy Team, Breckland Council, Elizabeth House, Walpole Loke, Dereham, NR19 1EE

Wednesday October 12,  
Swaffham Assembly  
Halls, 2-7pm

Monday October 17,  
Watton Sports Centre,  
2-8pm

Wednesday October 19,  
Dereham Memorial Hall,  
2-8pm

Thursday October 20,  
Thetford Carnegie Room,  
2-8pm

Monday October 24,  
Great Hockham Village  
Hall, 2-8pm

Tuesday October 25,  
Attleborough Town Hall,  
2-8pm

Wednesday October 26,  
Swaffham Assembly  
Halls, 2-8pm

# Breckland Local Plan Consultation Statement Appendices

## Swaffham Town Council

### Breckland Local Plan - Have your say....



By Swaffham Town Council  
**Swaffham Town Council**

Tuesday, 20 September 2016

#### ABOUT THE AUTHOR

Office Administrator, Swaffham Town Council

[VIEW ALL ARTICLES BY THIS AUTHOR](#)

**TAGS:** LOCAL PLAN, DROP IN SESSIONS, BRECKLAND

### Public consultation - 19th September 2016 – 31st October 2016

Breckland District Council are undertaking an interim consultation to inform the preparation of the new district wide Local Plan. Once adopted the Local Plan will set out the vision, objectives and approach to development within Breckland to 2036.

The Council are seeking your views; specifically on preferred and alternative housing and employment sites and the approach to development in the rural areas, including settlement boundaries which will form important elements of the wider Local Plan.

The key documents - Breckland Local Plan Preferred Sites and Settlement Boundaries & Sustainability Appraisal - can be reviewed online at [www.consult.breckland.gov.uk](http://www.consult.breckland.gov.uk) with hard copies also available at local libraries, presence offices, some community venues and here at the Town Hall, Swaffham.

Additional evidence base can be seen on : [www.breckland.gov.uk/article/2455/Documents-Library-Publications](http://www.breckland.gov.uk/article/2455/Documents-Library-Publications)

To make your comments you can:

- **Log in online** at [www.consult.breckland.gov.uk](http://www.consult.breckland.gov.uk) *it is easy to use; quicker and more accurate as well as letting you see other consultee comments.*
- **Write** to the Planning Policy Team, Breckland Council, Elizabeth House, Walpole Loke, Dereham, NR19 1EE.
- **Email** your comments to [planingpolicyteam@breckland.gov.uk](mailto:planingpolicyteam@breckland.gov.uk)

Breckland District Council are undertaking a number of drop-in events - 2-8pm - at the following locations:

- Monday 26th September – Thetford Carnegie Rooms (finishes at 6pm)
- Wednesday 28th September – Bawdeswell Village Hall
- Thursday 29th September – Dereham Memorial Hall
- Tuesday 4th October – Watton Sports Centre
- Wednesday 5th October – New Buckenham Village Hall (finishes at 7.30pm)
- Thursday 6th October – Attleborough Town Hall
- Monday 10th October – Mileham Village Hall
- **Wednesday 12th October – Swaffham Assembly Rooms (finishes at 7pm)**
- Monday 17th October Watton Sports Centre
- Wednesday 19th October – Dereham Memorial Hall
- Thursday 20th October – Thetford Carnegie Room
- Monday 24th October – Great Hockham Village Hall
- Tuesday 25th October – Attleborough Town Hall
- **Wednesday 26th October – Swaffham Assembly Rooms**

## Breckland Council to consult on new local plan



Published: 14:18



**Local plan documents that will shape future growth and development in Breckland until 2036 were endorsed by cabinet members on Tuesday.**

The draft documents – which show preferred sites for new housing and employment, and outline suggested changes to settlement boundaries – will go out to public consultation on September 19.

Once adopted in 2017, the new local plan will set out the policies used to determine planning applications and the sites to meet the housing requirements. It will also identify a five-year supply of housing land which will give the council more control of the location of new housing and will reduce the likelihood of ad-hoc development.

The six-week consultation will be available on Breckland Council's website and there will be copies of the documents at its offices and in the district's libraries. There will also be drop-in events throughout the district.

**0**  
comments



**HAVE  
YOUR  
SAY**

# Breckland Local Plan Consultation Statement Appendices

## Appendix Q: Consultation Events Summary

### Local Plan Drop-In Events

#### Thetford Carnegie Rooms - 26<sup>th</sup> September (2pm-6pm)

Officers	Councillors
Sarah Robertson Viv Bebbington	Dennis Crawford Jennifer Hollis

Limited attendance at the consultation with 19 people throughout the afternoon, 13 of which were within the first two hours. A number of those attending were town councillors. Limited questions on the Local Plan, the majority of concerns related to past decisions by the Council.

#### Key Issues

- Thetford Sustainable Urban Extension – particular information was requested regarding when the site would start to be built, the delivery timescales, phasing for the site.
- Infrastructure issues were discussed, particularly schools and doctors being over capacity.
- Affordable housing provision – and what is meant by the term affordable housing.
- Thetford Bus Interchange and the new cinema complex and the lack of car parking spaces
- Concern about where people would work and the level of employment land.
- Review of parish boundaries (this is always a hot topic as the Thetford SUE is actually within Croxton and Kilverstone parishes)
- Policy PD05

#### Bawdeswell Village Hall – 28<sup>th</sup> September (2pm-8pm)

Officers	Councillors
Jemma March Simon Wood	Gordon Bambridge

Most people attended at the start of the session between 2-4. Around 50 people in total with no attendance after 7.30. One District Councillor and the Parish Chairman attended most of the session. The key issue was the designation of Bawdeswell as a LSC.

#### Key Issues

- Bawdeswell should not qualify as an LSC as the post office only opens 2 mornings a week and the categories don't consider broader issues such as the ability of central village roads to cope with additional traffic, there is no public transport to the doctors etc.
- Consider Bawdeswell has received their quota of housing for the plan period therefore there is no merit in retaining the LSC status.
- Concern that LSC status equalled further growth than the allocation. Concern that Breckland Council aren't listening after the previous consultation.



## Breckland Local Plan Consultation Statement Appendices

- Disagree with 'reasonable alternatives', querying why they weren't presented at the last stage.
- Drainage issues on allocated site.
- Infrastructure issues were discussed, particularly schools and doctors being over capacity.
- Affordable housing provision – and what is meant by the term affordable housing, issues with residents.
- One resident from Sparham with in depth queries on PD05a and b
- One resident from Swanton Morley discussing the Neighbourhood Plan and disagreements with site options there.

### Dereham Memorial Hall – 29<sup>th</sup> September (2pm-8pm)

Officers	Councillors
Steve Ottewell Simon Wood Sarah Robertson James Mann Lisa O'Donovan	Harry Clarke Alison Webb Gordon Bambridge Philip Duigan

Approximately 60 people attended the drop-in session, including a number of members of Toftwood Community Life and town councillors. Limited public attendance later in the evening, with nobody from 7:20pm until the end of the event.

#### Key Issues

- Level of housing growth proposed for the town. Concern about the infrastructures inability to cope with the future development. Particularly schools, doctors and transport.
- Specifics concerns around the transport study and the junctions that it had looked at.
- Specific issues identified in regards to the development to the south of Toftwood and the bridge over the railway line on Westfield Lane.
- A number of questions were raised regarding the proposed sites within the Local Service Centre including, Ashill, Sporle, Swanton Morley and Yaxham.
- Policy PD05 rural areas were also discussed.
- Swanton Morley PC raised specific questions regarding affordable housing provision within the village and meeting current needs. This included through the neighbourhood plan and exception sites.

### Watton Sports Centre – 4<sup>th</sup> October (2pm-8pm)

Officers	Councillors
Sarah Robertson Nick Moys Steve Ottewell	

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Approximately 50 people attended the drop-in session, including a number of members of the community group What Watton Wants. The majority of people attended between 2pm and 5pm, with very limited attendance between 5pm and 6pm. A few people did attend later in the evening.

### **Key Issues**

- Mallard Road/Woodpecker Drive planning appeal was the main issue discussed. Particular concern regarding the loss of agricultural land, impact upon neighbouring dwellings, density of development and loss of views.
- Concern raised about the level of development which the town has already received, and securing the infrastructure capacity to support new development.
- A number of people were attending due to the alternative option on Merton Road – concern raised about proximity to the high school and the existing level of traffic on the road.
- Surface water flooding was raised by a number of people, following floods within the town on 23<sup>rd</sup> June. This included capacity within the sewer network and newly completed development.

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### **New Buckenham Village Hall – 5<sup>th</sup> October (2pm – 7:30pm)**

<b>Officers</b>	<b>Councillors</b>
James Mann Sandra Bunning	Adrian Joel

Approximately 50 people attended the drop-in session, mostly New Buckenham and Old Buckenham residents. Limited public attendance later in the evening, with 3-4 people attending between the hours of 6 and 7:45.

### **Key Issues**

- PD05A and B and the differences between having and not having a settlement boundary. The main issue was around the conflicting reports in the documents and the number of services which New Buckenham has been identified as having.
- 5 Year land supply issues and the way in which this relates to settlement boundaries.
- The current application in New Buckenham – the way in which the emerging Local Plan would deal with applications of this nature.
- Discussions around the historic nature of the settlement and how, potentially, it's historic nature should be conserved in a further way; neighbourhood planning was discussed frequently in this context.
- The issue of affordable exception sites and how this would work in relation to PD05A and B.

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### Attleborough Town Hall – 6<sup>th</sup> October (2pm – 8pm)

Officers	Councillors
James Mann Heather Byrne	Keith Martin

Approximately 30 people attended the drop-in session. Most people attended between 3 and 6pm, with limited public attendance later in the evening.

#### Key Issues

- The progress with the SUE, the issues around infrastructure provision and the likely delivery of the required infrastructure. Particular issues included: flooding and sewage; the impact of the link road upon neighbouring settlements; and the lack of healthcare/education/sports facilities.
  - Neighbourhood planning – Attleborough, Rocklands and Snetterton.
  - Snetterton Heath sites were discussed with members of the public concerned about development towards the west (towards Snetterton itself).
  - Concerns regarding Great Ellingham and the recent appeal & planning permission that have now taken the numbers of dwellings well beyond the number we were originally seeking to allocate through the Local Plan.
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### Mileham Village Hall – 10<sup>th</sup> October (2pm – 8pm)

Officers	Councillors
Sarah Robertson Richard Laws	

26 members of the public attended. Nobody attended before 3pm or after 6:15pm. Limited attendance from residents of Mileham

#### Key Issues

- The rural areas policy and whether it was beneficial to have a settlement boundary or not. Differences between the existing approach to settlement boundaries and the new policy PD05.
- The proposed site in Litcham – parish council would potentially like to see a slightly larger site in order for it to provide a play area.
- Beetley parish council – concern about minutes from the LPWG not reflecting there clerks comments. Would like to see a site on Fakenham Road included within the settlement boundary rather than see individual sites come forward through applications.

### Swaffham Assembly Rooms – 12<sup>th</sup> October (2pm – 7pm)

Officers	Councillors
Jemma March Chris Hobson	Shirley Matthews Paul Darby

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	+ County Councillor + Swaffham Town Councillor
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Approx. 50 members of the public attended, busiest between 3pm -4.30pm. Only 1 person came in after 6pm. Some confusion over room bookings.

### **Key Issues**

- Status of reasonable alternatives
- Development boundary changes for submission version
- Drainage
- Transport issues through town and potential for link road.
- Location of new supermarket has led to more traffic
- New development – issues with design
- Specific queries about property boundary issues and permission for single dwellings in rural areas
- Misunderstanding over the level of development proposed in Swaffham. General queries regarding numbers in plan period.
- Capacity in the independent High School
- Archaeological issues on sites to the east
- Justification of amendments to PDO5 following Preferred Directions.
- Issues with the new wording of PDO5b and queries as to how it applies.

### **Watton Sports Centre – 17<sup>th</sup> October (2pm – 8pm)**

<b>Officers</b>	<b>Councillors</b>
Sarah Robertson Richard Laws	

20 members of the public attended the drop-in event. A further 4 members of What Watton Wants attended to discuss the appeal off Mallard Road with people attending. No one attended the event until 3pm and there was nobody after 6:30pm. There were limited people attending from Watton, with the majority attending from nearby villages.

### **Key Issues**

- Infrastructure provision – particularly schooling, leisure facilities and doctors surgeries.
- Concern regarding the requirement for new employment and retail land within Watton in conjunction with the new development.
- Several members of Ashill parish council attended the event to discuss local service centre status within the village and the sites that they would like to be discussed.
- The rural areas policy and the impact on villages which still have a settlement boundary.

### **Dereham Memorial Hall – 19<sup>th</sup> October (2pm – 8pm)**

<b>Officers</b>	<b>Councillors</b>

## Breckland Local Plan Consultation Statement Appendices

Jemma March James Mann Natalie Wicks Tom Donnelly Steve Ottewell Nick Moys	Harry Clarke Gordon Bambridge Philip Duigan
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75 members of the public attended the event. There was a steady footfall throughout the meeting, but was quiet from 6 onwards.

### Key Issues

- Level of housing growth proposed for the town. Concern about the infrastructures inability to cope with the future development. Particularly schools, doctors and transport.
- Specifics concerns around the transport study and the junctions that it had looked at.
- Specific issues identified in regards to the development to the south of Toftwood and the bridge over the railway line on Westfield Lane.
- A number of questions were raised regarding the proposed sites within the Local Service Centre including, North Elmham and Yaxham.
- Policy PD05 rural areas were also discussed. More flexibility suggested.
- Drainage, flooding and sewage issues – particular concerns regarding site 23 and sites to the south.
- Some support for land to the west of Dereham

### Thetford Carnegie Room – 20<sup>th</sup> October (2pm – 8pm)

Officers	Councillors
James Mann Chris Hobson	

20 members of the public attended the meeting. No footfall after 6pm.

### Key Issues

- When the SUE will come forward and infrastructure related to this in terms of town centre improvements; road infrastructure; doctors, schools etc.
- Progress on the riverside project & bus station re-location
- Snetterton employment area: Which areas will be developed, where the energy will come from; what uses will go on the site.
- A few members of the public from rural areas and discussions around PD05A and B.

### Great Hockham Village Hall – 24<sup>th</sup> October (2pm – 8pm)

Officers	Councillors
Sarah Robertson Simon Wood	

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25 members of the public attended the drop-in meeting. Only two people attended after 6pm. The majority of people attending were from Hockham.

### Key Issues

- Policy PD05 was discussed particularly in regards to the advantages and disadvantages of having a settlement boundary
- A number of questions were in regards to the preferred approach put forward by the parish council for land to be included within the Hockham settlement boundary.

### Attleborough Town Hall – 25<sup>th</sup> October (2pm – 8pm)

Officers	Councillors
Jemma March Simon Wood	One councillor

8 members of the public attended the meeting, most either at 3.30 or 6.15pm. No footfall before 2.45 or between 4 and 6 or after 6.30pm apart from the Councillor.

### Key Issues

- Impact of employment allocation on Snetterton residents, queried parts of the map and status of reasonable alternatives.
- Detailed queries on PD05a and b regarding North Lopham
- Attleborough – neighbourhood plan employment area of search has been reduced but this is not shown on the map, queries regarding timescale for the link road and whether there would be new shopping facilities, queries regarding existing permissions and employment areas.
- Old Buckenham – queried existing permissions

### Swaffham Assembly Halls – 26<sup>th</sup> October (2pm – 8pm)

Officers	Councillors
James Mann Simon Wood	Shirley Matthews Paul Darby Ian Sherwood

27 members of the public attended the meeting, including members of the Town Council. No footfall after 6pm.

### Key Issues

- Town centre traffic issues with people coming through the town. Related to this the issue of all the shopping at the north and most recent development to the south.
- S.106 negotiation process regarding the preferred sites.
- Infrastructure provision generally
- Wind turbine noise
- The event has not been properly advertised.
- Empty shops within the town centre
- Issues raised regarding rural settlement boundaries, PD05A and B.

# Breckland Local Plan Consultation Statement Appendices

## Appendix R: Summary of responses to the Preferred Sites and Settlement Boundary Consultation

The third consultation on the Local Plan took place over a 6 week period from 19<sup>th</sup> September to 31<sup>st</sup> October. The Interim consultation focused on the proposed sites for allocation and proposed settlement policies and did not seek views on core policies, development management policies or policies for Thetford and Attleborough which were presented in the Preferred Directions document. The next and final 'submission' version of the document will incorporate all these elements.

During the consultation 1171 comments were received on the Interim Consultation document and a further 28 comments on the accompanying Sustainability Appraisal. This represents a high response rate, albeit slightly lower than the preferred directions consultation. The majority of comments were focused on the housing distribution and allocations, approach to rural areas and the settlements of Dereham, Garboldisham, Mattishall and Yaxham. The full consultation responses can be seen on the consultation portal.

The following sections outline the key issues which have been identified.

### Overarching Representations

The consultation received a good level of response from Duty to Cooperate bodies, including Historic England, Environment Agency, Natural England, Norfolk County Council and adjoining District Councils. Key plan wide topics raised by these groups include:

Consultee	Comment
Environment Agency	Provide a detailed representation however present no objection to the plan. Specific comments have been provided at a site specific level.
Natural England	No objection. The report gives sufficient consideration to the effects of development on designated sites, biodiversity, landscape and soils. The majority of allocated sites are situated in less environmentally sensitive areas and where sites have been allocated within more sensitive areas, such as within the Breckland Special Protection Area (SPA) 1500m constraints zone, these proposals have already been discussed with Natural England and appropriate mitigation agreed
Historic England	Objection in principle to the evidence base – “raise significant concern that site allocations cannot be considered sound within or adjacent to Conservation Areas where this distinctive character has not been identified and defined
RSPB	Seeks revision of the stone curlew buffer used in the HRA
West Suffolk	Seeks revision to HRA to ensure methodology corresponds to the Forest Heath methodology.
Anglian Water	No objection - Provides an assessment of the available capacity at the Water Recycling Centres (WRC) and the foul sewerage network for each of the proposed sites in the document

The majority of duty to co-operate bodies raised no objections to the plan and focused on providing additional wording for policies.. Where objections to the document were received such as from Historic England, work is ongoing to ensure that those key issues are addressed prior to the Regulation 19 Pre-Submission Publication of the Local Plan.

# **Breckland Local Plan Consultation Statement Appendices**

## **Housing Distribution and Allocations**

The revised district wide housing distribution was consulted on as part of the preferred sites and settlement boundaries. This retains the focus of new development on the key towns of Attleborough and Thetford, albeit with a lower level of growth than previously proposed. The market towns of Dereham, Swaffham and Watton would see a higher proportion of growth than previously consulted on through the preferred directions. The local services centres would see the same level of growth as a whole, however this would be re-distributed between them and the rural areas would receive 5% of the growth. A broad range of responses were received to this question, with support to the distribution from Norfolk County Council, some landowners and members of the public. Objections to the revised distribution predominantly focused around the increased level of growth in the market towns and the over reliance on the sustainable urban extensions to deliver growth without consideration of other land in Attleborough and Thetford. Particular concerns were raised by Dereham Town Council about the increase growth levels proposed in the town. A high number of agents objected to the proposed phasing strategy which restricts certain sites from development until year 2021.

The designation of local service centre villages and the allocation of sites in these villages received significant numbers of comments. The greatest level of objection to the proposed distribution was received from Bawdeswell, Garboldisham and Yaxham. Each village is newly proposed as a local service centre through this Local Plan, and the objections seek the removal of the designation. Separately Swanton Morley Parish Council have sought to increase their level of growth through this consultation.

## **Approach to Rural Areas**

The consultation document set out a revised policy on the approach to the rural areas. Members will recall that this detailed policy set dual level approach to the rural areas dependent on whether they retained a settlement boundary. The representations showed that there was general support for a criterion based policy which enables limited growth in rural areas. However, the policy PD05A & B as currently drafted is not clear to most respondents. A number of the respondents seek clarification on the wording of the policy; in particular concern was raised around the criteria for local support and whether this could be upheld at appeal. The other key area of concern was the level of growth associated with the policy, particularly whether the 10% and 5% limits, applied to the settlement or parish and the implications for parishes which may have already exceeded this target. Norfolk County Council disagreed that plots should be limited to either 5 or 3 dwellings.

Within the responses some agents/landowners sought reclassification of villages in order to promote sites, some respondents sought reclassification of villages to protect village from development (most consistently for New Buckenham)

## **Settlement Specific Representations**

A full consultation report will be considered by Local Plan Working Group. However the following table provides a summary of the key issues identified within each of the market towns and local service centres where an allocation is proposed.



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Settlement	Comment
Dereham	<p><b>Total:</b> 138 Comments by 61 consultees</p> <p>Proposed sites generated significant levels of responses. Issues raised included infrastructure capacity, level of housing proposed for the town and the Dereham transport study.</p>
Swaffham	<p><b>Total:</b> 32 comments from 12 consultees</p> <p>A number of comments have raised concern regarding infrastructure provision within the town.</p>
Watton	<p><b>Total:</b> 33 Comments from 22 consultees</p> <p>Representations have included that the lack of further allocations to be unsound. Watton is a sustainable location for development, and the council should review the housing target for the town. Other representations have also raised concern infrastructure provision within the town.</p>
Ashill	<p><b>Total:</b> 11 comments by 5 consultees</p> <p>Parish council would like to see other sites designated as the preferred option. Only one public comment was received.</p>
Banham	<p><b>Total:</b> 9 comments from 4 consultees</p> <p>Limited comments were received on the preferred, alternative and unreasonable sites within Banham. Historic England have raised concerns regarding the assessment for the preferred site.</p>
Bawdeswell	<p><b>Total:</b> 17 consultees made 31 comments</p> <p>10 objections to designation of Bawdeswell as a Local Service Centre including Parish Council, 1 support</p>
Garboldisham	<p><b>Total:</b> 66 comments from 36 consultees</p> <p>Representations object to the designation of the village as a Local Service Centre</p>
Great Ellingham	<p><b>Total:</b> 28 comments from 11 consultees</p> <p>Representations are predominantly from statutory consultees. Specific comments relating to the alternative option which has been allowed at appeal.</p>
Harling	<p><b>Total:</b> 19 comments from 10 consultees</p> <p>Parish Council agree with the site assessments. Additional comments received on the unreasonable sites.</p>
Hockering	<p><b>Total:</b> 13 comments were received from 7 consultees</p>

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	Representations received were predominantly from statutory consultees. Overall support for the preferred option.
Kenninghall	<b>Total:</b> 26 comments from 5 consultees  Majority of responses were from statutory consultees. Support for the preferred sites from the parish council.
Litcham	<b>Total:</b> 31 comments from 19 consultees  Mixed responses to the preferred site with support from the parish council, however objections have also been received from local residents and the highways authority.
Mattishall	<b>Total:</b> 102 comments from 35 consultees  Parish Council support housing number for village, however concerns are raised regarding preferred site LP[061]019. Significant public comments have also been received on this site.
Narborough	<b>Total:</b> 6 comments were made by 5 consultees No objections to the preferred site.
Necton	<b>Total:</b> 38 Comments from 10 consultees. Necton Parish Council support the preferred site allocations. Historic England have raised significant concerns regarding site LP[067]010 and undesignated heritage assets.
North Elmham	<b>Total:</b> 38 comments from 15 consultees The parish council and members of the public have raised objections to the revised housing numbers proposed for the village, as they are contrary to the parish survey which had been carried out previously. Particular public concern regarding site LP[070]008
Old Buckenham	<b>Total:</b> 34 Comments from 22 consultees Objections raised to site LP[074]006 including from the parish council. Concern regarding housing levels within the village
Shipdham	<b>Total:</b> 18 Comments from 12 consultees. Support was received for the preferred sites from members of the public. Site representations have been received on unreasonable sites within the village seeking further review of land.
Sporle	<b>Total:</b> 16 comments from 7 consultees The majority of comments are from statutory consultees. Comments from the public have queried the designation as a local service centre
Swanton Morley	<b>Total:</b> 19 comments from 11 consultees Support for the preferred option from the parish council, landowner and 3 members of the public
Yaxham	<b>Total:</b> 82 comments by 69 consultees 46 members of the public dispute the Local Service Centre status designation of Yaxham including the Parish Council and Neighbourhood Plan Group

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