

Assessment of the sites on the Brownfield Register

Site Reference	Location	Planning History	Recommendation	Justification
BLR_01	Land south of Whitehouse Lane, Attleborough (Former Grampian Food Site Buckenham Road)	<p>Site granted outline planning permission for up to 165 dwellings (3PL/2015/0546/O), which covered a larger site area. Reserved matters application (3PL/2019/0097/D) for 165 dwellings was approved in November 2020.</p> <p>The site also formed part of Local Plan sites LP[002]009/010.</p> <p>Discharge of conditions applications currently being considered and determined</p>	Part 1 - No amendment proposed	Site has been reduced in size to exclude greenfield land. Site now has an approved reserved matters application (3PL/2019/0097/D).
BLR_02	Land at Dereham Hospital, Dereham	The site is included in the Breckland Local Plan LP[025]028	Part 1 – no amendment proposed	<p>The site is not proposed for inclusion on Part 2 of the register at this point in time. There are known issues around the re-organisation of the site and the impact upon the non- designated heritage assets.</p> <p>Furthermore, the site to the rear of the site is a proposed allocation through the Local Plan. LP[025]029 has allocated the site for 60 dwellings.</p>
BLR_04	Former V A Infant School, Necton	The site has planning permission for 9 dwellings (3PL/2021/1397/F). Discharge of conditions applications currently being considered and determined.	Part 2 - No amendments proposed	The site is within a settlement that is defined as a Local Service Centre through the Local Plan.

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BLR_05	D D Dodd and Sons, Chapel Street, Shipdham	<p>The site had planning permission which has since expired (3PL/2016/0655/F). (Demolition of old Public House, central garage and retail units. Erection of convenience store, retail units and flats)</p> <p>Subsequent applications have been refused (3PL/2022/0057/F). (Demolition of old public house and retail and erection of 7 affordable dwellings)</p>	Part 1 – No amendments proposed	The site is not currently proposed to be included on Part 2 of the register.
BLR_06	Mellor Metals, Attleborough Road, Great Ellingham	<p>The site had planning permission for up to 75 dwellings (3PL/2016/0648/O). The planning permission expired on 07/04/2020.</p> <p>A further application has been approved (3PL/2018/0386/O) for development of up to 75 dwellings.</p>	Part 1 – No amendments proposed	The site is not currently proposed to be included on Part 2 of the register

Site Reference	Location	Planning History	Recommendation	Justification
BLR_19	The Old Maltings, Norwich Road, Dereham	<p>The site had planning permission (subject to S.106) for 127 dwellings (3PL/2016/1454/H and variation 3PL/2019/0181/VAR and discharge of conditions, including 3DC/2018/0253/DOC), however this has since expired. maltings for the visibility splay.</p> <p>Discussions ongoing to try to facilitate the future development of the site.</p>	Part 1 – No amendments proposed	The site is not currently proposed to be included on Part 2 of the register
BLR_20	The Old Maltings, Norwich Road, Dereham	Adjacent to BLR 19 but not subject to the planning application (3PL/2016/1454/H).	Part 2 – No amendments proposed	The site has been placed on Part 2 of the register (BLR/2017/0003/PIP). The net number of dwellings which the Council considers the land is capable of supporting is between 53 and 75 dwellings. There are known access issues, but it is hoped that the certainty of being placed on Part 2 of the register will help to bring the site forward.

Site Reference	Location	Planning History	Recommendation	Justification
BLR_25	The Old Waggon and Horses, Chapel Street, Shipdham	Site forms part of a larger site that has reserved matters consent for 90 dwellings (3PL/2017/0757/D and 3PL/2019/1214/F). Current undetermined application (3PL/2022/1046/F) for 105 units with a split tenure of affordable and shared ownership. Site adjacent to local plan allocation (LP(085)006 Land West of Brick Kiln Lane for at least 55 dwellings	Part 1 – No amendments proposed	The site is not currently proposed to be placed on part 2 of the register as it is extant.