

Appendix A Schedule of Brownfield Sites 2025

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.</p> <p>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>	Remove from BLR	Site has received Planning Permission and is under construction.
BLR_02	Land at Dereham Hospital, Dereham	<p>The site is included in the Breckland Local Plan LP[025]028</p> <p>A larger site is proposed under CFS for the Local Plan.</p>	Part 1 – no amendment proposed	<p>The site is not currently proposed for inclusion on Part 2 of the register. 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>

Site Reference	Location	Planning History	Recommendation	Justification
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.	Remove from BLR	Site has received Planning Permission and is under construction.
BLR_05	D D Dodd and Sons, Chapel Street, Shipdham Development Site 596101 307513	<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> <p>Other sites at Chapel Street have been approved and under construction (3PL/2019/1214).</p> <p>Site currently has a Discharge of Condition application, which has been discharged in part – reference 3DC/2023/0118/DOC (same notice as The Old Waggon and Horses below)</p> <p>Visual observations of the site confirm proposed demolition work has been completed.</p>	Remove from BLR	Site now has planning permission (3PL/2021/0638/VAR) and has been partly implemented for this

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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
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	<p>Industrial site off Greenfields Road, with multiple businesses operating.</p> <p>Adjacent to BLR 19 but not subject to the planning application (3PL/2016/1454/H).</p>	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_22	Former Quantrill's Industrial Estate, Church Street, Griston.	<p>Site was issued planning permission in July 2014, application reference: 3PL/2012/1045/O.</p> <p>Proposal was for the redevelopment of site for 37 residential dwellings & 390m² B2 industrial units & 270m² of B1 office space.</p> <p>Planning permission has since elapsed, so the site is to be re-added onto the BLR.</p>	Part 1 – Site to be re-added to BLR	Planning Permission for this site has now lapsed, it is still considered that the site remains suitable for development.
BLR_25	The Old Waggon and Horses, Chapel Street, Shipdham	<p>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</p> <p>Site currently has a Discharge of Condition application, which has been discharged in part – reference 3DC/2022/0078/DOC</p> <p>Visual observations of the site confirm proposed demolition work has been completed.</p>	Remove from BLR	Previous permission 3PL/2019/1214/F implemented but new permission (3PL/202/1046/F) issued for 102 affordable homes.

Site Reference	Location	Planning History	Recommendation	Justification
BLR_26	Ex MOD Comms Building, Elworthy Road, Watton	<p>3PL/2011/0396/CU</p> <p>Initial Application for COU of land for storage of building materials (refused)</p> <p>Appeal for COU to residential allowed in 2012</p> <p>Adjoining development approved for planning: 3PL/2014/1378/F and 3PL/2007/0262/O.</p>	Part 1 – Addition proposed	The site has been assessed and is considered to meet the requirements to be included on Part 1 of the Register.