



Breckland
COUNCIL

Consultation Paper

Title:

Breckland Local Plan Full Update:

A Review of Local Service Centre Parishes

Date: Updated March 2024

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Objective

To review the data and criteria used to identify Breckland local service centre parishes in the 2017 Topic paper and consider whether the categorisation of those parishes still applied.

1 Introduction

- 1.1.1 Following the consultation in January and February, further updated information on the service provision of villages was provided, including updated bus service provision. Consequently, some village settlements have changed definitions e.g. Rocklands is now considered a Local Service Centre and Beeston remains as a village with a boundary due to loss of community shop and loss of bus service provision.**
- 1.2 The sustainability of rural services needs to be supported by appropriately located well-designed development, whilst protecting the environment and wider rural area. Issues around rural isolation, inaccessibility to services and reliance on the private car also need to be considered in any development strategy for a rural area such as Breckland.
- 1.3 In July 2017, Breckland Council prepared a topic paper to identify Local Service Centres within the District, that had appropriate provision of services which could support further development and in turn that development could support those existing services.
- 1.4 A local service centre was defined as a parish which met all 5 of the following service provision criteria, a primary school, a village shop, public transport, a community facility and employment.
- 1.5 The 2017 topic paper identified the following parishes as Local Service Centres:

Ashill, Banham, Bawdeswell, Garboldisham, Great Ellingham, Harling Hockering Kenninghall, Litcham, Mattishall, Narborough, Necton, North Elmham, Old Buckenham, Shipdham, Sporle,

Swanton Morley and Weeting. These parishes were identified in the Local Plan under HOU2 and were planned for 10% increase in growth.

- 1.6 It is important that the Local Plan: Full Update is based on up to date evidence. It is likely that for some parishes there may have been some significant changes in the provision of key services and facilities since 2017; as well as need to consider whether the criteria used remains valid.
- 1.7 This paper reviews the findings of the 2017 topic paper and re-examines the parameters of service provision criteria and updates the data against these criteria, as well as revisiting the analysis and the recommendations for the categorisation of those Local Service Centres and considers whether their designation still applies.

2 National Policy Context for Local Service Centres

- 2.1 In a predominantly rural District like Breckland it is important to address issues such as access to services and significant local housing need that would promote sustainable development in rural areas. Such proposals can enhance and maintain the vitality of rural communities, which genuinely function as immediate service centres for the surrounding rural areas.
- 2.2 The National Planning Policy Framework (NPPF) highlights the need to support economic growth in rural areas by taking a positive approach to sustainable new development through promoting the retention and development of local services and community facilities in villages. It also reinforces the need for promoting housing in locations where it would enhance or maintain the vitality of rural communities.

3 Local Policy Context and Methodology of Identifying Local Service Centres in Adopted Local Plan

- 3.1 As part of the current Local Plan evidence base; the Preferred Site Options and Settlement Boundaries Consultation (September 2016) set out that parishes

should be allocated as Local Service Centres where they meet all 5 qualifying criteria:

School - A primary school is the key criteria, as this is considered the most important focal point for residents in villages.

Public Transport - An assessment of the level of public transport access within the parish by focussing on the frequency of services during peak hours to larger settlements.

Community Facility - This can include a number of different facilities such as a village hall, public house, restaurant or café.

Employment - The level of employment available within the parish. In order to meet the criteria a parish must have approx. 20 businesses within the village and at least two of these businesses employing 10 or more people

Shop/Post Office – Whether there is a local shop or convenience provision within the village e.g., included within a pub.

- 3.2 In the 2017 topic paper, the population criterion was removed from the analysis as many parishes had low populations. It was considered that the primary criterion to support sustainable development was the presence of a primary school within the parish, as these are the main focal point of a parish and have a significant impact on reduction of car journeys. Other criteria were taken into consideration such as infrastructure capacity, existing levels of committed development and environmental factors.
- 3.3 With regards access to health provision, there are very few villages within Breckland which have GP Surgeries due to population size and the rural nature of the district. NHS England generally adopts an optimum size of 1,800 patients

per whole time equivalent GP. Surgeries outside the main market towns therefore provide a service for a wide rural catchment, and it was not considered in the 2017 Topic paper appropriate to identify local service centres through the existence of a GP surgery within a village. The parishes that do have a GP surgery are: Mattishall, East Harling, Kenninghall, Litcham, Mundford, Narborough, Necton, North Elmham, Shipdham and Swanton Morley.

- 3.4 With reference to the distance between the services and facilities and the service centres; the Institute for Highways and Transport published Guidance for Journeys by Foot, which includes suggested acceptable walking distances. It recommended that the acceptable walking distance for the majority of people is 800m with a preferred maximum distance of 1200m. Any further distance, research showed that residents would use other forms of transport.
- 3.5 Some parishes were screened out of the Local Service Centre analysis due to distances of the main village to local services and these included Scarning, Besthorpe, Croxton and Kilverstone, Carbrooke, Griston and Little Cressingham.
- 3.6 Other parishes which were not considered as Local Service Centres were Yaxham due to its dispersed nature and Saham Toney due to no existing local shop or convenience provision in the village. In 2017, Mundford was also not considered due to its poor bus provision.
- 3.7 The conclusion drawn in the 2017 topic paper was that Ashill, Banham, Bawdeswell, Garboldisham, Great Ellingham, Harling, Hockering, Kenninghall, Litcham, Mattishall, Narborough, Necton, North Elmham, Old Buckenham, Shipdham, Sporle, Swanton Morley and Weeting all met the criteria to continue their designation as Local Service Centre villages. Based on 2011 population data, an uplift of 10% growth was proposed in the Local Plan for Local Service Centres and 7% for villages with boundaries.
- 3.8 It is important to note that the Local Plan remains up to date and the hierarchy of parishes (including the Local Service Centres) remains robust and is consistently supported at planning appeals. The Inspector considering the

Local Plan¹ considered that the methodology used by the Council was robust and his Report (para 38) states:

The third tier of the settlement hierarchy is Local Service Centres (LSC). This includes 18 settlements and the growth of these in total equates to 14% of the overall housing growth in the Plan as set out in Policy HOU 02 (as recommended in MM14). The Council has produced a LSC Topic Paper (LP_H_3). This appraised a significant number of settlements against set criteria. To be identified as a LSC, a settlement must have a primary school, shop/post office, a community facility, employment (approximately 20 businesses within the village, with at least two of these employing 10 or more people) and reasonable public transport (including the frequency of services and whether it is possible reach a higher order settlement for normal working hours). The LSC Topic Paper also sets out that walking distances to local services and facilities was also an important factor. Whilst other factors could have been included such as GP surgeries, I am content that the criteria offer a reasonable basis to consider the suitability of settlements to receive growth.

- 3.9 The Inspector also considered the specific issues set out above with regard to Yaxham / Clint Green and Bawdeswell and agreed with the Council's position. Paragraph 43 of the Inspector's Report states:

I consider that the assessment of all other settlements has been appropriate. I am particularly mindful that such matters often require a planning judgement to be made, which can be finely balanced. However, I am content that the Council's assessment is justified.

- 3.10 Consequently, as the current approach set out in the Local Plan is up to date and continues to be supported at planning appeals it is considered appropriate to use the existing methodology as a robust basis for the 2023 update.

¹https://www.breckland.gov.uk/media/14546/Report-of-the-Inspector-2019/pdf/Report_of_the_Inspector_2019.pdf?m=637520995843570000

4 The 2023 Local Service Centre Review Methodology

- 4.1 The same methodology was applied in that service centres must meet all 5 criteria in the provision of local services. However, the parameters of some of the qualifying criteria have been updated to reflect the changes following the pandemic.
- 4.2 The qualifying criteria:

A School - A primary school being located within the village is the key criteria, as this still remains as the focal point of a village and its location within a village reduces the number of car journeys.

Public Transport - An assessment of the level of public transport access within the village by focussing on the frequency of services during peak hours to larger settlements. Public transport provision for many villages including some local service centres were poor in the 2017, but a review of those services show that many villages have lost frequency of buses or entire routes. To partly address this Norfolk County Council launched their call on demand flexibus scheme to the west of the district serving those villages around Swaffham and within South Norfolk including some Breckland villages too, to some success. Furthermore, many more people work from home at least part of the time, which has reduced car journeys. Consequently, it is considered that if the public transport is still available to a higher hierarchical settlement with a frequency which allows a reasonable return journey in peak times, then this criterion has been satisfied. (The definition is that a settlement should have public transport still available to a higher hierarchical settlement (so for a Local Service Centre the transport should be to a town/city) with at least four services a day at times that enable a reasonable range of activities, such as a shopping trip or attendance at an appointment to be completed.)

Community Facility - This can include a number of different facilities such as a village hall, public house, restaurant or café.

Employment - The assessment has looked at the level of employment available within the village. In the 2017 topic paper, in order to meet the

criterion a parish must have approx. 20 businesses within the village and at least two of these businesses employing 10 or more people. The assessment was based on ONS data which showed registered limited businesses in each village and the number of PAYE employees they employed. The total number of businesses registered has been given, some of these may not provide employment, however, the number gives an indication of how economically active the settlement is. Furthermore, some businesses may be registered in the village but operate elsewhere in the county, and so the location of businesses which have ten or more employees have been checked. If the location cannot be confirmed within the village, the business has been discounted.

It is also worth noting that there has in the last five years been a significant change in business types and sizes as well as working practices e.g., working from home, outsourcing human resource and more self-employment and from the 2021 census, data shows that 74% of businesses do not employ anybody else other than their owners, this can be seen by the large number of small businesses including sole traders in rural locations. Additionally, many businesses tend to work as a network of skills rather than employing directly, so employ a skill when needed for a project or piece of work.

Shop/Post Office – Whether there is a village shop or convenience provision within the village e.g., included within a pub. Within this, farm shops have been included and local mobile grocery deliveries.

Notes on Data

- The 2021 population figures are taken from ONS population estimates and are not actual figures [Build a custom area profile - Census 2021, ONS](#).
- Some research was commissioned in 2022 around mean average dwelling occupation for Norfolk. This was to support the Norfolk Calculator assumptions underlying its calculations. The mean average is 1.89 people per dwelling. As

there only figures available from ONS are estimates and not actuals, the review has multiplied the number of dwellings built since 2011 to 2021 by 1.89²

- The completions information used the census years 2011 to 2021
- The Water Restraints are based on Water Cycle Study 2017
- There is no data available on the power constraints.
- Flood Risk was based on EA data and Norfolk County Council’s report on Flooding County Wide on 16th August 2020 Report (20th November 2020)
- Local services: community facilities, shops, public transport gained from village survey audit to parish councils or via desk top research.
- Employment data was obtained from 2023 ONS data and desk top research.

5 Conclusions

5.1 All villages identified as local service centres still meet the qualifying criteria of demonstrating 5 out of 5 services within their villages. Mundford has also been identified as a Local Service Centre as the public transport provision has now improved with the Swaffham flexibus, which is a daily on demand bus service travelling from / to Swaffham and villages in West Norfolk and Breckland. Rocklands has also been included as a Local Service Centre as it now has additional public transport provision with the No.82 offering frequent services to Attleborough and the new South Norfolk Flexibus to Attleborough too.

5.2 No other parishes have met the criteria.

5.3 It is considered that although Weeting meets all the criteria for a Local Service Centre, due to the strict environmental constraints of the Stone Curlew Buffer around the village, it is not considered to be an appropriate location for new development. However, for consistency, it is still to be designated as a Local Service Centre.

Village	School	Public Transport	Community Facility	Employment	Shop
Ashill	X	X	X	X	X

² Norfolk Nutrient Budget Calculator Technical Reference Report Royal Haskoning 22 September 2022

Village	School	Public Transport	Community Facility	Employment	Shop
Banham	X	X	X	X	X
Bawdeswell	X	X	X	X	X
Garboldisham	X	X	X	X	X
Gt Ellingham	X	X	X	X	X
Harling	X	X	X	X	X
Hockering	X	X	X	X	X
Kenninghall	X	X	X	X	X
Litcham	X	X	X	X	X
Mattishall	X	X	X	X	X
Mundford	X	X	X	X	X
Narborough	X	X	X	X	X
Necton	X	X	X	X	X
Nth Elmham	X	X	X	X	X
Old Buckenham	X	X	X	X	X
Rocklands	X	x	x	x	x
Shipdham	X	X	X	X	X
Sporle	X	X	X	X	X
Swanton Morley	X	X	X	X	X
Weeting	X	X	X	X	X

Consultation

Do you agree with the proposed methodology?

If not what changes do you consider appropriate?






Are there any parishes that you do not consider should be designated as local service Centres? (Please give reasons)

Are there any parishes that you consider should be designated as local service Centres? (Please give reasons)

Appendix A Local Service Centre Analysis

Ashill

Key Indicator Groups	Key Indicators	Quantity	Notes
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	2011 Census	1411	Increase of 6%
			
Population	2021 Census	1500	
	No of houses built between 2011 to 2023	61	
Growth Indicators	No of dwellings with extant planning permission or development plan allocations (March 2023)	99	75 of these dwellings are caravans.
	Primary School	Ashill Voluntary Controlled School	Max capacity 107 pupils, Currently has 108 pupils. At maximum. Ofsted Good
Education	Secondary School	O	Nearest is Wayland Academy Thetford 3.12 miles
	Primary Healthcare facilities	No	Nearest Watton 2.9 miles
Health	Digital Connectivity	Patchy	Broadband patchy. Mobile 3 out of 4 providers good
	Public Transport	Konect No.11A Swaffham-Watton-Dereham	Bus frequency in village has decreased since 2017. Earliest Bus 7.25am to Dereham and 7.11 to Swaffham. Hourly but varies through day. Last bus from Dereham to Ashill is 16.25 and from Swaffham 17.45.
Connectivity			

Cycle and Footpath Peddlars Way routes

Proximity to nearest Market town or key settlement	Watton 3.6 miles Swaffham 6.5 miles
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Shopping Facilities

Local Shop/Post Office	1	Ashill Food and Wine Newsagents and UPS pick up
Other Shops	1	Ashill Fruit Farm and Farm Shop, Children's clothes shop
Mobile Shops		Mobile library, Norfolk Vegetable Box



Social Capital

Village Hall/Community Centre	1	Community Centre main event hall with playing fields. Village Aid Centre is drop in centre and allotments
Pub	1	The White Hart Freehouse opened in 2020
Church	1	St Nicholas Grade I listed
Website/ Facebook page	Yes	https://www.facebook.com/Ashill.info/
Events	Yes	Village fete, cinema evenings, quiz nights,
Organisations and clubs	Yes	Cubs, brownies, yoga, badminton, Toddlers club, Bowls Club



Business and Employment Information

Employed Population	Unknown
Businesses within the parish	32 businesses are within Ashill which employ people of which 4 employ 10 or more people: Trell Contractors 28, Fountain of Life Church 13, The White Hart 33, and Ashill School 21. The businesses range from the primary school, financial services, cleaning services, construction and trades, IT, home help, Farming, Mobile hairdresser



Restraints to Development

Water & Utilities	Capacity issues with the wastewater network
Flood Risk	There are no areas of flood risk in the village
Local Road Network	The village is accessed via a c class road network
Natural Environment	Country Wildlife Site located to the west of the village off Swaffham Road
Nutrient Neutrality	No

Cycle and Walking Routes	Peddars Way
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Village character

Landscape Assessment	Polyfocal Nucleated Green Edge Village	
Listed Buildings	3 listed buildings and 3 being scheduled	Lilmkilyn at Swaffham Road Grade II The Glebe Swaffham Road Grade II St Nicholas Church Grade I Site of Panworth Hall and Medieval Settlement Scheduling Devils Dyke Scheduling Roman Enclosure NE of Panworth Hall Scheduling

Status in Local DP	Village classified as Local Services Centre
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Notes There has been an increase in businesses registered at Ashill with 32 compared to 22 in the 2017 Topic paper, however it has lost Ashill Precision engineering which moved to Kings Lynn.

The bus frequency is less than in 2017

The primary school is at maximum capacity

Recommendations Ashill meets 5 out of 5 criteria for Local Service Centre

Banham

Key Indicator Groups	Key Indicators	Quantity	Notes
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	2011 Census	1481	Increase of 1%
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Population

	2021 Census	1500	
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Growth Indicators

No of houses built between 2011 to 2023	31		
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No of dwellings with extant planning permission or development plan allocations (March 2023)	97		
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Education

Primary School	Banham Primary School	School capacity 120	No. of pupils 97
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Secondary School	Old Buckenham High School	7 miles	
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Health

Primary Healthcare facilities	0	Nearest is East Harling and Kenninghall Medical Practice 4 miles
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Connectivity

Digital Connectivity		Superfast broadband, no ultrafast,, mobile signal on ¼ providers
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Public Transport	37A East Harling, 137A, 371 Diss High School, 1 Attleborough, SE1 Attleborough	The earliest service starts at 06.53am for the 37A. The last bus runs at 19.04pm. The village also has a school bus.
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Cycle and Footpath routes	0	None
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	Proximity to nearest Market town or key settlement		Attleborough 5.7 miles
 Shopping Facilities	Local Office	Shop/Post 2	Banham Post Office (7 Days a week (Shop) 5 days a week (P.O) Norfolk House The Green, Norwich NR16 2AA), One Stop
	Other Shops	23	Banham Butchers, Appleyard Hair, Creative Cakes * Bakers,
	Mobile Shops	0	Norfolk in a box, library
 Social Capital	Village Hall/Community Centre	1	Exercise classes, coffee morning, bar & social activities. Hall hire for private parties. Various other classes
	Pub	2	Banham Barrell and The Garden House Banham Community Hub
	Church	1	St Marys Church- Runs Sunday services and has a church café
	Website/ Facebook page		https://banhamparishcouncil.norfolkparishes.gov.uk/
	Events		Church Café, Pumpkin picking, zoo events
	Organisations and clubs		Children's play area, Banham Community Centre
 Business and Employment Information	Employed Population	No figures available	
	Businesses within the parish		There are 41 businesses which employ people plus a number of sole traders. There are 7 businesses which employ more than 10 people and these include the primary school 16, Caravan site 37, Banham zoo 79/86, Ryan Poultry 99, Macbrook gas boiler suppliers 20, gentle folk community care home 21, The orchard Montessori preschool 12 Most of the businesses are construction, financial services, farming services and vehicle services
 Restrains to Development	Water & Utilities		No Known Capacity Issues
	Flood Risk		Ordinary watercourse to west and northwest of village (Wash Farm and Church Farm stream). Small area of 1 in 100 year flood risk area adjacent ordinary watercourses to west and northwest of village.
	Local Road Network		Village is accessed from the B1113
	Natural Environment		No European sites, SSSIs or CWS in vicinity of Banham

	Nutrient Neutrality	No	
	Landscape Assessment	Nucleated Single Focus Green Edge Village	
Village character	Listed Buildings	35	Banham Hall and Smithdon School and a number of cottages
	Status in Local DP	Village classified as Local Services Centre	
Notes	Has a number of businesses, limited public transport, has a school but at below capacity, has a number of shops and community facilities.		
Recommendations	Banham meets all 5 criteria of a Local Service Centre		

Bawdeswell

Key Indicator Groups	Key Indicators	Quantity	Notes
	2011 Census	828	Increase of 5%
			
Population	2021 Census	870	
	No of houses built between 2011 to 2023	50	
Growth Indicators	No of dwellings with extant planning permission or development plan allocations (March 2023)	1	
	Primary School	1	Bawdeswell Community Primary School capacity 105, currently has 86 pupils
Education	Secondary School	1	Reepham High School and College.
	Primary Healthcare facilities	0	Reepham Surgery
Health			
	Digital Connectivity		Superfast broadband, no ultrafast,, mobile signal on 2/4 providers
Connectivity	Public Transport	x29 Fakenham/Norwich and Dereham Saturday shopper	x29 every 30 minutes peak times. less outside peak. Buses run between 06.50am-23.30pm. There is also a school bus.
	Cycle and Footpath routes	0	Closest is Marriotts Way
	Proximity to nearest Market town or key settlement		Dereham 9.3 miles
	Local Shop/Post Office	2	Bawdeswell Stores (run by Morrisons).



Shopping Facilities

Other Shops	2+	A satellite Post Office within the Church on a Tuesday and Friday morning when the Postmaster is available, but this is threatened with closure or limits by Post Office
Mobile Shops	3	Bawdeswell Garden Centre, a family run Bawdeswell Garage plus a few one person businesses run from home
		Library, food bank and occasional fast food services (pizza / fish and chips) in a layby one mile outside the village, Norfolk in a box



Social Capital

Village Hall/Community Centre	1	Village Hall- community gatherings each week plus private social functions and external business meetings. Currently a community car scheme operates in the village to provide patients transport to medical facilities. The village has not public transport to provide this service
Pub	0	A cafe operates within Bawdeswell Garden Centre. The Village pub closed 2 years ago.
Church	1	All Saints Church- holds weekly Sunday service
Website/ Facebook page		https://www.bawdeswellvillagehall.co.uk/ https://bawdeswell.norfolkparishes.gov.uk/
Events		Quiz night, film night
Organisations and clubs		Recreation Grounds with football pitch, basketball court, children's play area, BBQ area and adjacent bowling green




Business and Employment Information






Employed Population	No figures	
Businesses within the parish		There 22 businesses with employment and a number of sole traders within Bawdeswell. There are 4 businesses with 10 or more employees, these included Cobb Europe Quality Testing Labs 35, Bawdeswell Garden Centre 57, Martin McColl Retail 19, and Primary School 15. The other businesses are construction and trades, financial services, Creative industries and farming services



Water & Utilities	No Known capacity issues	
Flood Risk		Areas of flood risk are located to the northeast of the parish; however they do not directly adjoin the village.

Restraints to Development	Local Road Network	Village is accessed by the A1067	
	Natural Environment	There is a County Wildlife Site to the southwest of the village known as Gibbet Hill Plantation and Bawdeswell Heath	
	Nutrient Neutrality	N	
 Village character	Landscape Assessment	Nucleated Single Focus Common Edge	
	Listed Buildings	7	Bawdeswell Hall and Beck Hall
	Status in Local DP	Village classified as Local Services Centre	
Notes	Under capacity primary school, pupils decreased from 103 to 86. New employment Cobb Laboratory for quality testing located in village		
Recommendations	Bawdeswell meets all 5 of the criteria for Local Service Centre		

Garboldisham

Key Indicators Groups	Key Indicators	Quantity	Notes
 Population	2011 Census	969	Increase of 3%
	2021 Census	990	
 Growth Indicators	No of houses built between 2011 to 2023	12	
	No of dwellings with extant planning permission or development plan allocations (March 2023)	43	
 Education	Primary School	1	Garboldisham Church Primary Academy – capacity 105, current students 74
	Secondary School	1	Diss High School
 Health	Primary Healthcare facilities	0	East Harling and Kenninghall Medical Practice 3 miles and Botesdale Health Centre Diss 4.4 miles
 Connectivity	Digital Connectivity		Superfast broadband, no ultrafast,, mobile signal on 2/4 providers
	Public Transport	2	Connections to Hurston and Bury St Edmunds, departing from 07.20am Bus 337 and 338, frequency 5 a day. It has South Norfolk Flexibus to Thetford on Tuesdays and Diss on Fridays
	Cycle and Footpath routes	1	Angles Way
	Proximity to nearest Market town or key settlement		Thetford 9 miles Attleborough 12.6 miles
	Local Shop/Post Office	2	Garboldisham Village Store (named best in Britain by Country life in 2019) Post office open six days a week, village store



Other Shops	1	Café
Mobile Shops	1	Library

Shopping Facilities



Village Hall/Community Centre	1	Village Hall
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Social Capital

Pub	1	The Fox Inn
Church	2	St Johns, Methodist
Website/ Facebook page		https://garboldishamparishcouncil.co.uk/
Events		Christmas Lunch
Organisations and clubs	9	Badminton, Dance, Bingo, painting, Mindfulness, Pilates, karate, Zumba and drama



Business and Employment Information

Employed Population	No census data available	
Businesses within the parish	There are 23 limited businesses with 4 employing more than 10 people these include the school 28, Marvyn Lambert Plant Ltd vehicle hire 113, Robin Tacchi Plants, plant wholesale 40 and Combat Paint Ball 13. The other businesses are construction and trades, ventilation wholesalers, publishers, financial services, IT	



Restraints to Development

Water & Utilities	No known capacity issues	
Flood Risk	The River Thet runs through the centre of the village along the B1111 and also to the south of 19 Smallworth Road. This area is located within flood zone 2.	
Local Road Network	The village is located on the B1111 and is dissected by the A1066 which is a key corridor of movement within the District. There are local issues around HGVs within the village.	
Natural Environment	Bromscott Common is a County Wildlife Site located to the southwest of the village.	
Nutrient Neutrality	No	



Village character

Landscape Assessment	Agricultural Village Continuous Rural Row Morphology	
Listed Buildings	22	Grade II* Garboldisham Mill Gateway and walls to Garboldisham Manor II Stables, Laundry Cottage and Coach House at Garboldisham Manor II Garboldisham Manor II

Stubbings Farmhouse II

Remains of All Saints Church II

Status in Local DP	Village classified as Local Services Centre
Notes	There are less businesses employing more than 10 people a reduction from 6 to 4. Benefits from the South Norfolk Flexibus to Thetford Village. school under capacity, with pupil numbers decreasing from 109 to 74 pupils. Award winning village shop
Recommendations	Garboldisham meets all 5 of the criteria for a Local Service Centre

Great Ellingham

Key Indicator Groups	Key Indicators	Quantity	Notes
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	2011 Census	1,132	Increase of 15%
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Population

	2021 Census	1300	
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Growth Indicators

	No of houses built between 2011 to 2023	190	
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	No of dwellings with extant planning permission or development plan allocations (March 2023)	313	
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Education

	Primary School	1	Great Ellingham primary School- Ofsted Good, capacity 180, current students 181
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	Secondary School	1	Attleborough Academy
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Health

	Primary Healthcare facilities	0	Hingham Surgery 2.3 miles and Attleborough Surgery 3.9 miles
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Connectivity

	Digital Connectivity		Ultrafast broadband, mobile signal on ¼ providers
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	Public Transport	2	Routes to Watton and Norwich. Depart at 14.00pm. No. 82 Only 6 x a day 2 hourly to Watton
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			It has South Norfolk flexibus to Watton on Wednesdays and Attleborough on Thursdays
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	Cycle and Footpath routes	0	
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	Proximity to nearest Market		Attleborough 2.3 miles
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town or key
settlement



Shopping Facilities

Local Shop/Post Office	1	Village Shop & Post office open 6 days a week
Other Shops	2	Ellingham Designs Jewellery Store, Adi's Doggy dipp Pet groomer, craft shop , T J Kent Butchers (just outside village)
Mobile Shops	0	



Social Capital

Village Hall/Community Centre	1	Village Hall
Pub	1	The Crown
Church	3	St james', Baptist, Methodist
Website/ Facebook page		https://greatellinghamparishcouncil.norfolkparishes.gov.uk/
Events		Teddy Bear Festival, Christmas Fair
Organisations and clubs	1	Cricket, Petanque, Breckland Astronomical Observatory



Business and Employment Information

Employed Population		
Businesses within the parish		There are 56 registered businesses in Great Ellingham and a number of sole traders. There are 6 businesses with 10 employees or more: The primary school 31, Suggitt Farm Services 13, J W Allen & Sons ~Farm 190, T & M Plant Ltd construction machinery hire41, Westward Care homes 82, There are numerous construction and trades companies in Great Ellingham, many would employ under the CIS scheme so would not appear on ONS data. Other businesses including heating engineers, financial services, farming services and farms



Restraints to Development

Water & Utilities		No known capacity issues
Flood Risk		1 in 100 year flood risk area to the east of the village. Localised flooding events have regularly been recorded on 23 Long Street
Local Road Network		The village is on the B1077 Attleborough to Watton road and has good links to the A11. Hingham Road to the north of the village is a busy local link from Attleborough to Dereham
Natural Environment		No European Sites, SSSIs or CWS in vicinity of Great Ellingham
Nutrient Neutrality	No	



Landscape Assessment Modern Morphological Form of both nucleated and rural row characteristic traits

Village character

Recreation 51 Pentanque Club Sports Club,

Listed Buildings 20 The Windmill, The Queens Head and a number of farmhouses and cottages

Status in Local DP Village classified as Local Services Centre

Notes

Significant growth 15% and 234 dwellings with planning permission yet to be built. School at capacity, The South Norfolk Flexibus is available with on demand trips to Attleborough and Watton, Good number of shops and services within the village. Benefits from proximity to Attleborough

Recommendations

Great Ellingham meets all 5 criteria of a Local Service Centre

Harling

Key Indicator Groups	Key Indicators	Quantity	Notes
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	2011 Census	2,142	Increase of 17%
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Population

	2021 Census	2500	
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	No of houses built between 2011 to 2023	157	
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Growth Indicators

	No of dwellings with extant planning permission or development plan allocations (March 2023)	97	
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Education

	Primary School	1	East Harling Primary School- Ofsted Good, capacity 240, current students 228
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	Secondary School	1	Old Buckenham High School
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Health

	Primary Healthcare facilities	yes	East Harling and Kenninghall Medical Practice
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Connectivity


	Digital Connectivity		Superfast broadband, no ultrafast, mobile signal on 2/4 providers
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	Public Transport	6	Six routes to Norwich and Attleborough, departing between 09.10am and 19.12pm.
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	Cycle and Footpath routes	0	Closest is Peddars Way
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	Proximity to nearest Market town or key settlement		Thetford 9.4 miles Attleborough 10 miles
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	Local Shop/Post Office	2	Post office open six days a week, Co-op
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	Other Shops	6	Hardware shop, butchers, DIY supplies, fish bar, pharmacy, bakery
	Mobile Shops	1	Library

Shopping Facilities

 Social Capital	Village Hall/Community Centre	1	Village hall
	Pub	2	The swan Inn, The Nags Head
	Church	2	St Peter and Paul, Methodist Church
	Website/ Facebook page		https://www.harlingpc.info/
	Events		Christmas events
	Organisations and clubs	4	Football, cricket, athletics, bowls

 Business and Employment Information	Employed Population	No data available	
	Businesses within the parish	<p>100 registered businesses with 19 businesses employing more than 10 people and many others employing more than 2 people. There are also a number of sole traders. This includes businesses at the Roundham Estate and Hardwere trading Estate.</p> <p>Primary School 33, HH Tankering Services Waste management 17, T P Fire & Security (44), GP Surgery 17, F L Edge & Sons butcher 17, Swallow Aquatics 26, Foulger Transport 108, The Co-op 20, Van Driel Engineering 14, The Swan pub 14, Cookes Hospitality 33, Greenhouses Direct 32, English Whiskey Company 21, Black Swan Internation 38, Euro Group Intl Movers 15, Crendon Timber Engineering 61</p>	

 Restraints to Development	Water & Utilities	No known capacity issues	
	Flood Risk	River Thet flows to the West of East Harling, areas of 1 in 100 year flood risk to south and west of village.	
	Local Road Network	Village is accessed by the B1111 which provides a good access onto the A11. Local issue about HGVs through the village have been raised	
	Biodiversity	There is a SSSI, CWS and SPA to the south of East Harling and CWS to the north	
	Nutrient Neutrality	No	



Village character

Landscape Assessment	Nucleated single focus	
Recreation	East Harling Sports and Social Club, East Harling Community Gardens	
Listed Buildings	17	No. of cottages and Church of St Peter & St Paul and the Fox Inn
Status in Local DP	Village classified as Local Services Centre	






Notes

Has a GP surgery and good number of shops. Had significant growth already 17%, and there is a further 97 dwellings with planning permission yet to be built. There is still capacity in the primary school. High level of employment in the village with the number of businesses registered nearly doubled since 2017

Recommendations

Harling meets all 5 criteria of a Local Service Centre

Hockering

Key Indicator Groups	Key Indicators	Quantity	Notes
	2011 Census	711	Increase of 17%
			
Population	2021 Census	830	
	No of houses built between 2011 to 2023	18	
Growth Indicators	No of dwellings with extant planning permission or development plan allocations (March 2023)	26	
	Primary School	1	Hockering CofE Primary Academy- Ofsted Good, capacity 50, current students 44
Education	Secondary School	1	Dereham Neatherd
	Primary Healthcare facilities	0	Mattishall Surgery 1.7 miles and Lenwade Surgery 3.6 miles
Health	Digital Connectivity		Superfast broadband, no ultrafast, mobile signal on all providers
	Public Transport	4	Four routes to Norwich and Dereham, departing between 06.58am and 23.15pm. hourly bus service
Connectivity	Cycle and Footpath routes	0	
	Proximity to nearest Market town or key settlement		Dereham 7.6 miles
	Local Shop/Post Office	1	Local Shop, no post office- closest Mattishall
	Other Shops	0	Stanyon Ceramics



Mobile Shops	1	Library
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Shopping Facilities



Village Hall/Community Centre	1	Village Hall
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Social Capital

Pub	1	Victoria Inn
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Church	1	St Michaels
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Website/ Facebook page		https://www.hockeringpc.info/
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Events		Hockering Life Magazine, village charity fetes, artist exhibitions
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Organisations and clubs	2	Football, coffee morning
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Business and Employment Information

Employed Population		
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Businesses within the parish	There are 20 registered businesses and 3 with 10 or more employees. These are the primary school 16, MPH Concrete 10, Monk Plant Hire 55	
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There are also a number of sole traders and a taxi service. Other businesses related to construction, engineering and medical services and financial services and household services e.g. cleaning and window cleaners

Near A47 and Honingham the proposed food enterprise park



Restraints to Development

Water & Utilities	No known capacity issues	
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Flood Risk	The River Wensum forms the southern boundary of the parish, however there are no areas of flood risk in close proximity to the village.	
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Local Road Network	The village is accessed via the A47	
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Natural Environment	Hockering Wood is located to the northwest of the village. The site is designated both as ancient woodland and a SSSI. There is a further area of ancient woodland to the north of the village known as Days Grove.	
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Nutrient Neutrality	yes	
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Village character






Landscape Assessment	Nucleated Single Focus	
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Recreation	Hockering Sports Club	
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Listed Buildings	5	Church of St Michael and 4 houses
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Status in Local DP	Village classified as Local Services Centre
Notes	Hourly bus service to Norwich. it is ideally located to the A47 and should benefit from the A47 upgrades and the expected growth at Honingham in food enterprise centre. It has already had significant growth of 17% but Its primary school is very small with a capacity of 50 pupils but only has 44 pupils at the moment. There are a number of small businesses within the village including a village shop and pub. A lively community with many events around the village hall, Hockering sports club and village pub
Recommendations	Hockering meets all 5 criteria of a Local Service Centre

Kenninghall

Key Indicator Groups	Key Indicators	Quantity	Notes
 Population	2011 Census	941	Increase of 6%
	2021 Census	1000	
 Growth Indicators	No of houses built between 2011 to 2023	32	
	No of dwellings with extant planning permission or development plan allocations (March 2023)	21	
 Education	Primary School	1	Kenninghall primary School- Ofsted Good, capacity 105, current students 86
	Secondary School	1	Old Buckenham Primary School
 Health	Primary Healthcare facilities	2	Kenninghall Practice, Kings Ride Surgery
 Connectivity	Digital Connectivity		Superfast broadband, no ultrafast, phone coverage for 2/4 providers
	Public Transport	6	Six routes along the 37 line to Norwich and Attleborough. These run from 09.07am to 19.09pm.
	Cycle and Footpath routes	0	Closest is Peddars Way
	Proximity to nearest Market town or key settlement		Attleborough 7 miles
	Local Shop/Post Office	2	Post Office open 6 days a week, Kenninghall Stores
	Other Shops	1	Butcher



Mobile Shops	1	Library
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Shopping Facilities



Village Hall/Community Centre	1	Village Hall
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Social Capital

Pub	1	Red Lion
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Church	1	St Marys
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Website/ Facebook page		https://www.parcish-council.com/kenninghall/index.asp
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Events		Christmas fair, Christmas bingo . music events
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Organisations and clubs	4	Gardening, snooker, badminton, bowls
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Business and Employment Information

Employed Population	No available data	
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Businesses within the parish	There are 30 businesses registered at Kenninghall, 7 of which employ 10 or more people: The school 10, GP Surgery 11, Noble Foods 23, The Red Lion Pu 10, Gooderman Farms 12, Mikaz 12, Crown Chicken 142	
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Other businesses include construction, creative industries, farming and health and wellness. There are also a number of sole traders



Restraints to Development

Water & Utilities	No known capacity issues	
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Flood Risk	There is an area of flood risk (zone 2) which is located centrally within the village	
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Local Road Network	The village is accessed via a network of c class roads	
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Natural Environment	Kenninghall and Banham Fen is a SSSI which is located to the north of the village	
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Nutrient Neutrality	No	
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Village character

Landscape Assessment	Modern Morphology both nucleated and continuous rural row, no green edge	
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Listed Buildings	48	Including Windmill, Garboldisham Manor, Village Stores, Cromwell House
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Status in Local DP	Village classified as Local Services Centre	
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Notes

Village school is not at full capacity. It also has a GP surgery. It has a local shop and butchers and pub and a number of businesses but poor public transport

Recommendations

Kenninghall meets all 5 criteria of a Local Service Centre

Litcham

Key Services Groups	Key Services	Quantity	Notes
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	2011 Census	618	Decrease of 5%
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Population

	2021 Census	590	
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Growth Indicators

No of houses built between 2011 to 2023	6	
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No of dwellings with extant planning permission or development plan allocations (March 2023)	16	
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Education

Primary School	1	Litcham School Capacity is 604 pupils, it currently has 764 pupils
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Secondary School	1	Litcham High School
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Health

Primary Healthcare facilities	Yes	Litcham Health Centre
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Connectivity

Digital Connectivity	Poor	Mobile signal for ¼ providers, superfast broadband but no ultrafast
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Public Transport	1	Bus to Kings Lynn, Monday-Friday between 09.07am and 14.20pm. There is a school bus.
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Cycle and Footpath routes	1	Nar Valley Way
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Proximity to nearest Market town or key settlement		Dereham 8.7 miles Swaffham 9.6 miles
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Local Shop/Post Office	2	Post office, general store and deli.
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Other Shops		
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Mobile Shops	2	Library, milk delivery
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Shopping Facilities



Village Hall/Community Centre	1	Village hall
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Social Capital

Pub	1	The Bull Inn
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Church	1	All saints Church- runs services and occasional social activities.
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Website/ Facebook page		https://litcham.wordpress.com/
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Events		Coffee morning
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Organisations and clubs	1	Weight Watchers, Zumba, ukulele society, football
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Business and Employment Information

Employed Population	No available data	
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Businesses within the parish	There are 23 registered businesses within Litcham with the following 3 businesses with 10 or more employees: The GP practice 42, The primary school 115 , Unity Education Trust 11.	
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Businesses include Farming, the Bull Inn Pub, Plumbing and Heating contractors, financial services and property development along with a number of sole traders.



Restraints to Development

Water & Utilities	No known capacity issues	
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Flood Risk	Area of Flood Risk identified to the south of the village (River Nar).	
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Local Road Network	Village is accessed by the B1145 which provides access to the A1065 to the west and the B1146 to the east	
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Natural Environment	Litcham Common and Nar Valley identified as a SSSI and CWS site identified south of River Nar	
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Nutrient Neutrality	no	
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Village character

Landscape Assessment	Nucleated Agricultural Village	
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Listed Buildings	23	Litcham Hall, post office and shop, Mill and church
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Status in Local DP	Village classified as Local Services Centre	
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Notes

Litcham's population has decreased despite having a large school, but it is well above its capacity. It has both a primary school and a Secondary School in the village. There is a GP surgery and good convenience stores in a village shop, deli and milk delivery





Recommendations

Litcham meets all 5 criteria of a Local Service Centre




Mattishall


Key Indicator Groups	Key Indicators	Quantity	Notes
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	2011 Census	2,617	Increase of 3%
			
Population	2021 Census	2700	
	No of houses built between 2011 to 2023	80	
Growth Indicators	No of dwellings with extant planning permission or development plan allocations (March 2023)	59	
	Primary School	1	Mattishall Primary School. Ofsted report states needs improvement. 189 children , capacity 210
Education	Secondary School	1	Dereham Neatherd
	Primary Healthcare facilities	Yes	Mattishall Surgery
Health	Digital Connectivity		Superfast broadband, mobile signal on all four providers
	Public Transport	1	Number 4 bus Dereham - Mattishall – Norwich. Runs hourly between 07.55am and 21.50pm.
Connectivity	Cycle and Footpath routes	0	
	Proximity to nearest Market town or key settlement		Dereham 8 miles
	Local Shop/Post Office	3	Victoria Stores, Post Office and Mattishall News,
	Other Shops		Acorn Hut Farm Shop and plant centre
	Mobile Shops	1	Library, Norfolk Vegetable Box Scheme


Shopping Facilities

 Social Capital	Village Hall/Community Centre	1	Memorial hall and playing field
	Pub/Cafe	3	The Swan Inn, Tabnabs Café, Verde Acorn Hut
	Church	1	All Saints Church
	Website/ Facebook page		https://www.mattishallpc.info/
	Events		
	Organisations and clubs	8	Social Club, Golf Club, WI meetings Youth Club activities Mattishall Community Hub sessions, football, cricket, bowls club

Business and Employment Information

	Employed Population	No available data	
	Businesses within the parish	There are 66 registered businesses in Mattishall with 6 employing over 10 people, these are Primary school 17, GP Surgery 37, Conquest Care Home 19, Mattishall Golf Club 21, Little footsteps of Mattishall 17, Poultec Training Poultec Business Park (gym, training / meeting rooms) 39,	
		Businesses include Digital, construction, consulting, financial services, hospitality, house repairs and hair and beauty. There are also a number of sole traders.	

Restraints to Development

	Water & Utilities	No known capacity issues	
	Flood Risk	Small area of 1 in 100 year flood risk east of Daffodil Way, area to north-west in and around Castleton Farm and to the north adjacent to the Occupation Road Drain.	
	Local Road Network	Access onto the A47 has improved with a roundabout being installed at the Mattishall Road junction	
	Natural Environment	There is a SSSI to the north of Mattishall	
	Nutrient Neutrality	Yes	

Village character

	Landscape Assessment	Originally agricultural village, morphology single focus nucleated	
	Recreation	Mattishall sports and social club, Walnut tree fields play area	
	Listed Buildings	32	Mattishall Hall, a number of farmhouses and cottages and churches
	Status in Local DP	Village classified as Local Services Centre	

Notes School under capacity. Large number of businesses located in the village, Benefits of proximity to A47.

Recommendations Mattishall meets all 5 criteria for Local Service Centre

Mundford

Key Indicator Groups	Key Indicators	Quantity	Notes
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	2011 Census	1,526	Increase of 5%
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Population

	2021 Census	1600	
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Growth Indicators

No of houses built between 2011 to 2023	25	
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No of dwellings with extant planning permission or development plan allocations (March 2023)	1	
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Education

Primary School	1	Mundford Primary Academy
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Secondary School	0	Iceni Academy Methwold 8.4 miles
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Health

Primary Healthcare facilities	yes	Forest Group Mundford Branch
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Connectivity






Digital Connectivity	Good	Ultrafast broadband, signal on all phone providers
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Public Transport	2	88 and 89 to Thetford and Kings Lynn run every two hours between 07.20am and 17.40pm. There is a school bus.
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		Flexibus to Swaffham Monday to Saturday
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Cycle and Footpath routes	0	
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Proximity to nearest Market town or key settlement		Thetford 9.5 miles
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	Local Shop/Post Office	1	Yallops Grocers and Mace Stores and Post Office open daily, Fish & Chip bar, Brown Farm Shop and Cafe
	Other Shops		Mundfords Home furniture shop, quirky candle shop
	Mobile Shops	1	Library, Norfolk in a box Tuesday delivery
Shopping Facilities			
	Village Hall/Community Centre	1	Village hall
	Pub/Cafe	2	The Crown Public House Browns Café
	Church	1	St Leonards
	Website/ Facebook page		https://mundfordparishcouncil.co.uk/
	Events		
	Organisations and clubs	8	Bowls club, cricket club, Tai Chi, Pilates, Yoga, Brownies, toddler group, Zumba
Social Capital			
	Employed Population		
	Businesses within the parish		There are 40 registered businesses within Munford with 6 businesses with 10 or more employees: The Primary school 28, The Crown Hotel 45, Brown Farm shops 13, JJB corporation Machine shop,13, Yallops butchers and grocers 31, Healthcare homes 26
			Businesses include,GP practice, hospitality, heating and engineering, construction and its associated trades, financial services, IT support
Business and Employment Information			There are also a number of sole traders
	Water & Utilities		No known capacity issues
	Flood Risk		Land North of the village is identified as being within Flood Risk Zones 2 and 3 (Wissey).
	Local Road Network		Mundford is accessed from the A1065 and the A134
	Biodiversity		Breckland Forest SSSI, SPA and surrounding the village to the south, east and west. County Wildlife to north. SAC to east and west
	Nutrient Neutrality		No
	Landscape Assessment		Nucleated Agricultural village
	Listed Buildings	12	Crown Hotel, Lynford Hall, West Hall and Church
	Status in Local DP		Village classified as Village with boundary
Village character			
Notes			In the 2017 topic paper Mundford met only 4 out of 5 criteria due to its poor bus service. However, it now has flexibus to Swaffham daily. It also has a large number of shops and services including employment within the village

Recommendations Mundford meets 5 out of 5 of the criteria for a Local Service Centre

Narborough

Key Services Groups	Key Services	Quantity	Notes
	2011 Census	1,094	Increase of 28%
			
Population	2021 Census	1,400	
	No of houses built between 2011 to 2023	93	
Growth Indicators	No of dwellings with extant planning permission or development plan allocations (March 2023)	54	
	Primary School	1	Narborough CofE 87 pupils 105 capacity
	Secondary School	1	The Nicholas Hammond Academy Swaffham
Education			
	Primary Healthcare facilities		Plowright Medical Centre Swaffham and Manor Farm Medical Centre Swaffham 3.5 miles
Health			
	Digital Connectivity		Superfast broadband, signal on all four phone providers
	Public Transport	3	3 x Buses using the X1 Excel service between Kings Lynn and Norwich 3 x Buses using the X1 Excel service between Kings Lynn and Norwich. These run every 30 minutes Mon-Sat between 06.00am and 20.58pm.
Connectivity			
	Cycle and Footpath routes	1	Nar Valley Way
	Proximity to nearest Market town or key settlement		Swaffham 5.4 miles



Shopping Facilities

Local Shop/Post Office	1	Premier,
Other Shops	2	Car Garage, Motorcycle Garage , The Bread Box
Mobile Shops	3	Mobile Post Office / NCC Mobile Library / BDC Mobile Food Store. Norfolk in a box



Social Capital

Village Hall/Community Centre	4	Community centre, museum, fitness studio, fishing lakes
Pub/restaurants	3	Thai restaurant, the Ship Inn, Chinese restaurant
Church	1	All Saints Church
Website/ Facebook page		https://www.narboroughparishcouncil.gov.uk/
Events	5	Children's Parties / Weddings / Social Events / Village Fair / Xmas fair
Organisations and clubs	9	Line Dancing / Bingo / Craft Club / Art Class / Kuk Sool Won / Flying Club / Mother and toddler Group/ Football team/ Coffee Morning/ Meet and Eat session/



Business and Employment Information

Employed Population	No available data	
Businesses within the parish	There are 27 businesses registered in Narborough with only the school employing more than 10 people with 17 staff but with Narborough Social Club 9, Sea fish Importers employ 9 people and the Bread box 7 and tempest restoration 6	
	Other businesses include designers, financial services, carpentry and restoration, fire and safety and fire restoration services	



Restraints to Development

Water & Utilities	No known capacity issues	
Flood Risk	River Nar flows to the north of the village and is surrounded by an area of 1 in 100 year flood risk. Further small areas of flood risk to the west of the village adjacent to the Allotment and Butlers Drain.	
Local Road Network	A47 provides good access to Swaffham and beyond, and Kings Lynn.	
Natural Environment	A SSSI is located to the immediate north of Narborough and there is a second SSSI further to the south of the village.	
Nutrient Neutrality	No	








Landscape Assessment	Nucleated, Agricultural Green Edge Village	
Listed Buildings	26	Narborough Mill and Narborough Hall

Village character	Status in Local DP	Village classified as Local Services Centre
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Notes	Large amount of growth to date. School under capacity, good public transport provision. Good convenience provision in local shops and mobile services. Although only the school employs more than 10 people, there are growing businesses within Narborough employing 6 or more employees.	
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Recommendations	Narborough meets all 5 criteria for Local Service Centre	
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Necton

Key Services Groups	Key Services	Quantity	Notes
	2011 Census	1,923	Increase of 9%
			
Population	2021 Census	2,100	
	No of houses built between 2011 to 2023	158	
Growth Indicators	No of dwellings with extant planning permission or development plan allocations (March 2023)	98	
	Primary School	1	Necton CofE Primary 189 pupils capacity 236
	Secondary School	1	Nicholas Hammond
Education			
	Primary Healthcare facilities		Manor Farm Medical Centre Swaffham Campingland Surgery Swaffham 3.5 miles
Health			
	Digital Connectivity		Superfast broadband, signal on all four phone providers
	Public Transport		No. 6 Norwich to Watton 1X day No 11 Dereham to Swaffham hourly in peak 3 school buses to Dereham, Swaffham and Litcham High School
Connectivity			
	Cycle and Footpath routes	0	Closest is Peddars Way
	Proximity to nearest Market town or key settlement		Swaffham 4.2 miles There is a rapid E charging hub in village



Local Shop/Post Office	2	Premier, Co-op
Other Shops	3	Butchers, baby shop, Costa
Mobile Shops		Norfolk in a box

Shopping Facilities



Village Hall/Community Centre	1	Community Centre
Pub	0	The Necton Windmill is permanently closed
Church	1	All Saints
Website/ Facebook page		https://nectonparishcouncil.norfolkparishes.gov.uk/
Events		
Organisations and clubs	5	Bowls, fitness, coffee morning, parent and toddler, art class

Social Capital



Employed Population	No data available	
Businesses within the parish	<p>There are 40 registered businesses in Necton, 4 of which employ 10 or more people: Nelson Management Ltd talent agency 11, Necton Labour Services 61, the school 36, The Co-op 18. The following employ 9 employees R & I builders, Costa and Necton Farms</p> <p>Businesses include games designers, private GP, childcare and nursery, financial services, construction and associated trades and farming services</p>	

Business and Employment Information



Water & Utilities	No known capacity issues	
Flood Risk	<p>The River Wissey flows to the south of Necton and the southern edge of village is within flood risk as identified in SFRA. Small areas of flood risk adjacent to Necton Drains and Necton Brook to north, south and west of village. Additional small, localised flooding events within other parts of the village, caused by poor drainage, have been recorded and attended to by Breckland Council since 2001.</p>	
Local Road Network	<p>Access onto A47 is a significant local issue, particularly during peak hours when queues form to turn right from Tuns Road. Local campaign for a roundabout at the A47/Tuns Road junction.</p>	
Biodiversity	No European sites, SSSIs or CWS in vicinity of Necton	
Nutrient Neutrality	No	
Landscape Assessment	Nucleated Agricultural Village	

Restraints to Development








Listed Buildings	10	Church of All Saints, Chilham Castle Park, Eastgate House
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Village character	Status in Local DP	Village classified as Local Services Centre
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Notes	Rapid E charging hub, will benefit from A47 upgrades, School very much under capacity	
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Recommendations	Necton meets all 5 criteria	
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North Elmham

Key Services Groups	Key Services	Quantity	Notes
 Population	2011 Census	1,433	Increase of 5%
	2021 Census	1,500	
 Growth Indicators	No of houses built between 2011 to 2023	33	
	No of dwellings with extant planning permission or development plan allocations (March 2023)	34	
 Education	Primary School	1	North Elmham VA Primary School 56 pupils with a capacity for 107
	Secondary School	1	Northgate High School
 Health	Primary Healthcare facilities	Yes	Elmham Surgery
 Connectivity	Digital Connectivity		Superfast broadband, phone signal on 2/4 providers
	Public Transport		4 buses 21, 22,23, 80, 121, To Norwich, Dereham, and Fakenham. Some hourly some only a couple of times a day
	Cycle and Footpath routes	0	Closest is Nar Valley
	Proximity to nearest Market town or key settlement		Dereham 5.5 miles
	Local Shop/Post Office	1	Londonis
	Other Shops	3	Tea room, service station, fish and chips
	Mobile Shops		Norfolk in a box, Mobile Library



Shopping Facilities



Social Capital

Village Hall/Community Centre	1	Village Hall
Pub	1	Kings Head Hotel
Church	1	St Marys
Website/ Facebook page		https://www.elmham.org.uk/
Events		Music Nights, Bingo, bands, Christmas fairs
Organisations and clubs	10	Football, gardening, bowls, art, netball, knit, sewing, tennis, football, young farmers



Business and Employment Information

Employed Population	No data available	
Businesses within the parish	<p>There are 43 registered businesses in North Elmham with 7 employing more than 10 people: The school 16, the GP Surgery 45, Leeder Accident and repair centre 14, Dog and Duck Farm 13, The Railway Arms pub 14, Foxburrow Farm 20, Breckland Care Home 15 people Kings Head Hotel 27.</p> <p>Other businesses include Farms, financial services, , stove and heating installer, construction and associated trades, training services, pre-school, landscaping and design, chauffer services, hair & beauty and IT services.</p>	



Restrains to Development

Water & Utilities	No known capacity issues	
Flood Risk	River Wensum flows to the east of North Elmham and parts of the village are within flood risk as identified in SFRA. Small areas of flood risk lie adjacent to the street harm Drain and Town Beck along the north of the village.	
Local Road Network	North Elmham is at the junction of the B1110 and B1145, neither are principal roads but nonetheless provide a good road access to the village	
Biodiversity	There is a SSSI to the immediate north and east of the village	
Nutrient Neutrality	River Wensum Catchment	



Landscape Assessment	Planned Estate/Agricultural Village Continuous Rural Row	
Recreation	North Elmham Tennis Club	

Village character	Listed Buildings	30	Elmham House and Elmham Park, Wellesley House, Church of All Saints
	Status in Local DP	Village classified as Local Services Centre	
Notes	It has a GP surgery; the local school is very under capacity by nearly 50%. Public Transport destinations are good e.g. Fakenham, Dereham and Norwich but frequency is poor.		
Recommendations	North Elmham has 5 out 5 criteria for Local Service Centre		

Old Buckenham

Key Services Groups

Key Services Quantity Notes

2011 Census 1,270 Increase of 2%



Population

2021 Census 1300



Growth Indicators

No of houses built 60
between 2011 to 2023

No of dwellings with 12
extant planning
permission or
development plan
allocations (March 2023)



Education

Primary School yes Old Buckenham Primary School 504 pupils with capacity of 574

Secondary School yes Old Buckenham High School. And Chapel Green Special School



Health

Primary Healthcare facilities 0 Closest in Attleborough



Connectivity

Digital Connectivity Superfast broadband, mobile signal on 2/4 providers

Public Transport yes Bus 37A to Norwich. Twice a day 7.01am and 18.52pm

37, D, E and T Buses to Attleborough, Diss and East Harling

Cycle and Footpath routes 0

Proximity to nearest Market town or key settlement	Attleborough 3.3 miles
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Local Shop/Post Office	yes	Village shop Londis and post office
Other Shops		no
Mobile Shops		Mobile Post Office / NCC Mobile Library / BDC Mobile Food Store.



Shopping Facilities

Village Hall/Community Centre	yes	Line Dancing / Bingo / Craft Club / Art Class / Kuk Sool Won / Flying Club / Mother and toddler Group/ Football team/ Badminton Hire / Children's Parties / Weddings / Social Events / Village Fair / Xmas fair/ Coffee Morning/ Meet and Eat session/
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Social Capital



Pub	yes	2 pubs. O B Cafe The Ship Inn Classic Chinese Restaurant
Church	Yes	Still hold services and weddings and funerals
Website/ Facebook page		http://www.parish-council.com/oldbuckenham/
Events		Old Buckingham Country park holds a number of events throughout the year. Music, cycling and sports event, classic cars
Organisations and clubs	Yes	Cricket Pitch There is a football field / Play Park for small children / Multi Games Area. Zip Wire. and a large field for walking dogs on leads.



Employed Population	No data available
Businesses within the parish	There is only 1 registered business within Old Buckingham, according to the ONS figures, However, further research shows the following businesses and organisations operate from Old Buckingham, which have more than 10 employees: Old Buckingham High School, 33, Chapel Green School 44, Primary School 43. There are also the following businesses: Murrey Developers, The Game Keeper inn, the Ox & Plough, Larkins Fell Merchants and Farming and tourism











Business and Employment Information

Water & Utilities	No known capacity issues
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 Restraints to Development	Flood Risk	Area of flood risk derived from EA flood zone maps lies to the south and northwest of the village	
	Local Road Network	Old Buckenham is on the B1077 Attleborough to Diss road. It is also close to the B1113 road to Norwich.	
	Natural Environment	There is a SSSI and a SAC to the northwest of the Old Buckenham.	
	Nutrient Neutrality	no	
 Village character	Landscape Assessment	Agricultural Green Edge Nucleated village	
	Listed Buildings	44	Buckenham House, The Priory, Buckenham School
	Status in Local DP	Local Service Centre	
Notes	A number of community facilities in pubs and eateries and the Country park plus 3 schools including a secondary school		
Recommendations	Old Buckenham meets 5 out of 5 criteria		

Rocklands			
Key Services Groups	Key Services	Quantity	Notes
 Population	2011 Census	722	Increase of 9%
	2021 Census	790	
 Growth Indicators	No of houses built between 2011 to 2021	21	3PL/2018/0740/F
	No of planning permissions To date	1	
	Primary School	1	Rocklands Community Primary School 69 pupils with a capacity of 70

 Education	Secondary School	1	Nearest Secondary School is based in Attleborough Academy
 Health	Primary Healthcare facilities	0	Closest GP service is Attleborough Surgery
 Connectivity	Digital Connectivity		Superfast broadband, mobile signal on 2/4 providers
	Public Transport	3	X6 1 bus daily to Norwich at 7.24 returning at 17.25 No. 82 to Attleborough daily leaving at 7.59 returning at 17.20 every 1.30 hours X3 1 bus to Norwich at 13.54 daily South Norfolk Flexibus to Attleborough on Thursday
	Cycle and Footpath routes	9	4 footpaths and 5 bridleways
	Proximity to nearest Market town or key settlement		Attleborough 4.4 miles
 Shopping Facilities	Local Shop/Post Office	1	Community shop
	Other Shops	3	Motorbike repair shop, beautician, DIY and building materials
	Mobile Shops		Norfolk Vegetable Box, Library
 Social Capital	Village Hall/Community Centre	1	Village Hall
	Pub	1	The White Hart
	Church	3	St Peter, St Andrew, All Saints
	Website/ Facebook page		https://rocklands.org.uk/wp/
	Events		Church café
	Organisations and clubs		Cricket club, football club, various social events with the pub, village hall and church
	Employed Population	No data available	

 Business and Employment Information	Businesses within the parish	There are 11 registered businesses in Rocklands with 2 employing 10 or more people the school 11 and Huw Gray Building materials supplier 24. Other businesses include: riding centre, driving school, beautician, landscape design and bathroom design	
 Restraints to Development	Water & Utilities	No known capacity issues	
	Flood Risk	There are areas of land in flood zone 2 to the north and south of the parish. These areas do not directly adjoin the village.	
	Local Road Network	Village is accessed via the B1077.	
	Natural Environment	An area of grassland on Low Lane is a designated County Wildlife Site	
	Nutrient Neutrality	No	
 Village character	Landscape Assessment	Agricultural Village// Polyfocal	
	Listed Buildings	8	Church Farmhouse II, Church All Saints I, Church of St Andrews II, Church of St Peter I, Kirkhall Farmhouse II, Methodist Church II, The Rookery II, Yeoman Cottage II
Notes	The Village has 5 out of 5 of the criteria for a Local Service Centre. A School, A community facility, A shop and Employment.		

Shipdham







Key Indicator Groups	Key Indicators	Quantity	Notes
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	2011 Census	2,057	Increase of 22%
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Population

	2021 Census	2,500
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	No of houses built between 2011 to 2023	135	
Growth Indicators	No of dwellings with extant planning permission or development plan allocations (March 2023)	220	
	Primary School	yes	Thomas Bullock CE Primary & Nursery Academy Pupils 218 with capacity of 236
Education	Secondary School	No	Northgate High School, Dereham, Neatherd High School, Dereham and Wayland Academy, Watton
	Primary Healthcare facilities	Yes	Shipdham
Health	Digital Connectivity		Standard Wi-Fi, mobile signal on all providers
	Public Transport	yes	11 Dereham to Swaffham 111 School Bus to Dereham. Every hour apart from around school times. From 6.47am to 21.55pm
Connectivity	Cycle and Footpath routes	0	Closest is Wensum Way
Proximity to nearest Market town or key settlement		Dereham 5.4 miles	
	Local Shop/Post Office	yes	Shipdham Convenience Stores and Shipdham Stores. And includes post office
Shopping Facilities	Other Shops		no
Mobile Shops	Yes	Library, BDC Mobile Food Bus, Fish & Chip Van. Norfolk in a box	
	Village Hall/Community Centre	Yes	Yoga, Shipdham Knitters, Dance Classes, Arts and Crafts Group, Line Dancing, Horticultural Club, Charity Quiz & Parish Council meetings. Available to hire.
Social Capital	Pub	Yes	Golden God Public House and Kings Cafe.

Church	yes	Still hold services and Coffee Morning, Warm Space, parking location for Mobile Food Bus and Bell Ringing
Website/ Facebook page		https://www.shipdham.org/parish-council/
Events		WI Hall, Bullock Park Pavilion and Recreation Area, The Green, Bowling Green, Community Hub, & Heritage Centre.
Organisations and clubs		Choir, Shipdham News magazine, Wives Group, Bowling Club, Twinning Association, Shipdham Knitters, Horticultural Club, Playgroups & RBL



Business and Employment Information

Employed Population	No data available
Businesses within the parish	There 73 businesses and organisations registered in Shipdham, the following have 10 or more employees; Thomas Bullock Primary school 28, The GP Surgery, 14, Healthcare Homes 70, Letton Hall Trust 27, W Morfort Ltd, 16, Voyage one 13, Robert Paterson 12. The following are based at ~Shipdham Airfield Falcon Tower Crane 125, The food company 51, Falcon Freight 25, Pack Stack Ltd 16, , BAM Nuttal I 419. Businesses include engineering. Construction and associated trades and financial services



Restraints to Development

Water & Utilities	No known capacity issues
Flood Risk	The Blackwater River flows to the southwest of the village and is flanked by areas of flood risk as identified in the SFRA. There are other small areas of flood risk adjacent to the Parkland Stream and Watery Lane Drain
Local Road Network	A1075 provides links to Dereham and Watton
Natural Environment	There are no European sites, SSSIs or CWS in vicinity of Shipdham
Nutrient Neutrality	Yes



Village character

Landscape Assessment	Agricultural village , modern morphology of nucleated and continuous rural row
Listed Buildings	18 Cottages
Status in Local DP	Village classified as Local Services Centre

Notes	Large development growth 22% and 106 dwellings with planning permission yet to be built. There is an increase in registered businesses from 69 to 73 and varied employment
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Recommendations	Shipdham meets 5 out of 5 of the local service centre criteria
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Sporle with Palgrave

Key Indicator Groups	Key Indicators	Quantity	Notes
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	2011 Census	1,011	Decrease of 1%
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Population

	2021 Census	1000	
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Growth Indicators

	No of houses built between 2011 to 2023	33	
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	No of dwellings with extant planning permission or development plan allocations (March 2023)	81	
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Education

	Primary School	yes	Sporle Church of England Primary Academy 71 pupils 90 capacity
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	Secondary School	no	Nicholas Hammond Academy, Swaffham
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Health

	Primary Healthcare facilities	0	Closest in Swaffham
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	Digital Connectivity		Superfast broadband, mobile signal on ¾ providers
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Connectivity

	Public Transport		No. 11 and No. 20 - Swaffham/Dereham Hourly and once a day. 7.37am to 16.27pm and a school bus
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	Cycle and Footpath routes	1	Peddars Way
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	Proximity to nearest Market town or key settlement		Swaffham 3.4 miles
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	Local Shop/Post Office	yes	One shop with post offices
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	Other Shops		
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Mobile Shops

Library, Norfolk in a box

Shopping Facilities



Village Hall/Community Centre yes

Bridge, stitch and sew, singing etc.

Pub yes

King Charles III

Social Capital

Church yes

Hold services

Website/ Facebook page

<https://sporlepc.norfolkparishes.gov.uk/>

Events

Recreation field

Organisations and clubs

Bowls club



Business and Employment Information

Employed Population No data available

Businesses within the parish

There are 18 registered business within Sporle and Palgrave with the following employing 10 or more employees; the primary school and Jamies Property Care

Businesses include construction and their associated trades, farm and land management



Restraints to Development

Water & Utilities No known capacity issues

Flood Risk There is an area of flood zone 2 located to the south of the village.

Local Road Network Village is accessed via a c class road directly from the A47

Biodiversity Sporle Wood is designated ancient woodland to the east of the parish. It is approximately 900m from the closest residential development.

Nutrient Neutrality No



Village character

Landscape Assessment Agricultural Village Continuous Rural Row

Listed Buildings 5 Deserted village of Palgrave, Little Palgrave hall

Status in Local DP Village classified as Local Services Centre

Notes

Population decreased over 10 years along with the number of pupils in the village school. 4 less registered businesses compared to 2016 data

Recommendations

Sporle meets all 5 criteria for Local Service Centres

Swanton Morley

Key Indicator Groups	Key Indicators	Quantity	Notes
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	2011 Census	2,100	Increase of 5%
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Population

	2021 Census	2,200	
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Growth Indicators

No of houses built between 2011 to 2023	190	
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No of dwellings with extant planning permission or development plan allocations (March 2023)	163	
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Education

Primary School	1	Swanton Morley VC Primary 183 pupils capacity 210
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Secondary School		Dereham Northgate
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Health

Primary Healthcare facilities	0	Swanton Morley Surgery – nurse-led surgery. Satellite surgery from North Elmham
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Digital Connectivity		Ultrafast broadband, mobile signal on ¾ providers
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Connectivity

Public Transport		No 4 bus 6.18 to 22.19 hourly but more frequent at peak times
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Cycle and Footpath routes	1	Wensum Way
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Proximity to nearest Market town or key settlement		Dereham 3.9 miles
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Local Shop/Post Office		Swanton Morley stores and post office
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Shopping Facilities

Other Shops		Swanton Morley Butchers and Deli, Morley Makes Gift Shop
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Mobile Shops		Norfolk Vegetable Box, library
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**Social Capital**

Village Hall/Community Centre	1	Village Hall
Pub	3	Darbys Pub, The Angel, pacemaker Arms
Church	1	All Saints
Website/ Facebook page		https://www.swantonmorleypc.info/
Events		Wedding Fayre, Fireworks
Organisations and clubs		Brownies, gardening, fitness, Pilates, football, table tennis

**Business and Employment Information**

Employed Population	No data available	
Businesses within the parish	<p>There are 47 businesses and organisations registered in Swanton Morley, the following have 10 or more employees: Primary school 30, Lincoln Care Home 90, the village hall 13, Gp surgery 11, Hunters Hall 17. There are a number of care homes registered at Swanton Morley but are located elsewhere in Norfolk.</p> <p>Businesses include: Care homes, construction and associated trades, haulage, digital services and catering services. There are also a number of sole traders</p>	

**Restraints to Development**

Water & Utilities	No known capacity issues	
Flood Risk	<p>The River Wensum flows to the northeast of the village and is flanked by an area of flood risk as identified in the SFRA. Another area of flood risk lies to the east of the village beyond Park Farm and Frog's Hall. There are two small areas of flood risk surrounding Woodgate Stream and Church Stream.</p>	
Local Road Network	Village accessed by the B1147.	
Biodiversity	Swanton Morley Meadow to the north is designated a CWS. There is also a SSSI and SAC to the northeast.	
Nutrient Neutrality	River Wensum Catchment	

**Village character**

Landscape Assessment		
Recreation	Norfolk Air, Rifle Club, Taek Wando	
Listed Buildings	15	Primary School, Kesmark House, The Church
Status in Local DP	Village Classified as Local Service Centre	

Notes

Nurse led surgery, good size school and a large number of community facilities in village hall and 3 pubs and a number of recreational facilities, proximity to A47 and Dereham

Recommendations

Swanton Morley meets all 5 criteria for Local Service Centre

Weeting with Broomhill

Key Indicator Groups	Key Indicators	Quantity	Notes
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	2011 Census	1,839	Increase of 3%
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Population

	2021 Census	1900	
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Growth Indicators

No of houses built between 2011 to 2023	36	
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No of dwellings with extant planning permission or development plan allocations (March 2023)	32	
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Education

Primary School	Weeting Church of England Primary School	95 pupils with capacity for 140
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Secondary School	Breckland School Brandon	
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Health

Primary Healthcare facilities	Brandon Medical Practice	1.7 miles
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Connectivity

Digital Connectivity	Superfast broadband, mobile signal on 2/4 providers	
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Public Transport	402 to Thetford once a day and 89 bus to Brandon	4 times a day
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Cycle and Footpath routes	0	Closest is Peddars Way
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Proximity to nearest Market town or key settlement	Thetford	11.4 miles
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Local Shop/Post Office	1	Londis and post office
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Other Shops	Georges Fish and Chip bar	
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Mobile Shops	Norfolk in a box, Mobile library	
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Shopping Facilities


 Social Capital	Village Hall/Community Centre	1	Village hall
	Pub	1	The Saxon
	Church	1	St Mary Church
	Website/ Facebook page		
	Events	Weeting Boot Sale and Weeting Steam Rally and Country Fair and Antiques Roads show and other shows	
	Organisations and clubs	Craft fair	

Business and Employment Information

Employed Population	No data available	
Businesses within the parish	<p>There are 32 businesses registered at Weeting, however, many are located between Brandon and Weeting. Brandon is a larger settlement only a 1.5 miles away. The following businesses and organisations have 10 or more employees. The primary school 20, Banagher Precast Concrete 16, David Watson Transport 30, SJH Logistics 12, and Oranmore precast 104</p> <p>Businesses include: Concrete & Construction, haulage, and financial services. There are also a number of sole traders including PMA Personal Training, Pauls automatic driving school, PC repair and care, dynamax mobile disco, weeting hair and beauty,</p>	

Restraints to Development

Water & Utilities	No known capacity issues	
Flood Risk	A linear area of flood risk lies to the east of the village running from north to south and covering the eastern most tips of Peppers Close and South Park.	
Local Road Network	A1065 skirts to the east of the village. Former B1106 links village to Brandon	
Natural Environment	Within SPA Stone Curlew Buffer Zone. Breckland SAC to West. Breckland SPA to West. SSSI to West and East. Concerns over impact of future development on the integrity of European Habitats and Species. Weeting is located in the vicinity of the Stone Curlew Buffer for the Brecks. Only 10 dwellings allowed per application within settlement boundary	
Nutrient Neutrality	No	

	Landscape Assessment	Planned Estate Agricultural Village	
	Recreation	Weeting playing fields	

Village character	Listed Buildings	18	Weeting Castle and Row of Thatched Cottages
	Status in Local DP	Village classified as Local Services Centre	
Notes	<p>Only applications of up to 10 dwellings allowed and cumulative growth will be scrutinised by NE due to proximity of the Stone Curlew Buffer. To provide 10% growth as per the local plan would require an additional between 80 and 100 dwellings based on 2.3 to 1.89 occupancy.</p> <p>Its proximity to Brandon and its services including the railway station as well as the services present in the village lend it being a service centre. However, the environmental restrictions do not. The school is below capacity</p>		
Recommendations	<p>Although Weeting meets all 5 criteria for Local Service Centres due to its proximity to the Stone Curlew Buffer, which restricts its growth significantly, it is considered that Weeting should not be included as a Local Service Centre</p>		