



Breckland
COUNCIL

Phase 2 Site Assessments: Preferred Allocations and Strategic Options

Draft Local Plan Full Update Preferred Options

June 2024

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319 - Greenacre Close, Ashill		Allocation
Address: Greenacre Close, Ashill, IP25 7AZ		
Greenfield	Site area: 2.45ha	Estimated capacity: 45 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none"> • Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School 	Together Dental: 4645 metres (R >) Oak Farm Surgery: 4292 metres (R >) Watton Sports and Social Club: 4416 metres (R >) Watton Library: 4675 metres (R >) Ashill VC Primary school: 496 metres (G <) Wayland Academy Norfolk: 5271 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.		
<ul style="list-style-type: none"> • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services 		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Public Park Or Garden: 110 metres	
Recycling facilities	Ashill Recycling Centre: 1717 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Church Of St Nicholas (Grade I): 808 metres	
Registered Park	Pickenham Hall: 2763 metres	
Scheduled Monument	Site of Panworth Hall and medieval settlement: 320 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Site Name Blank: 2332 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 11153 metres	
National Nature Reserve	Brettenham Heath: 18453 metres	
County Wildlife Site	Disused Railway: 1618 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 9655 metres	
Ramsar	Roydon Common: 25904 metres	
Special Protection Area (SPA)	Breckland 4830 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Great Cressingham Fen 4697 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 4697 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Watton. Currently no available headroom, but permit awaited to increase capacity for growth to come forward.	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): No comments	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

320 - The Willows, Ashill		Allocation
Address: The Willows, Ashill, IP25 7BL		
Greenfield	Site area: 1.73ha	Estimated capacity: 20 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none"> • Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School 	Together Dental: 5093 metres (R >) Oak Farm Surgery: 3911 metres (R >) Watton Sports and Social Club: 4871 metres (R >) Watton Library: 5122 metres (R >) Ashill VC Primary school: 851 metres (G <) Wayland Academy Norfolk: 5717 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.		
<ul style="list-style-type: none"> • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services 		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Playing Field: 293 metres	
Recycling facilities	Ashill Recycling Centre: 1679 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Bury's Hall (Grade II): 832 metres	
Registered Park	Pickenham Hall: 2624 metres	
Scheduled Monument	Devil's Dyke: 469 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Site Name Blank: 2694 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 10709 metres	
National Nature Reserve	Brettenham Heath: 18883 metres	
County Wildlife Site	Disused Railway: 1565 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 10106 metres	
Ramsar	Roydon Common: 25446 metres	
Special Protection Area (SPA)	Breckland 4499 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Breckland Forest 4499 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 4710 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Watton. Currently no available headroom, but permit awaited to increase capacity for growth to come forward.	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): No comments	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

123 - East of the Street and Reepham Road, Bawdeswell		Allocation
Address: Bawdeswell, NR20 4UW		
Greenfield	Site area: 1.83ha	Estimated capacity: 25 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none"> • Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School 	Norfolk PCT Dental Services: 8622 metres (R >) Lenwade Surgery: 5525 metres (R >) Dereham Leisure Centre: 9687 metres (R >) Dereham Library: 9745 metres (R >) Bawdeswell Community Primary School: 633 metres (G <) Northgate High School: 8968 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none"> • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services 		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Playing Field: 73 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 10078 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Bawdeswell	
Listed Building	The Gables (Grade II): 99 metres	
Registered Park	Elmham House: 6044 metres	
Scheduled Monument	A Roman roadside settlement 150m south-west of Billingford Hall: 3858 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Foxley Wood: 882 metres	
Geodiversity site	Hempton Quarry: 16193 metres	
National Nature Reserve	Foxley Wood: 883 metres	
County Wildlife Site	Gibbet Hill Platn & Bawd Heath: 1436 metres	
Local Nature Reserve	Litcham Common: 16111 metres	
Ramsar	Broadland: 21374 metres	
Special Protection Area (SPA)	Broadland 21374 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Foxley Wood 883 metres	

Special Area of Conservation (SAC)	River Wensum: 2442 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Bylaugh Near Church. Capacity for growth of around 400 dwellings without investment	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided.	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

231 - Reepham Road, Bawdeswell		Allocation
Address: Land North of Bawdeswell Village Hall, NR20 4RR		
Greenfield	Site area: 5.90ha	Estimated capacity: 40 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none"> • Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School 	Norfolk PCT Dental Services: 8457 metres (R >) Lenwade Surgery: 5797 metres (R >) Dereham Leisure Centre: 9562 metres (R >) Dereham Library: 9602 metres (R >) Bawdeswell Community Primary School: 311 metres (G <) Northgate High School: 8804 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.		
<ul style="list-style-type: none"> • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services 		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Playing Field: 0 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 9970 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Bawdeswell	
Listed Building	K6 Telephone Kiosk (Grade II): 68 metres	
Registered Park	Elmham House: 5705 metres	
Scheduled Monument	A Roman roadside settlement 150m south-west of Billingford Hall: 3530 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Foxley Wood: 746 metres	
Geodiversity site	Hempton Quarry: 15788 metres	
National Nature Reserve	Foxley Wood: 747 metres	
County Wildlife Site	Gibbet Hill Platn & Bawd Heath: 1220 metres	
Local Nature Reserve	Litcham Common: 15786 metres	
Ramsar	Broadland: 21587 metres	
Special Protection Area (SPA)	Broadland 21587 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Foxley Wood 747 metres	

Special Area of Conservation (SAC)	River Wensum: 2677 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
<p>Norfolk Local Lead Flood Authority advice Significant area of surface water ponding / pooling will require further assessment. Moderate surface water issues / constraints identified which will require further assessment by LPA</p> <p>Water Management Alliance advice No comments</p> <p>Anglian Water Water Recycling Centre - Bylaugh Near Church. Capacity for growth of around 400 dwellings without investment</p>	
Other statutory consultees, agencies and organisations	
<p>Sport England: The site would be located adjacent to an existing playing field, multi used games area, bowling green and a village hall. Whilst the site would not be located on a playing field, development of the site should not prejudice the use of, all or any part of the playing field. Failure to comply with this may result in objection from Sport England to the allocation of this site.</p> <p>Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided.</p> <p>Natural England (Air Quality Screening): No comments</p> <p>Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.</p>	
Landowner/Site promoter comment:	
<p>Lanpro on behalf of Albanwise Site of Reepham Road, Bawdeswell (LPA Ref: LPVC4SDEV231) Site Capacity: The LPA dwelling estimate states 70 dwellings. This is noted and agreed. Site Description: This is noted and agreed. Greenfield/Brownfield: This is noted and whilst the redevelopment of brownfield sites should be prioritised, suitable greenfield sites will need to be developed in order to meet local and district housing needs. The Site of Reepham Road, Bawdeswell is sustainably located and will deliver a residential development of a size, layout and design which complements and is commensurate with the existing village of Bawdeswell. Highway Access (initial assessment): This is noted and the 'Green' rating is considered to be both accurate and appropriate pursuant to the Site. Pedestrian Access (initial assessment): It is considered that the RAG Rating of 'Red' is amended to 'Green'. The Call for Sites Submission was accompanied by a Proposed Site Plan, Opportunities and Constraints Plan and Transport Note. Pedestrian Access from the Site to the services within the village is achievable through the grounds of Bawdeswell Village Hall which also reflects pedestrian desire line routes. The Site is therefore considered to be accessible by pedestrians. Site topography: This is noted and the 'Green' rating is considered to be both accurate and appropriate pursuant to the Site. Trees and hedgerows: It is considered that the RAG Rating of 'Red' is amended to 'Amber'. The Site comprises an arable field with trees and hedgerows primarily concentrated to the</p>	

boundaries of the Site and a small area of woodland. The Opportunities and Constraints Plan and Proposed Site Plan which accompanied the Call for Sites Submission in May 2022 demonstrates how the new homes can be delivered in a manner which respects and retains the existing trees and hedgerows, whilst providing for new tree and hedgerow planting. Brecks SPA buffer zone: This is noted and the 'Green' rating is considered to be both accurate and appropriate pursuant to the Site. Visual Landscape Impact: This receives a RAG rating of 'Amber' by the Council. The Site has a reasonably strong relationship with the adjoining residential area to the south and east. The Site therefore reads very much as a part of the residential built-up area of Bawdeswell and development can be delivered in a manner which does not adversely impact the surrounding landscape. Built up area: The RAG Rating of 'Amber' is noted. The Site abuts the existing built-up area of Bawdeswell and the Opportunities and Constraints Plan and Proposed Site Plan which accompanied the Call for Sites Submission in May 2022 demonstrates how the new homes will form a holistic extension to the existing built up area of Bawdeswell. The settlement pattern of Bawdeswell is nucleated and it is considered that redevelopment of the Site will continue to reflect this overarching and established settlement pattern. Settlement boundaries: The RAG Rating of 'Amber' is noted. It is agreed that the Site is situated adjacent to and connected to the existing settlement boundary. Potential Coalescence: This is noted and the 'Green' rating is considered to be both accurate and appropriate pursuant to the Site. Would the site conflict with the scale and size of the settlement: The 'Amber' RAG Rating is noted. It is considered that the scale, size and delivery of approximately 70 new homes on the Site is appropriate to the Bawdeswell's status as a Local Service Centre and will form a holistic extension to the settlement in terms of character and form. This has been demonstrated within the Opportunities and Constraints Plan and Proposed Site Plan which accompanied the Call for Sites Submission in May 2022. Settlement tiers: This criterion, including the associated 'Description of the Alternatives', is not listed within the Breckland Local Plan Full Update: Site Assessments – Phase 1 Report (November 2023). Therefore, the assessment criteria is unknown. The Site has been given an 'Amber' RAG Rating based on the reasoning that the Site is 'an extension to a medium tier settlement where opportunities to improve completeness have not been identified'. Clarification is required as to what is meant by 'completeness'. The Site is located within Bawdeswell, a Local Service Centre, which is also acknowledged by the Council within the 'Conclusions based on Alternative Development Options' section of the Site Assessments Phase 1. The RAG Rating of 'Amber' should be amended to 'Green' as it is considered that the new homes will complement the existing character of Bawdeswell and form a natural extension to the Local Service Village, which is characterised by a nucleated settlement pattern. Any known legal, ownership constraints to availability: The Council have stated 'No'. It is agreed that there are no known legal or ownership constraints affecting the deliverability of the Site for residential development. The Site is considered to be deliverable in the short-term. Available (timeframe)@ A RAG Rating of 'Amber' has been given to the Site, however no 'Description of the Alternatives' within the Breckland Local Plan Full Update: Site Assessments – Phase 1 Report (November 2023) has been provided in order to identify what constitutes a 'Green', 'Amber' or 'Red' RAG Rating. The Site is considered to be deliverable for residential development in the short-term (1 to 5 years) and a 'Green' RAG Rating

should therefore be given. Achievable (timeframe): No RAG Rating has been given and no criterion is listed within the Breckland Local Plan Full Update: Site Assessments – Phase 1 Report (November 2023). It considered that the Site is achievable and new homes can be delivered within 2-3 years of Planning Permission being secured.

Other objections

None recorded as received

028 - Back Lane, Beeston		Allocation
Address: Back Lane, Beeston, PE32 2NF		
Greenfield	Site area: 1.20ha	Estimated capacity: 9 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none"> • Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School 	Norfolk PCT Dental Services: 8636 metres (R >) Litcham Health Centre: 2493 metres (R >) Dereham Leisure Centre: 9212 metres (R >) Dereham Library: 8748 metres (R >) Beeston Primary School: 293 metres (G <) Litcham School: 2392 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none"> • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services 		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Playing Field: 4 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 9599 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Old Rectory And Moat House (Grade II): 561 metres	
Registered Park	Lexham Hall: 3437 metres	
Scheduled Monument	Devil's Dyke ('The Launditch'): 1888 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Horse Wood: 2635 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 6799 metres	
National Nature Reserve	Foxley Wood: 15313 metres	
County Wildlife Site	Church Farm Pond: 1461 metres	
Local Nature Reserve	Litcham Common: 1797 metres	
Ramsar	Roydon Common: 21503 metres	
Special Protection Area (SPA)	Breckland 11908 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	River Nar 1801 metres	
Special Area of Conservation (SAC)	River Wensum: 7724 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Beeston-Bitt-Dykewood Farm. Unlikely to be capacity for additional growth without investment.	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): No comments	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

058 - Playing Field and Beeston Road, Beeston		Allocation
Address: Land between Playing Field and Dereham Road, Beeston, PE32 2NB		
Greenfield	Site area: 0.28ha	Estimated capacity: 5 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none"> • Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School 	Norfolk PCT Dental Services: 8477 metres (R >) Litcham Health Centre: 2701 metres (R >) Dereham Leisure Centre: 9054 metres (R >) Dereham Library: 8591 metres (R >) Beeston Primary School: 167 metres (G <) Litcham School: 2589 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.		
<ul style="list-style-type: none"> • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services 		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Playing Field: 0 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 9443 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Old Rectory And Moat House (Grade II): 682 metres	
Registered Park	Lexham Hall: 3684 metres	
Scheduled Monument	Devil's Dyke ('The Launditch'): 1770 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Horse Wood: 2572 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 7056 metres	
National Nature Reserve	Foxley Wood: 15186 metres	
County Wildlife Site	Church Farm Pond: 1678 metres	
Local Nature Reserve	Litcham Common: 2011 metres	
Ramsar	Roydon Common: 21746 metres	
Special Protection Area (SPA)	Breckland 12070 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	River Nar 1833 metres	

Special Area of Conservation (SAC)	River Wensum: 7766 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Beeston-Bitt-Dykewood Farm. Unlikely to be capacity for additional growth without investment.	
Other statutory consultees, agencies and organisations	
Sport England: The site would be adjacent to an existing playing field to the west. Whilst the site would not be located on a playing field, development of the site should not prejudice the use of, all or any part of the playing field. Failure to comply with this may result in objection from Sport England to the allocation of this site.	
Natural England (Nutrient Neutrality): No comments	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

059 - Rose Cottage Syers Lane, Beeston		Allocation
Address: Land adjacent to Rose Cottage, Syers Lane, Beeston, PE32 2NJ		
Greenfield	Site area: 0.35ha	Estimated capacity: 5 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none"> • Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School 	Norfolk PCT Dental Services: 8224 metres (R >) Litcham Health Centre: 2944 metres (R >) Dereham Leisure Centre: 8802 metres (R >) Dereham Library: 8338 metres (R >) Beeston Primary School: 136 metres (G <) Litcham School: 2826 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.		
<ul style="list-style-type: none"> • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services 		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Playing Field: 200 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 9193 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Old Rectory And Moat House (Grade II): 777 metres	
Registered Park	Lexham Hall: 3934 metres	
Scheduled Monument	Devil's Dyke ('The Launditch'): 1615 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Honeypot Wood: 2411 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 7282 metres	
National Nature Reserve	Foxley Wood: 14996 metres	
County Wildlife Site	Warren Woods: 1810 metres	
Local Nature Reserve	Litcham Common: 2256 metres	
Ramsar	Roydon Common: 21997 metres	
Special Protection Area (SPA)	Breckland 12142 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	River Nar 1940 metres	

Special Area of Conservation (SAC)	River Wensum: 7873 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Beeston-Bitt-Dykewood Farm. Unlikely to be capacity for additional growth without investment.	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): No comments	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

203 - Back Lane, Beeston		Allocation
Address: Land on Back Lane, Beeston, PE32 2NN		
Greenfield	Site area: 0.49ha	Estimated capacity: 8 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none"> • Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School 	Norfolk PCT Dental Services: 8479 metres (R >) Litcham Health Centre: 2648 metres (R >) Dereham Leisure Centre: 9072 metres (R >) Dereham Library: 8608 metres (R >) Beeston Primary School: 251 metres (G <) Litcham School: 2534 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.		
<ul style="list-style-type: none"> • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services 		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Playing Field: 6 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 9466 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Old Rectory And Moat House (Grade II): 722 metres	
Registered Park	Lexham Hall: 3637 metres	
Scheduled Monument	Devil's Dyke ('The Launditch'): 1706 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Horse Wood: 2494 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 7026 metres	
National Nature Reserve	Foxley Wood: 15128 metres	
County Wildlife Site	Warren Woods: 1618 metres	
Local Nature Reserve	Litcham Common: 1958 metres	
Ramsar	Roydon Common: 21698 metres	
Special Protection Area (SPA)	Breckland 12101 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	River Nar 1766 metres	
Special Area of Conservation (SAC)	River Wensum: 7701 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Beeston-Bitt-Dykewood Farm. Unlikely to be capacity for additional growth without investment.	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): No comments	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

204 - School Farm Paddock, Beeston		Allocation
Address: School Farm Paddock, Beeston, PE32 2NJ		
Greenfield	Site area: 0.48ha	Estimated capacity: 6 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none"> • Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School 	Norfolk PCT Dental Services: 8409 metres (R >) Litcham Health Centre: 2731 metres (R >) Dereham Leisure Centre: 8980 metres (R >) Dereham Library: 8517 metres (R >) Beeston Primary School: 88 metres (G <) Litcham School: 2616 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.		
<ul style="list-style-type: none"> • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services 		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Playing Field: 42 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 9367 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Old Rectory And Moat House (Grade II): 676 metres	
Registered Park	Lexham Hall: 3722 metres	
Scheduled Monument	Devil's Dyke ('The Launditch'): 1727 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Horse Wood: 2535 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 7100 metres	
National Nature Reserve	Foxley Wood: 15143 metres	
County Wildlife Site	Warren Woods: 1672 metres	
Local Nature Reserve	Litcham Common: 2042 metres	
Ramsar	Roydon Common: 21783 metres	
Special Protection Area (SPA)	Breckland 12064 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	River Nar 1820 metres	
Special Area of Conservation (SAC)	River Wensum: 7755 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Beeston-Bitt-Dykewood Farm. Unlikely to be capacity for additional growth without investment.	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): No comments	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

134 - Fakenham Road, Beetley		Allocation
Address: Land North-East of Fakenham Road, Beetley,		
Greenfield	Site area: 1.41ha	Estimated capacity: 19 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
<ul style="list-style-type: none"> • Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School 	Norfolk PCT Dental Services: 3795 metres (R >) Elmham Surgery: 3781 metres (R >) Dereham Leisure Centre: 5179 metres (R >) Dereham Library: 4808 metres (R >) St Marys Community Primary School: 287 metres (G <) Northgate High School: 3931 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none"> • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services 		
Walking and cycling	Some accessible facilities create opportunity to enhance walking and cycling access.	
Open Space	Category - Playing Field: 5 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 5789 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Union House (Grade II): 583 metres	
Registered Park	Elmham House: 3213 metres	
Scheduled Monument	Moated site 280m south east of Spong Bridge: 1907 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Site Name Blank: 1850 metres	
Geodiversity site	Hempton Quarry: 12671 metres	
National Nature Reserve	Foxley Wood: 8898 metres	
County Wildlife Site	Gressenhall Green Marshes: 427 metres	
Local Nature Reserve	Litcham Common: 7906 metres	
Ramsar	North Norfolk Coast: 26093 metres	
Special Protection Area (SPA)	Breckland 17427 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Beetley & Hoe Meadows 868 metres	
Special Area of Conservation (SAC)	River Wensum: 3808 metres	
Agricultural Land	Grade 3	

Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)

Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%

Norfolk Local Lead Flood Authority advice Not reviewed
Water Management Alliance advice No comments
Anglian Water Water Recycling Centre - Dereham Rushmeadow Road. Capacity for future growth dependent on location of allocations and whether drains to Dereham or Swanton Morley. Further evidence required.

Other statutory consultees, agencies and organisations

Sport England: No comments
Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided.
Natural England (Air Quality Screening): No comments
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.

Landowner/Site promoter comment:

Turley on behalf of Silverley Properties Ltd The Site is located on a greenfield site adjacent to the settlement boundary of Beetley on the northern boundary. The Council's Site Profile Assessment (December 2023) of the Site (Ref: LPR/CS4/DEV/134) provided a red rating on this matter. 2.6 However, given the limited opportunity for brownfield sites within Beetley, all of the sites currently being proposed for development at Beetley are on greenfield sites. As such, this should not be a constraint to development within this Village with boundaries.
(Further site analysis details provided)

Other objections

2 as received

284 - Shrublands, Beetley		Allocation
Address: Land at Shrublands, Gressenhall Road, Beetley, NR20 4HE		
Mostly Green	Site area: 2.05ha	Estimated capacity: 25 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
<ul style="list-style-type: none"> • Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School 	Norfolk PCT Dental Services: 3449 metres (R >) Theatre Royal Surgery: 3957 metres (R >) Dereham Leisure Centre: 4820 metres (R >) Dereham Library: 4444 metres (R >) St Marys Community Primary School: 166 metres (G <) Northgate High School: 3577 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.		
<ul style="list-style-type: none"> • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services 		
Walking and cycling	Some accessible facilities create opportunity to enhance walking and cycling access.	
Open Space	Category - Playing Field: 380 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 5428 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Union House (Grade II): 242 metres	
Registered Park	Elmham House: 3540 metres	
Scheduled Monument	Moated site 280m south east of Spong Bridge: 2106 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Site Name Blank: 1570 metres	
Geodiversity site	Hempton Quarry: 13057 metres	
National Nature Reserve	Foxley Wood: 9026 metres	
County Wildlife Site	Gressenhall Green Marshes: 147 metres	
Local Nature Reserve	Litcham Common: 7941 metres	
Ramsar	North Norfolk Coast: 26484 metres	
Special Protection Area (SPA)	Breckland 17166 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Beetley & Hoe Meadows 585 metres	
Special Area of Conservation (SAC)	River Wensum: 4016 metres	
Agricultural Land	Grade 4	

Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)

Flood Zone 3	Proportion of site area 0.00%
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Flood Zone 2	Proportion of site area 0.00%
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Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - Dereham Rushmeadow Road. Capacity for future growth dependent on location of allocations and whether drains to Dereham or Swanton Morley. Further evidence required.

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided.

Natural England (Air Quality Screening): No comments

Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.

Landowner/Site promoter comment:

None

Other objections

None recorded as received

086 - Land to rear of Shrublands, Carbrooke		Allocation
Address: Land to rear of Shrublands, Carbrooke, IP25 6TJ		
Greenfield	Site area: 0.84ha	Estimated capacity: 8 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
<ul style="list-style-type: none"> • Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School 	Together Dental: 2854 metres (R >) Watton Medical Practice: 2547 metres (R >) Watton Sports and Social Club: 2564 metres (R >) Watton Library: 2914 metres (R >) St Peter and St Paul School Carbrooke: 1328 metres (G <) Wayland Academy Norfolk: 2736 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.		
<ul style="list-style-type: none"> • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services 		
Walking and cycling	Some accessible facilities create opportunity to enhance walking and cycling access.	
Open Space	Category - General: 97 metres	
Recycling facilities	Ashill Recycling Centre: 7563 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Caudle Green Farmhouse (Grade II): 649 metres	
Registered Park	Breccles Hall: 6519 metres	
Scheduled Monument	Site of Commandry of St John of Jerusalem: 1265 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Wayland Wood: 1732 metres	
Geodiversity site	Hockham: 8347 metres	
National Nature Reserve	Brettenham Heath: 14116 metres	
County Wildlife Site	Watton Airfield (Army Training Area: 547 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 4243 metres	
Ramsar	Redgrave & South Lopham Fens: 23321 metres	
Special Protection Area (SPA)	Breckland 4378 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Wayland Wood, Watton 1732 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 3826 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Carbrooke Church End. Insufficient capacity for large scale growth - e.g. circa 200 home. Some capacity for small scale growth	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): No comments	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

224 - Land at Southmoor Farm, Carbrooke		Allocation
Address: Land at Southmoor Farm, Carbrooke, IP25 6TH		
Greenfield	Site area: 13.20ha	Estimated capacity: 200 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
<ul style="list-style-type: none"> • Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School 	Together Dental: 3413 metres (R >) Watton Medical Practice: 3106 metres (R >) Watton Sports and Social Club: 3147 metres (R >) Watton Library: 3473 metres (R >) St Peter and St Paul School Carbrooke: 1298 metres (G <) Wayland Academy Norfolk: 3262 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.		
<ul style="list-style-type: none"> • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services 		
Walking and cycling	Some accessible facilities create opportunity to enhance walking and cycling access.	
Open Space	Category - General: 658 metres	
Recycling facilities	Ashill Recycling Centre: 8158 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Southmoor Farm House (Grade II): 0 metres	
Registered Park	Breccles Hall: 5974 metres	
Scheduled Monument	Site of Commandry of St John of Jerusalem: 1219 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Wayland Wood: 2147 metres	
Geodiversity site	Hockham: 7949 metres	
National Nature Reserve	Brettenham Heath: 13917 metres	
County Wildlife Site	Watton Airfield (Army Training Area: 18 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 4068 metres	
Ramsar	Redgrave & South Lopham Fens: 22598 metres	
Special Protection Area (SPA)	Breckland 4852 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Wayland Wood, Watton 2146 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 3864 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
<p>Norfolk Local Lead Flood Authority advice Significant surface water flowpaths cross large areas of the site. Moderate surface water issues / constraints identified which will require further assessment by LPA. Given the surface water / flooding constraints the LLFA consider that the site is unlikely to accommodate 200 dwellings.</p> <p>Water Management Alliance advice No comments</p> <p>Anglian Water Water Recycling Centre - Carbrooke Church End. Insufficient capacity for large scale growth - e.g. circa 200 home. Some capacity for small scale growth</p>	
Other statutory consultees, agencies and organisations	
<p>Sport England: No comments</p> <p>Natural England (Nutrient Neutrality): No comments</p> <p>Natural England (Air Quality Screening): No comments</p> <p>Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.</p>	
Landowner/Site promoter comment:	
<p>John Long Planning on behalf of landowners Site ref: LPR/CS4/DEV/224 Land at Southmoor Farm The site has been assessed on the basis of it being a mixed housing led park home scheme. However, it should be re-assessed as a care village as the concept for the site has changed, please see information below and attached: The concept for Southmoor Farm has changed from a park home led scheme. It is now promoted as a care village with a 40 room care home and 40-50 assisted living apartments; 15-20 sheltered bungalows, 40-50 retirement homes and potentially, a GP surgery. Given the specialised nature of the concept and the specific housing need (retirement and elderly people homes) it is responding to and seeking to meet, the scheme should be assessed on its merits, not as a general housing site.</p> <p>LPR/CS4/DEC/222-225</p> <p>It is suggested that all of the Carbrooke sites should be reassessed and considered as if they represented as potential development option contributing to the growth of Watton, not as if they are considered to be an extension of Carbrooke village.</p>	
Other objections	
None recorded as received	

225 - Land North and East of Shrublands, Carbrooke		Allocation
Address: Land North and East of Shrublands, Norwich Road, Carbrooke, IP25 6TJ		
Greenfield	Site area: 41.33ha	Estimated capacity: 1000 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
<ul style="list-style-type: none"> • Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School 	Together Dental: 2609 metres (R >) Watton Medical Practice: 2306 metres (R >) Watton Sports and Social Club: 2328 metres (R >) Watton Library: 2673 metres (R >) St Peter and St Paul School Carbrooke: 866 metres (G <) Wayland Academy Norfolk: 2524 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.		
<ul style="list-style-type: none"> • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services 		
Walking and cycling	Some accessible facilities create opportunity to enhance walking and cycling access.	
Open Space	Category - General: 48 metres	
Recycling facilities	Ashill Recycling Centre: 7187 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Caudle Green Farmhouse (Grade II): 128 metres	
Registered Park	Breccles Hall: 6401 metres	
Scheduled Monument	Site of Commandry of St John of Jerusalem: 791 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Wayland Wood: 1584 metres	
Geodiversity site	Hockham: 8314 metres	
National Nature Reserve	Brettenham Heath: 14126 metres	
County Wildlife Site	Caudlesprings: 255 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 4249 metres	
Ramsar	Redgrave & South Lopham Fens: 23095 metres	
Special Protection Area (SPA)	Breckland 4194 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Wayland Wood, Watton 1584 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 3846 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
<p>Norfolk Local Lead Flood Authority advice Significant surface water flowpaths cross large areas of the site. Moderate surface water issues / constraints identified which will require further assessment by LPA. Given the surface water / flooding constraints the LLFA consider that the site is unlikely to accommodate 500 dwellings.</p> <p>Water Management Alliance advice No comments</p> <p>Anglian Water Water Recycling Centre - Carbrooke Church End. Insufficient capacity for large scale growth - e.g. circa 200 home. Some capacity for small scale growth</p>	
Other statutory consultees, agencies and organisations	
<p>Sport England: No comments</p> <p>Natural England (Nutrient Neutrality): No comments</p> <p>Natural England (Air Quality Screening): No comments</p> <p>Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.</p>	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

032 - Land at Norwich Road, Dereham		Strategic Option
Address: Land at Norwich Road, Dereham, NR20 3AW		
Brownfield	Site area: 3.92ha	Estimated capacity: 120 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
<ul style="list-style-type: none"> • Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School 	Beech House Dental Surgery: 491 metres (G <) Orchard Surgery: 324 metres (G <) Dereham Leisure Centre: 65 metres (G <) Dereham Library: 453 metres (G <) Grove House Infant School: 625 metres (G <) Dereham Neatherd High School: 414 metres (G <)	
Overall ranking accessibility	Green: At least four facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.		
<ul style="list-style-type: none"> • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services 		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category - Playing Field: 131 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 431 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Dereham Maltings (Crisp Malting Group) (Grade II*): 50 metres	
Registered Park	Elmham House: 7710 metres	
Scheduled Monument	Moated site 700m north west of Brick Kiln Farm Cottages: 4995 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Old Carr: 2708 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 15696 metres	
National Nature Reserve	Foxley Wood: 10467 metres	
County Wildlife Site	Scarning Meadows: 770 metres	
Local Nature Reserve	Litcham Common: 11075 metres	
Ramsar	Broadland: 26565 metres	
Special Protection Area (SPA)	Breckland 16315 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Potter & Scarning Fens, East Dereham 1283 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 1283 metres
Agricultural Land	Urban
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
<p>Norfolk Local Lead Flood Authority advice Significant surface water flowpath runs from north to south across a large part of the site and areas of surface water ponding / pooling will require further assessment.</p> <p>Water Management Alliance advice No comments</p> <p>Anglian Water Water Recycling Centre - Dereham Rushmeadow Road. Capacity for future growth dependent on location of allocations and whether drains to Dereham or Swanton Morley. Further evidence required.</p>	
Other statutory consultees, agencies and organisations	
<p>Sport England: No comments</p> <p>Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided.</p> <p>Natural England (Air Quality Screening): No comments</p> <p>Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.</p> <p>Dereham Town Council The site is within the settlement boundary and pedestrian access seems quite good.</p>	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

079 - Dereham Hospital, Northgate, Dereham		Strategic Option
Address: Dereham Hospital, Northgate, NR19 2EX		
Mostly Brown	Site area: 2.37ha	Estimated capacity: 90 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
<ul style="list-style-type: none"> • Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School 	Norfolk PCT Dental Services: 149 metres (G <) Theatre Royal Surgery: 693 metres (G <) Dereham Leisure Centre: 1349 metres (R >) Dereham Library: 1188 metres (R >) Dereham Church Infant School: 1154 metres (G <) Northgate High School: 385 metres (G <)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none"> • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services 		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category - Allotments Or Community Growing Spaces: 0 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 1947 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Water Tower (Grade II): 201 metres	
Registered Park	Elmham House: 6403 metres	
Scheduled Monument	Three Pickett-Hamilton forts at Swanton Morley airfield: 4162 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Old Carr: 2297 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 15509 metres	
National Nature Reserve	Foxley Wood: 9448 metres	
County Wildlife Site	Rushmeadow Road Meadow: 1106 metres	
Local Nature Reserve	Litcham Common: 10623 metres	
Ramsar	Broadland: 26535 metres	
Special Protection Area (SPA)	Breckland 17300 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Dereham Rush Meadow 1565 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 2234 metres
Agricultural Land	Urban
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Dereham Rushmeadow Road. Capacity for future growth dependent on location of allocations and whether drains to Dereham or Swanton Morley. Further evidence required.	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided.	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Dereham Town Council No significant issues of pedestrian access and vegetation on site scrub rather than trees.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

144 - Land at Dumpling Green, Dereham		Strategic Option
Address: Land at Dumpling Green, Dereham,		
Greenfield	Site area: 27.11ha	Estimated capacity: 305 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
<ul style="list-style-type: none"> • Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School 	Beech House Dental Surgery: 1502 metres (R >) Toftwood Medical Centre: 855 metres (R >) Dereham Leisure Centre: 1064 metres (R >) Dereham Library: 1484 metres (R >) Toftwood Junior School: 554 metres (G <) Dereham Neatherd High School: 1309 metres (G <)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none"> • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services 		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category - Playing Field: 512 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 481 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Green Farmhouse (Grade II): 66 metres	
Registered Park	Elmham House: 8934 metres	
Scheduled Monument	Moated site 700m north west of Brick Kiln Farm Cottages: 4926 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes The Broads SAC	
Ancient Woodland	Yaxham Wood: 2474 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 16321 metres	
National Nature Reserve	Foxley Wood: 11067 metres	
County Wildlife Site	Pastures near Watering Farm: 9 metres	
Local Nature Reserve	Litcham Common: 11978 metres	
Ramsar	Broadland: 25942 metres	
Special Protection Area (SPA)	Breckland 15614 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Badley Moor 508 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 508 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
<p>Norfolk Local Lead Flood Authority advice Minor surface water flowpath on site in all three AEP events, also areas of surface water ponding / pooling flow will require further assessment.</p> <p>Water Management Alliance advice No comments</p> <p>Anglian Water Water Recycling Centre - Dereham Rushmeadow Road. Capacity for future growth dependent on location of allocations and whether drains to Dereham or Swanton Morley. Further evidence required.</p>	
Other statutory consultees, agencies and organisations	
<p>Sport England: No comments</p> <p>Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided.</p> <p>Natural England (Air Quality Screening): No comments</p> <p>Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.</p>	
Landowner/Site promoter comment:	
Armstrong Rigg for Holkham estate See original document- 77 pages of site assessment for dumping green	
Other objections	
2 as received	

164 - Land North of Dereham Road (Scarning), Dereham		Strategic Option
Address: Land North of Dereham Road, Scarning,		
Greenfield	Site area: 10.47ha	Estimated capacity: 200 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Other settlement/village		
<ul style="list-style-type: none"> • Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School 	Beech House Dental Surgery: 906 metres (G <) Theatre Royal Surgery: 1027 metres (G <) Dereham Leisure Centre: 1392 metres (R >) Dereham Library: 943 metres (G <) Scarning VC Primary School: 300 metres (G <) Northgate High School: 1201 metres (G <)	
Overall ranking accessibility	Green: At least four facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.		
<ul style="list-style-type: none"> • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services 		
Walking and cycling	Accessibility to facilities provides opportunity for walking and cycling access.	
Open Space	Category - Allotments Or Community Growing Spaces: 0 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 1754 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	35a, 36, 37, Old Beccles Gate (Grade II): 616 metres	
Registered Park	Elmham House: 7259 metres	
Scheduled Monument	Wendling Abbey: 3620 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Old Carr: 1149 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 13854 metres	
National Nature Reserve	Foxley Wood: 11166 metres	
County Wildlife Site	Dereham Sewerage Works Meadow: 3 metres	
Local Nature Reserve	Litcham Common: 9280 metres	
Ramsar	Broadland: 28102 metres	
Special Protection Area (SPA)	Breckland 15348 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Dereham Rush Meadow 141 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 774 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
<p>Norfolk Local Lead Flood Authority advice LLFA Assessment: Moderate surface water issues / constraints identified which will require further assessment by LPA</p> <p>Water Management Alliance advice No comments</p> <p>Anglian Water Water Recycling Centre - Dereham Rushmeadow Road. Capacity for future growth dependent on location of allocations and whether drains to Dereham or Swanton Morley. Further evidence required.</p>	
Other statutory consultees, agencies and organisations	
<p>Sport England: No comments</p> <p>Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided.</p> <p>Natural England (Air Quality Screening): No comments</p> <p>Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.</p>	
Landowner/Site promoter comment:	
<p>Bidwells on behalf of Abel Homes Abel Homes are promoting land north of Dereham Road, Scarning for residential development (LPR/CS4/DEV/164). The Site Profile Assessment undertaken by the Council in relation to the site concludes that:</p> <p>The site is within Scarning a Other settlement / village and is Greenfield Adjacent to the existing built-up area</p> <p>May align with scenarios A and C in the Development Scenarios consultation align with the site.</p> <p>Accordingly, the site will be considered by the Council as part of their Phase 2 Assessment; a position supported by Abel Homes. However, in undertaking the high-level assessment of the site, it is evident that certain incorrect assumptions have been made by the Council. To ensure that</p>	
Other objections	
None recorded as received	

174 - South-West Urban Extension NR19 1TN, Dereham		Strategic Option
Address: South West Urban Extension between A1075 Shipdham Road The Broadway and A47 Trunk Road, NR19 1TN		
Greenfield	Site area: 93.04ha	Estimated capacity: 1400 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
<ul style="list-style-type: none"> • Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School 	Beech House Dental Surgery: 1402 metres (R >) Toftwood Medical Centre: 849 metres (R >) Dereham Leisure Centre: 1681 metres (R >) Dereham Library: 1437 metres (R >) Scarning VC Primary School: 553 metres (G <) Northgate High School: 2182 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.		
<ul style="list-style-type: none"> • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services 		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category - Public Park Or Garden: 0 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 1583 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Railway Farmhouse (Grade II): 82 metres	
Registered Park	Elmham House: 8329 metres	
Scheduled Monument	Moated site 700m north west of Brick Kiln Farm Cottages: 2264 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes The Broads SAC	
Ancient Woodland	Old Carr: 1941 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 13601 metres	
National Nature Reserve	Foxley Wood: 12197 metres	
County Wildlife Site	Potters Fen Meadow: 378 metres	
Local Nature Reserve	Litcham Common: 9377 metres	
Ramsar	Broadland: 27918 metres	
Special Protection Area (SPA)	Breckland 13838 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	

SSSI	Potter & Scarning Fens, East Dereham 242 metres
Special Area of Conservation (SAC)	Norfolk Valley Fens: 242 metres 0
Agricultural Land	Grade 2
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 5.91%
Flood Zone 2	Proportion of site area 7.00%
<p>Norfolk Local Lead Flood Authority advice Ordinary watercourse crosses the site, External and Internal flood records and significant surface water flowpaths present. Moderate surface water issues / constraints identified which will require further assessment by LPA. Given the surface water / flooding constraints the LLFA appropriate measures required to enable delivery of 1,400 dwellings.</p> <p>Water Management Alliance advice No comments</p> <p>Anglian Water Water Recycling Centre - Dereham Rushmeadow Road. Capacity for future growth dependent on location of allocations and whether drains to Dereham or Swanton Morley. Further evidence required.</p>	
Other statutory consultees, agencies and organisations	
<p>Sport England: The southeastern section of this area would partially border an already established playing field utilised by Dereham Saints Football Club. Although the site itself would not be situated on the playing field, any development on the site must not prejudice the usage of the playing field in any way. Non-compliance with this requirement may lead to an objection to the allocation of this site from Sport England.</p> <p>Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided.</p> <p>Natural England (Air Quality Screening): Screen air quality if access within 200m</p> <p>Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.</p>	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

347 - Caston Road, Griston		Allocation
Address: Caston Road, Griston, IP25 6QD		
Greenfield	Site area: 3.10ha	Estimated capacity: 20 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
<ul style="list-style-type: none"> • Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School 	Together Dental: 3284 metres (R >) Watton Medical Practice: 2984 metres (R >) Watton Sports and Social Club: 3229 metres (R >) Watton Library: 3314 metres (R >) Caston Primary School: 1383 metres (G <) Wayland Academy Norfolk: 2911 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.		
<ul style="list-style-type: none"> • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services 		
Walking and cycling	Some accessible facilities create opportunity to enhance walking and cycling access.	
Open Space	Category - General: 14 metres	
Recycling facilities	Ashill Recycling Centre: 8447 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	The Old Thatch (Grade II): 21 metres	
Registered Park	Breccles Hall: 4964 metres	
Scheduled Monument	Village cross, 70m north west of the Holy Cross Church: 2188 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Wayland Wood: 1507 metres	
Geodiversity site	Hockham: 6787 metres	
National Nature Reserve	Brettenham Heath: 12631 metres	
County Wildlife Site	Watton Airfield (Army Training Area): 837 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 2750 metres	
Ramsar	Redgrave & South Lopham Fens: 21826 metres	
Special Protection Area (SPA)	Breckland 4184 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Wayland Wood, Watton 1507 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 2478 metres	
Agricultural Land	Grade 3	

Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)

Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%

Norfolk Local Lead Flood Authority advice Not reviewed
Water Management Alliance advice No comments
Anglian Water Water Recycling Centre - Watton. Currently no available headroom, but permit awaited to increase capacity for growth to come forward.

Other statutory consultees, agencies and organisations

Sport England: No comments
Natural England (Nutrient Neutrality): No comments
Natural England (Air Quality Screening): No comments
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.

Landowner/Site promoter comment:

None

Other objections

None recorded as received

400 - The Street, Hockering		Allocation
Address: The Street, Hockering,		
Greenfield	Site area: 3.69ha	Estimated capacity: 50 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none"> • Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School 	Norfolk PCT Dental Services: 8770 metres (R >) Mattishall Surgery: 3168 metres (R >) Dereham Leisure Centre: 8482 metres (R >) Dereham Library: 8894 metres (R >) Hockering C. of E. Primary Academy: 163 metres (G <) Dereham Neatherd High School: 7897 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.		
<ul style="list-style-type: none"> • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services 		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - General: 449 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 8325 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Yew Tree Farmhouse (Grade II): 327 metres	
Registered Park	Kimberley Hall: 7137 metres	
Scheduled Monument	Round barrow SE of the Lodges: 5752 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes The Broads SAC	
Ancient Woodland	Park Grove: 641 metres	
Geodiversity site	Pinebanks: 18310 metres	
National Nature Reserve	Foxley Wood: 9076 metres	
County Wildlife Site	Park Grove: 638 metres	
Local Nature Reserve	Bowthorpe Marsh: 10902 metres	
Ramsar	Broadland: 18111 metres	
Special Protection Area (SPA)	Broadland 18111 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Hockering Wood 843 metres	
Special Area of Conservation (SAC)	River Wensum: 4467 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
<p>Norfolk Local Lead Flood Authority advice Not reviewed</p> <p>Water Management Alliance advice Major development partially within NRIDB's IDD. Consent would be required from the Board for alterations or discharges to any riparian watercourse within the Board's IDD.</p> <p>Known flood risk concerns. Proposed dualling of the A47 and associated infrastructure will impact nearby watercourses within the NRIDB's district. Therefore, surface water runoff will need to be well managed to ensure this is not further increased, as per paragraph 167 of the National Planning Policy Framework.</p> <p>The Board strongly recommend that at the detailed design stage, where practicable, SuDS are utilised on the development, in line with the Non-Statutory technical standards for sustainable drainage systems.</p> <p>Anglian Water Water Recycling Centre - Hockering-By. Capacity for future growth at least up to 155 dwellings.</p>	
Other statutory consultees, agencies and organisations	
<p>Sport England: No comments</p> <p>Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided.</p> <p>Natural England (Air Quality Screening): No comments</p> <p>Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.</p>	
Landowner/Site promoter comment:	
<p>Lanpro on behalf of Glavenhill Larger site boundary proposed extending between Hockering and hamlet at Hill Heads Farm. Revised criteria assessment a proposing most phase 1 criteria proposed as green with exception of "built up area", and "settlement boundaries" proposed as amber, and as red for the sites greenfield status.</p>	
Other objections	
None recorded as received	

109 - Watton Road, Hockham		Allocation
Address: West of Watton Road, Great Hockham, IP24 1PB		
Greenfield	Site area: 4.65ha	Estimated capacity: 20 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
<ul style="list-style-type: none"> • Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School 	<p>Together Dental: 8593 metres (R >)</p> <p>East Harling and Kenninghall Medical Practice: 7729 metres (R >)</p> <p>Watton Sports and Social Club: 8879 metres (R >)</p> <p>Watton Library: 8560 metres (R >)</p> <p>Great Hockham Primary School and Nursery: 71 metres (G <)</p> <p>Wayland Academy Norfolk: 7964 metres (R >)</p>	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.		
<ul style="list-style-type: none"> • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services 		
Walking and cycling	Some accessible facilities create opportunity to enhance walking and cycling access.	
Open Space	Category - Public Park Or Garden: 250 metres	
Recycling facilities	Snetterton Part-time Recycling Centre: 6565 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Hockham	
Listed Building	Lucree (Grade II): 132 metres	
Registered Park	Breccles Hall: 1484 metres	
Scheduled Monument	Two bowl barrows on Flag Heath: 4108 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Site Name Blank: 2689 metres	
Geodiversity site	Hockham: 255 metres	
National Nature Reserve	Brettenham Heath: 6329 metres	
County Wildlife Site	Furze Allotment: 344 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 2282 metres	
Ramsar	Redgrave & South Lopham Fens: 15875 metres	
Special Protection Area (SPA)	Breckland 295 metres. (Site Less than 1.5km, HRA required.) Within Stone Curlew buffer: No	
SSSI	Breckland Forest 295 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 2538 metres
Agricultural Land	Grade 4
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Data for settlement not provided. Data for settlement not provided	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): No comments	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

226 - Dawneal, Hockham		Allocation
Address: Land South of Dawnael, Vicarage Road, Hockham, IP24 1PE		
Greenfield	Site area: 0.63ha	Estimated capacity: 5 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
<ul style="list-style-type: none"> • Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School 	<p>Together Dental: 8979 metres (R >)</p> <p>East Harling and Kenninghall Medical Practice: 7544 metres (R >)</p> <p>Watton Sports and Social Club: 9272 metres (R >)</p> <p>Watton Library: 8945 metres (R >)</p> <p>Great Hockham Primary School and Nursery: 277 metres (G <)</p> <p>Wayland Academy Norfolk: 8348 metres (R >)</p>	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.		
<ul style="list-style-type: none"> • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services 		
Walking and cycling	Some accessible facilities create opportunity to enhance walking and cycling access.	
Open Space	Category - Public Park Or Garden: 121 metres	
Recycling facilities	Snetterton Part-time Recycling Centre: 6482 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	K6 Telephone Kiosk (Grade II): 108 metres	
Registered Park	Breccles Hall: 1879 metres	
Scheduled Monument	Two bowl barrows on Flag Heath: 4250 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Site Name Blank: 2723 metres	
Geodiversity site	Hockham: 122 metres	
National Nature Reserve	Brettenham Heath: 6187 metres	
County Wildlife Site	The Crescent & Fish Pond Wood: 355 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 2344 metres	
Ramsar	Redgrave & South Lopham Fens: 15690 metres	
Special Protection Area (SPA)	Breckland 460 metres. (Site Less than 1.5km, HRA required.) Within Stone Curlew buffer: No	
SSSI	Breckland Forest 460 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 2908 metres
Agricultural Land	Grade 4
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Data for settlement not provided. Data for settlement not provided	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): No comments	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

167 - Land off Powell Close, Kenninghall		Allocation
Address: Land off Powell Close, Kenninghall,		
Greenfield	Site area: 1.79ha	Estimated capacity: 15 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none"> • Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School 	Rookwood Dental Practice: 9422 metres (R >) Kings Ride Surgery: 432 metres (G <) Attleborough Sports Hall: 9757 metres (R >) Attleborough Library: 9665 metres (R >) Kenninghall Primary School: 157 metres (G <) Old Buckenham High School: 6560 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.		
<ul style="list-style-type: none"> • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services 		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Playing Field: 0 metres	
Recycling facilities	Snetterton Part-time Recycling Centre: 5000 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Kenninghall	
Listed Building	Turner And Buckler Limited (Grade II): 221 metres	
Registered Park	Shadwell Park: 10451 metres	
Scheduled Monument	Vikings Mound, tumulus: 2232 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Downhill Grove: 1771 metres	
Geodiversity site	Hockham: 10745 metres	
National Nature Reserve	Redgrave & Lopham Fen: 5587 metres	
County Wildlife Site	Broom Covert & Downhill Plantn: 1378 metres	
Local Nature Reserve	Roydon Fen: 8304 metres	
Ramsar	Redgrave & South Lopham Fens: 5587 metres	
Special Protection Area (SPA)	Breckland 4767 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Kenninghall & Banham Fens with Quidenham Mere 1162 metres	

Special Area of Conservation (SAC)	Waveney & Little Ouse Valley Fens: 5587 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - East Harling. Likely to be sufficient capacity for growth at least up to 550 dwellings.	
Other statutory consultees, agencies and organisations	
<p>Sport England: To the west of the site lies open space, a playing pitch and a substation. Whilst the site would not be located on a playing field, development of the site should not prejudice the use of, all or any part of a playing field. Failure to comply with this may result in objection from Sport England to the allocation of this site.</p> <p>Natural England (Nutrient Neutrality): No comments</p> <p>Natural England (Air Quality Screening): No comments</p> <p>Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.</p>	
Landowner/Site promoter comment:	
<p>Bidwells on behalf of Breckland Bridge Breckland Bridge are promoting land at Powell Close, Kenninghall for residential development (LPR/CS4/DEV/167). The Site Profile assessment undertaken by the Council in relation to the site concludes that:</p> <p>The site is within Kenninghall a Local Service Centre and is Greenfield Adjacent to the existing built-up area.</p> <p>Scenarios A, B, D, E and F in the Development Scenarios consultation align with the site.</p> <p>Accordingly, the site will be considered by the Council as part of their Phase 2 Assessment; a position supported by Breckland Bridge. However, in undertaking the high level assessment of the site, it is evident that certain incorrect assumptions have been made by the Council. To ensure that the Phase 2 Assessment is robust and based on correct information, these matters are addressed below.</p>	
Other objections	
None recorded as received	

257 - Land North of Lexham Road, Litcham		Allocation
Address: North of Lexham Road, West of Pound Lane, Litcham,		
Greenfield	Site area: 14.23ha	Estimated capacity: 50 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none"> • Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School 	Mr J Holmes & Associates: 10603 metres (R >) Litcham Health Centre: 231 metres (G <) Swaffham Leisure Centre: 11258 metres (R >) Swaffham Library: 10617 metres (R >) Litcham School: 418 metres (G <) Litcham School: 367 metres (G <)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.		
<ul style="list-style-type: none"> • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services 		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - General: 0 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 12414 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Litcham	
Listed Building	Litcham Hall (Grade II): 34 metres	
Registered Park	Lexham Hall: 617 metres	
Scheduled Monument	Disc barrow on Litcham Common, 250m south west of Bridge Farm: 802 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Old Covert: 670 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 4924 metres	
National Nature Reserve	Foxley Wood: 16896 metres	
County Wildlife Site	Litcham Common: 457 metres	
Local Nature Reserve	Litcham Common: 453 metres	
Ramsar	Roydon Common: 18436 metres	
Special Protection Area (SPA)	Breckland 12195 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	River Nar 385 metres	

Special Area of Conservation (SAC)	River Wensum: 5878 metres
Agricultural Land	Grade 2
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice LLFA Assessment: No major surface water issues / constraints identified	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Litcham. Capacity for future growth at least up to 120 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): No comments	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
Savills on behalf of The Lexham Estate To sites put forward Site 1: land north of Lexham Road and west of Pound Lane, Litcham; and Site 2: Land east of Pound Lane, Litcham. Both sites were submitted for residential development, with Site 1 being capable of accommodating up to 250 dwellings, and Site 2 up to 150 dwellings. Should the Council have any considerations about phasing or splitting these sites, we would be open to these conversations. Both sites are located in the village of Litcham, which is currently classified as a Local Service Centre within the adopted Local Plan. It is understood that this classification proposes to be remained unchanged, given there have been minimal changes within the village with regards to services and facilities.	
Other objections	
None recorded as received	

360 - Bracken Road, Mundford		Allocation
Address: Bracken Rise, IP26 5JS		
Greenfield	Site area: 1.95ha	Estimated capacity: 20 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none"> • Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School 	mydentist: 13115 metres (R >) Forest Group Practice: 383 metres (G <) Breckland Leisure Centre: 12311 metres (R >) Thetford Library: 13017 metres (R >) Mundford C.of E. Primary School: 325 metres (G <) The Thetford Academy: 11957 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.		
<ul style="list-style-type: none"> • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services 		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - General: 10 metres	
Recycling facilities	Thetford Main Recycling Centre Plus: 11711 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	West Hall (Grade II*): 166 metres	
Registered Park	Lynford Hall: 1461 metres	
Scheduled Monument	Devil's Dyke (Fosdyke or Fendyke): 2765 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Birch Wood: 10505 metres	
Geodiversity site	Hockham: 15559 metres	
National Nature Reserve	Weeting Heath: 4954 metres	
County Wildlife Site	Adjacent River Wissey: 485 metres	
Local Nature Reserve	Maidscross Hill: 12792 metres	
Ramsar	Ouse Washes: 22264 metres	
Special Protection Area (SPA)	Breckland 127 metres. (Site Less than 1.5km, HRA required.) Within Stone Curlew buffer: No	
SSSI	Breckland Forest 127 metres	
Special Area of Conservation (SAC)	Breckland: 1767 metres	

Agricultural Land	Non Agricultural
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Mundford. Limited headroom at this WRC - up to circa 15 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): No comments	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

361 - West Hall Drive, Mundford		Allocation
Address: West Hall Drive, IP26 5EB		
Greenfield	Site area: 3.19ha	Estimated capacity: 30 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none"> • Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School 	mydentist: 13214 metres (R >) Forest Group Practice: 409 metres (G <) Breckland Leisure Centre: 12409 metres (R >) Thetford Library: 13117 metres (R >) Mundford C.of E. Primary School: 384 metres (G <) The Thetford Academy: 12049 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.		
<ul style="list-style-type: none"> • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services 		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - General: 52 metres	
Recycling facilities	Thetford Main Recycling Centre Plus: 11810 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	West Hall (Grade II*): 23 metres	
Registered Park	Lynford Hall: 1452 metres	
Scheduled Monument	Devil's Dyke (Fosdyke or Fendyke): 2730 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Birch Wood: 10339 metres	
Geodiversity site	Hockham: 15571 metres	
National Nature Reserve	Weeting Heath: 5053 metres	
County Wildlife Site	Reedlands Plantation: 297 metres	
Local Nature Reserve	Maidscross Hill: 12909 metres	
Ramsar	Ouse Washes: 22218 metres	
Special Protection Area (SPA)	Breckland 244 metres. (Site Less than 1.5km, HRA required.) Within Stone Curlew buffer: No	
SSSI	Breckland Forest 244 metres	
Special Area of Conservation (SAC)	Breckland: 1778 metres	

Agricultural Land	Grade 4
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Mundford. Limited headroom at this WRC - up to circa 15 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): No comments	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

103 - Land East of Chalk Lane, Narborough		Allocation
Address: West of Chalk Lane, Narborough,		
Greenfield	Site area: 2.00ha	Estimated capacity: 70 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none"> • Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School 	Mr J Holmes & Associates: 7692 metres (R >) Narborough Surgery: 1134 metres (G <) Swaffham Leisure Centre: 8104 metres (R >) Swaffham Library: 7706 metres (R >) Sacred Heart School: 7652 metres (R >) The Nicholas Hammond Academy: 8034 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.		
<ul style="list-style-type: none"> • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services 		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Playing Field: 88 metres	
Recycling facilities	Ashill Recycling Centre: 14511 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Narborough War Memorial Cross (Grade II): 915 metres	
Registered Park	Narford Hall: 1296 metres	
Scheduled Monument	Camphill: 906 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Site Name Blank: 4538 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 8908 metres	
National Nature Reserve	Roydon Common: 11464 metres	
County Wildlife Site	Contract Wood: 352 metres	
Local Nature Reserve	Litcham Common: 13912 metres	
Ramsar	Roydon Common: 11464 metres	
Special Protection Area (SPA)	Breckland 2837 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Narborough Railway Embankment 11 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 2842 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice LLFA Assessment: No major surface water issues / constraints identified	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Narborough. Some capacity for growth at this time up to approximately 200 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): No comments	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

105 - Land West of Chalk Lane, Narborough		Allocation
Address: East of Chalk Lane, Narborough,		
Greenfield	Site area: 26.07ha	Estimated capacity: 30 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none"> • Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School 	Mr J Holmes & Associates: 7202 metres (R >) Narborough Surgery: 936 metres (G <) Swaffham Leisure Centre: 7628 metres (R >) Swaffham Library: 7217 metres (R >) Sacred Heart School: 7151 metres (R >) The Nicholas Hammond Academy: 7559 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.		
<ul style="list-style-type: none"> • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services 		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Playing Field: 0 metres	
Recycling facilities	Ashill Recycling Centre: 14046 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Narborough Hall (Grade II*): 752 metres	
Registered Park	Narford Hall: 759 metres	
Scheduled Monument	Camphill: 524 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Site Name Blank: 4417 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 8208 metres	
National Nature Reserve	Roydon Common: 11352 metres	
County Wildlife Site	Contract Plantation: 494 metres	
Local Nature Reserve	Litcham Common: 13216 metres	
Ramsar	Roydon Common: 11352 metres	
Special Protection Area (SPA)	Breckland 2498 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Narborough Railway Embankment 214 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 2505 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice LLFA Assessment: No major surface water issues / constraints identified	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Narborough. Some capacity for growth at this time up to approximately 200 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): No comments	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

205 - Land South of Eastgate Street, North Elmham		Allocation
Address: South of Eastgate Street, North Elmham, NR20 5HG		
Mostly Green	Site area: 1.68ha	Estimated capacity: 30 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none"> • Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School 	Norfolk PCT Dental Services: 5965 metres (R >) Elmham Surgery: 796 metres (G <) Dereham Leisure Centre: 7452 metres (R >) Dereham Library: 7220 metres (R >) North Elmham CEVA Primary School: 624 metres (G <) Northgate High School: 6242 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none"> • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services 		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Playing Field: 338 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 8048 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	North Elmham	
Listed Building	Old Hall Farmhouse (Grade II): 51 metres	
Registered Park	Elmham House: 779 metres	
Scheduled Monument	Episcopal chapel and fortified manor house on site of Anglo-Saxon cathedral: 1027 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Great Wood: 1509 metres	
Geodiversity site	Hempton Quarry: 11722 metres	
National Nature Reserve	Foxley Wood: 5821 metres	
County Wildlife Site	Land west of Worthing: 491 metres	
Local Nature Reserve	Litcham Common: 10320 metres	
Ramsar	North Norfolk Coast: 23519 metres	
Special Protection Area (SPA)	Breckland 20663 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	River Wensum 528 metres	

Special Area of Conservation (SAC)	River Wensum: 528 metres
Agricultural Land	Grade 2
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - North Elmham. Very limited head room for growth.	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided.	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

206 - Back Lane, North Elmham		Allocation
Address: Land at Back Lane, North Elmham, NR20 5HF		
Mostly Green	Site area: 0.28ha	Estimated capacity: 9 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none"> • Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School 	Norfolk PCT Dental Services: 5965 metres (R >) Elmham Surgery: 1007 metres (G <) Dereham Leisure Centre: 7449 metres (R >) Dereham Library: 7224 metres (R >) North Elmham CEVA Primary School: 829 metres (G <) Northgate High School: 6245 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none"> • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services 		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Playing Field: 545 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 8040 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	North Elmham	
Listed Building	Old Hall Farm Barn (Grade II): 71 metres	
Registered Park	Elmham House: 981 metres	
Scheduled Monument	Episcopal chapel and fortified manor house on site of Anglo-Saxon cathedral: 1202 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Great Wood: 1665 metres	
Geodiversity site	Hempton Quarry: 11933 metres	
National Nature Reserve	Foxley Wood: 5798 metres	
County Wildlife Site	Land west of Worthing: 383 metres	
Local Nature Reserve	Litcham Common: 10476 metres	
Ramsar	North Norfolk Coast: 23698 metres	
Special Protection Area (SPA)	Breckland 20780 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	River Wensum 497 metres	
Special Area of Conservation (SAC)	River Wensum: 497 metres	

Agricultural Land	Grade 2
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - North Elmham. Very limited head room for growth.	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided.	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

111 - Hargham Road, Old Buckenham		Allocation
Address: South of Hargham Road, Old Buckenham, NR17 1SN		
Greenfield	Site area: 0.95ha	Estimated capacity: 8 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none"> • Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School 	Rookwood Dental Practice: 4230 metres (R >) Attleborough Surgery: 4051 metres (R >) Attleborough Sports Hall: 4550 metres (R >) Attleborough Library: 4413 metres (R >) Old Buckenham Primary School: 1013 metres (G <) Old Buckenham High School: 1200 metres (G <)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.		
<ul style="list-style-type: none"> • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services 		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Public Park Or Garden: 516 metres	
Recycling facilities	Snetterton Part-time Recycling Centre: 4431 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Almshouses (Grade II): 507 metres	
Registered Park	Breccles Hall: 9787 metres	
Scheduled Monument	Round barrow on Wilby Warren, Eccles: 834 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Downhill Grove: 5933 metres	
Geodiversity site	Hockham: 10316 metres	
National Nature Reserve	Redgrave & Lopham Fen: 10670 metres	
County Wildlife Site	Lower Plantation: 421 metres	
Local Nature Reserve	Toll's Meadow, Wymondham: 11332 metres	
Ramsar	Redgrave & South Lopham Fens: 10670 metres	
Special Protection Area (SPA)	Breckland 9218 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Old Buckenham Fen 928 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 4171 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Old Buckenham. Likely to be sufficient capacity for growth of at least 270 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): No comments	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
1 as received	

209 - Land West of Attleborough Road, Old Buckenham		Allocation
Address: Land West of Attleborough Road, Old Buckenham, NR17 1RF		
Greenfield	Site area: 0.37ha	Estimated capacity: 3 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none"> • Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School 	Rookwood Dental Practice: 3840 metres (R >) Attleborough Surgery: 3609 metres (R >) Attleborough Sports Hall: 4138 metres (R >) Attleborough Library: 3981 metres (R >) Old Buckenham Primary School: 208 metres (G <) Old Buckenham High School: 420 metres (G <)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.		
<ul style="list-style-type: none"> • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services 		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Public Park Or Garden: 132 metres	
Recycling facilities	Snetterton Part-time Recycling Centre: 5234 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	House At North West Corner Including House To North (Grade II): 94 metres	
Registered Park	Breccles Hall: 10244 metres	
Scheduled Monument	Buckenham Priory and Castle site: 1063 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Attleborough Wood: 5838 metres	
Geodiversity site	Hockham: 10916 metres	
National Nature Reserve	Redgrave & Lopham Fen: 11312 metres	
County Wildlife Site	East of Old Buckenham Fen: 942 metres	
Local Nature Reserve	Toll's Meadow, Wymondham: 10536 metres	
Ramsar	Redgrave & South Lopham Fens: 11312 metres	
Special Protection Area (SPA)	Breckland 10141 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	

SSSI	Old Buckenham Fen 1089 metres
Special Area of Conservation (SAC)	Norfolk Valley Fens: 4567 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Old Buckenham. Likely to be sufficient capacity for growth of at least 270 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): No comments	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
12 as received	

064 - South of Bell Road, Rocklands		Allocation
Address: South of Bell Road, Rocklands, NR17 1UL		
Greenfield	Site area: 0.97ha	Estimated capacity: 15 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
<ul style="list-style-type: none"> • Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School 	Rookwood Dental Practice: 6415 metres (R >) Hingham Surgery: 6141 metres (R >) Attleborough Sports Hall: 6337 metres (R >) Hingham Library: 5732 metres (R >) Rocklands Community Primary School: 915 metres (G <) Attleborough Academy: 6451 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.		
<ul style="list-style-type: none"> • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services 		
Walking and cycling	Some accessible facilities create opportunity to enhance walking and cycling access.	
Open Space	Category - General: 113 metres	
Recycling facilities	Snetterton Part-time Recycling Centre: 7720 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Methodist Church (Grade II): 284 metres	
Registered Park	Breccles Hall: 3666 metres	
Scheduled Monument	Village cross, 70m north west of the Holy Cross Church: 2696 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Site Name Blank: 1484 metres	
Geodiversity site	Hockham: 5880 metres	
National Nature Reserve	Brettenham Heath: 12087 metres	
County Wildlife Site	Land near Rockland All Saints: 1076 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 4615 metres	
Ramsar	Redgrave & South Lopham Fens: 18357 metres	
Special Protection Area (SPA)	Breckland 5262 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Scoulton Mere 3469 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 4473 metres	
Agricultural Land	Grade 3	

Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)

Flood Zone 3	Proportion of site area 0.00%
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Flood Zone 2	Proportion of site area 0.00%
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Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - Attleborough STW. Unlikely to be capacity for additional growth above Attleborough SUE.

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): No comments

Natural England (Air Quality Screening): No comments

Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.

Rocklands Parish Council • Under current policy, the proposed site is adjacent to the Settlement Boundary. Under the proposed criteria: • The site is entirely Greenfield in nature. • Access to the site would be via either Bell Road or Chapel Street. Bell Road is an extremely narrow tertiary road with no passing places. It is probably the narrowest road in the parish, has high banks in places, blind bends and is used by large agricultural vehicles. Vehicle-vehicle and vehicle-pedestrian conflicts are a regular occurrence on this narrow road.

Chapel Street is another narrow tertiary road with few passing places, having three blind bends and the same agricultural traffic as Bell Road. We do not consider that access for additional properties will be either safe or practical. • Pedestrian access to the proposed site would be hazardous – extremely so from the Bell Road direction – there being no pavements in either Bell Road or Chapel Street. Conflict with large agricultural vehicles would pose a particular risk. • There would be unavoidable Visual Landscape Impact – particularly with respect to neighbouring properties on both sides of the road, and from the rear aspect of a significant number of properties on Chapel Street, where it bends to the South East and South. These properties would lose the current visual amenity of unrestricted views of the surrounding rural landscape. • The site is adjacent to the existing Built-up Area, and adjacent to and connected to the existing Settlement Boundary. • Although this site can be perceived to align with the proposed development scenarios E and F in the consultation, we believe that the other factors above weigh significantly against development. • In summary, we contend that this site should not be accepted for development

Landowner/Site promoter comment:

None

Other objections

None recorded as received

065 - The Street, Rocklands		Allocation
Address: Land at The Street, Rocklands, NR17 1UR		
Greenfield	Site area: 0.74ha	Estimated capacity: 7 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
<ul style="list-style-type: none"> • Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School 	Rookwood Dental Practice: 6086 metres (R >) Attleborough Surgeries: 6011 metres (R >) Attleborough Sports Hall: 6054 metres (R >) Attleborough Library: 6226 metres (R >) Rocklands Community Primary School: 232 metres (G <) Attleborough Academy: 6173 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.		
<ul style="list-style-type: none"> • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services 		
Walking and cycling	Some accessible facilities create opportunity to enhance walking and cycling access.	
Open Space	Category - General: 427 metres	
Recycling facilities	Snetterton Part-time Recycling Centre: 6823 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	The Rookery (Grade II): 171 metres	
Registered Park	Breccles Hall: 3085 metres	
Scheduled Monument	Village cross, 70m north west of the Holy Cross Church: 2951 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Site Name Blank: 1409 metres	
Geodiversity site	Hockham: 5215 metres	
National Nature Reserve	Brettenham Heath: 11318 metres	
County Wildlife Site	Land near Rockland All Saints: 241 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 4618 metres	
Ramsar	Redgrave & South Lopham Fens: 17469 metres	
Special Protection Area (SPA)	Breckland 4767 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Swangey Fen, Attleborough 3642 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 3642 metres	
Agricultural Land	Grade 3	

Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)

Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%

Norfolk Local Lead Flood Authority advice Not reviewed
Water Management Alliance advice No comments
Anglian Water Water Recycling Centre - Attleborough STW. Unlikely to be capacity for additional growth above Attleborough SUE.

Other statutory consultees, agencies and organisations

Sport England: No comments
Natural England (Nutrient Neutrality): No comments
Natural England (Air Quality Screening): No comments
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.
Rocklands Parish Council • Under current policy, the proposed site is adjacent to the Settlement Boundary. • We have already commented that the proposed assessment criteria take no account of areas prone to flooding. This proposed site is one such area – subject to surface water flooding in periods of heavy rainfall. • The site is entirely Greenfield in nature. • The site is at the junction of Rectory Road, Magpie Lane and The Street. Magpie Lane and Rectory Road are very narrow roads with very few passing places. The Street narrows at this point. Wherever egress from this site is located, visibility to the right – down Magpie Lane – is exceptionally poor, as the road bends away to the right and has significant hedges and trees. We do not consider that access for additional properties will be either safe or practical. • Pedestrian access to the proposed site would be hazardous – due to narrow roads with no pavements. Access to local services on foot would be fraught with hazards. • There would be unavoidable Visual Landscape Impact – particularly with respect to neighbouring properties, and from the rear aspect of properties on The Street. These properties would lose the current visual amenity of unrestricted views of the surrounding rural landscape. • The site is adjacent to the existing Built-up Area, and adjacent to and connected to the existing Settlement Boundary. • Although this site can be perceived to align with the proposed development scenarios E and F in the consultation, we believe that the other factors above weigh significantly against development. • In summary, we contend that this site should not be accepted for development.

Landowner/Site promoter comment:

None

Other objections

1 as received

388 - Barkers Farm, Roudham and Larling		Strategic Option
Address: Barkers Farm,		
Greenfield	Site area: 65.80ha	Estimated capacity: 1900 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Other settlement/village		
<ul style="list-style-type: none"> • Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School 	Rookwood Dental Practice: 8764 metres (R >) East Harling and Kenninghall Medical Practice: 3964 metres (R >) Attleborough Sports Hall: 8985 metres (R >) Attleborough Library: 9046 metres (R >) Great Hockham Primary School and Nursery: 2946 metres (R >) Attleborough Academy: 9094 metres (R >)	
Overall ranking accessibility	Red: No facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.		
<ul style="list-style-type: none"> • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services 		
Walking and cycling	Relative isolation from facilities make location less attractive for walking and cycling.	
Open Space	Category - General: 1525 metres	
Recycling facilities	Snetterton Part-time Recycling Centre: 3564 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Fen Lane Farmhouse (Grade II): 100 metres	
Registered Park	Breccles Hall: 3954 metres	
Scheduled Monument	Roudham deserted medieval village: 1879 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Site Name Blank: 1931 metres	
Geodiversity site	Hockham: 2602 metres	
National Nature Reserve	Brettenham Heath: 4153 metres	
County Wildlife Site	Blackmill Meadow: 0 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 4230 metres	
Ramsar	Redgrave & South Lopham Fens: 12104 metres	
Special Protection Area (SPA)	Breckland 1671 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Breckland Forest 1671 metres	

Special Area of Conservation (SAC)	Breckland: 3638 metres
Agricultural Land	Grade 4
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice LLFA Assessment: No major surface water issues / constraints identified	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Data for settlement not provided. Data for settlement not provided	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): No comments	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

368 - Draytonhall Lane, Scarning		Strategic Option
Address: East Draytonhall Lane, NR19 2PY		
Greenfield	Site area: 22.16ha	Estimated capacity: 500 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Other settlement/village (Dereham)		
<ul style="list-style-type: none"> • Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School 	Beech House Dental Surgery: 1071 metres (G <) Orchard Surgery: 1276 metres (R >) Dereham Leisure Centre: 1467 metres (R >) Dereham Library: 1110 metres (G <) Scarning VC Primary School: 146 metres (G <) Northgate High School: 1685 metres (G <)	
Overall ranking accessibility	Green: At least four facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment. <ul style="list-style-type: none"> • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services 		
Walking and cycling	Opportunities for walking and cycling reflecting sites proximity to facilities.	
Open Space	Category - Playing Field: 208 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 1677 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	The Grange (Grade II): 39 metres	
Registered Park	Elmham House: 7894 metres	
Scheduled Monument	Moated site 700m north west of Brick Kiln Farm Cottages: 2973 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Old Carr: 1581 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 13499 metres	
National Nature Reserve	Foxley Wood: 11706 metres	
County Wildlife Site	Scarning Meadows: 335 metres	
Local Nature Reserve	Litcham Common: 9156 metres	
Ramsar	Broadland: 28279 metres	
Special Protection Area (SPA)	Breckland 14515 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Potter & Scarning Fens, East Dereham 325 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 325 metres	
Agricultural Land	Grade 2	

Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)

Flood Zone 3	Proportion of site area 0.00%
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Flood Zone 2	Proportion of site area 0.00%
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Norfolk Local Lead Flood Authority advice Not reviewed

Water Management Alliance advice No comments

Anglian Water Water Recycling Centre - Data for settlement not provided.
Data for settlement not provided

Other statutory consultees, agencies and organisations

Sport England: No comments

Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided.

Natural England (Air Quality Screening): No comments

Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.

Landowner/Site promoter comment:

None

Other objections

None recorded as received

142 - Land East of Rocklands Road, Shropham		Allocation
Address: Land to the east of Rocklands Road, NR17 1DU		
Greenfield	Site area: 2.43ha	Estimated capacity: 20 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
<ul style="list-style-type: none"> • Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School 	Rookwood Dental Practice: 6318 metres (R >) Attleborough Surgeries: 6379 metres (R >) Attleborough Sports Hall: 6452 metres (R >) Attleborough Library: 6564 metres (R >) Rocklands Community Primary School: 3181 metres (R >) Attleborough Academy: 6574 metres (R >)	
Overall ranking accessibility	Red: No facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.		
<ul style="list-style-type: none"> • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services 		
Walking and cycling	Limited accessibility to facilities would require substantial improvement to support walking and cycling accessibility.	
Open Space	Category - General: 36 metres	
Recycling facilities	Snetterton Part-time Recycling Centre: 4045 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Manor Farmhouse (Grade II): 138 metres	
Registered Park	Breccles Hall: 2325 metres	
Scheduled Monument	Wayside cross at the north end of Whitecross Drift, 670m south west of Swangey Farm: 2573 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Site Name Blank: 807 metres	
Geodiversity site	Hockham: 3262 metres	
National Nature Reserve	Brettenham Heath: 8490 metres	
County Wildlife Site	Shropham Grove: 806 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 5146 metres	
Ramsar	Redgrave & South Lopham Fens: 14573 metres	
Special Protection Area (SPA)	Breckland 3563 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Swangey Fen, Attleborough 2115 metres	
Special Area of Conservation (SAC)	Norfolk Valley Fens: 2115 metres	

Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Shropham. Only very small scale growth likely to be accommodated.	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): No comments	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
<p>Oxygen Conservation 1. LPR/C4S/DEV/141: Land West of Rocklands Road</p> <p>2. LPR/C4S/DEV/142: Land East of Rocklands Road We have previously confirmed that these sites remain available and we consider that they are suitable, in principle, for residential development. This is on the basis that they are contiguous with the existing settlement boundary and have no significant policy or delivery constraints.</p> <p>We support the principle of residential development on the assumption that, as a sustainable village with existing facilities, Shropham may be required to accommodate a proportionate amount of growth in order to contribute to the District's housing target over the next plan period. We recognise that, cumulatively, the capacity of all three parcels is likely to exceed the growth target for that plan period. We assume that the previous landowner promoted them on the basis of providing alternative 'options' for the allocation of housing. Should the District Council pursue a development scenario that would require additional, proportionate, growth at Shropham, we would be pleased to work proactively with the District and Parish Councils, as well as other local stakeholders to help establish a preferred site for allocation. We consider that a sensitively designed development, at an appropriate scale, could be delivered alongside a comprehensive green infrastructure strategy that would not only complement our wider estate activities, but which could have wider amenity benefit for local residents.</p>	
Other objections	
None recorded as received	

178 - West of Sporle Road, Swaffham		Allocation
Address: Land to the west of New Sporle Road,		
Greenfield	Site area: 7.72ha	Estimated capacity: 130 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
<ul style="list-style-type: none"> • Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School 	Mr J Holmes & Associates: 1021 metres (R >) Plowright Medical Centre: 262 metres (G <) Swaffham Leisure Centre: 1807 metres (R >) Swaffham Library: 1040 metres (R >) Sacred Heart School: 707 metres (G <) The Nicholas Hammond Academy: 1811 metres (G <)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.		
<ul style="list-style-type: none"> • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services 		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category - Allotments Or Community Growing Spaces: 0 metres	
Recycling facilities	Ashill Recycling Centre: 7265 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Beech House (Grade II): 619 metres	
Registered Park	Narford Hall: 4863 metres	
Scheduled Monument	Deserted medieval village, Great Palgrave: 2169 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Sporle Wood: 3598 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 4857 metres	
National Nature Reserve	Roydon Common: 17341 metres	
County Wildlife Site	Disused Railway: 1856 metres	
Local Nature Reserve	Litcham Common: 8806 metres	
Ramsar	Roydon Common: 17341 metres	
Special Protection Area (SPA)	Breckland 3000 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Breckland Forest 3000 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 7568 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
<p>Norfolk Local Lead Flood Authority advice LLFA Assessment: No major surface water issues / constraints identified</p> <p>Water Management Alliance advice No comments</p> <p>Anglian Water Water Recycling Centre - Swaffham. Likely to be sufficient capacity for at least 600 dwellings.</p>	
Other statutory consultees, agencies and organisations	
<p>Sport England: No comments</p> <p>Natural England (Nutrient Neutrality): No comments</p> <p>Natural England (Air Quality Screening): No comments</p> <p>Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.</p>	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

179 - Land to the east of Sporle Road, Swaffham		Allocation
Address: Land to the east of Sporle road,		
Greenfield	Site area: 13.86ha	Estimated capacity: 180 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
<ul style="list-style-type: none"> • Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School 	Mr J Holmes & Associates: 866 metres (R >) Manor Farm Medical Centre: 604 metres (G <) Swaffham Leisure Centre: 1442 metres (R >) Swaffham Library: 873 metres (R >) Sacred Heart School: 668 metres (G <) The Nicholas Hammond Academy: 1477 metres (G <)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.		
<ul style="list-style-type: none"> • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services 		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category - Public Park Or Garden: 279 metres	
Recycling facilities	Ashill Recycling Centre: 6407 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Manor House Including Attached Service Range To East (Grade II*): 433 metres	
Registered Park	Pickenham Hall: 5320 metres	
Scheduled Monument	Deserted medieval village, Great Palgrave: 2546 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Sporle Wood: 3560 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 5438 metres	
National Nature Reserve	Roydon Common: 18512 metres	
County Wildlife Site	Disused Railway: 2554 metres	
Local Nature Reserve	Litcham Common: 8973 metres	
Ramsar	Roydon Common: 18512 metres	
Special Protection Area (SPA)	Breckland 2549 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Breckland Forest 2549 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 6755 metres
Agricultural Land	Grade 2
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice LLFA Assessment: No major surface water issues / constraints identified	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Swaffham. Likely to be sufficient capacity for at least 600 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): No comments	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

195 - Land to the south of Sporle Road, Swaffham		Allocation
Address: Land to the south of Sporle Road, PE37 7RJ		
Greenfield	Site area: 5.53ha	Estimated capacity: 120 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Market Town		
<ul style="list-style-type: none"> • Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School 	<ul style="list-style-type: none"> Mr J Holmes & Associates: 796 metres (G <) Manor Farm Medical Centre: 468 metres (G <) Swaffham Leisure Centre: 1458 metres (R >) Swaffham Library: 809 metres (R >) Sacred Heart School: 524 metres (G <) The Nicholas Hammond Academy: 1486 metres (G <) 	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.		
<ul style="list-style-type: none"> • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services 		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Market Town location.	
Open Space	Category - Public Park Or Garden: 5 metres	
Recycling facilities	Ashill Recycling Centre: 6769 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Manor House Including Attached Service Range To East (Grade II*): 400 metres	
Registered Park	Pickenham Hall: 5671 metres	
Scheduled Monument	Deserted medieval village, Great Palgrave: 2440 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Sporle Wood: 3592 metres	
Geodiversity site	Newton-by-Castle Acre Chalk Pit: 5312 metres	
National Nature Reserve	Roydon Common: 18240 metres	
County Wildlife Site	Disused Railway: 2321 metres	
Local Nature Reserve	Litcham Common: 8941 metres	
Ramsar	Roydon Common: 18240 metres	
Special Protection Area (SPA)	Breckland 2626 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Breckland Forest 2626 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 7064 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice LLFA Assessment: No major surface water issues / constraints identified	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Swaffham. Likely to be sufficient capacity for at least 600 dwellings.	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): No comments	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

010 - Robertson Barracks (2000 total potential capacity), Swanton Morley		Strategic Option
Address: Robertson Barracks, Worthing Road, NR20 4QD		
Mostly Brown	Site area: 157.80ha	Estimated capacity: 2000 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Local Service Centre		
<ul style="list-style-type: none"> • Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School 	Norfolk PCT Dental Services: 3805 metres (R >) Swanton Morley PMS Practice: 2196 metres (R >) Dereham Leisure Centre: 5207 metres (R >) Dereham Library: 5078 metres (R >) Swanton Morley VC Primary School: 802 metres (G <) Northgate High School: 4132 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.		
<ul style="list-style-type: none"> • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services 		
Walking and cycling	Opportunities for walking and cycling access / enhancement based on accessibility to facilities and Local Service Centre location.	
Open Space	Category - Church: 321 metres	
Recycling facilities	Dereham Main Recycling Centre Plus: 5751 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	Control Tower (Grade II): 0 metres	
Registered Park	Elmham House: 2051 metres	
Scheduled Monument	Three Pickett-Hamilton forts at Swanton Morley airfield: 0 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	Yes River Wensum SAC	
Ancient Woodland	Great Wood: 2138 metres	
Geodiversity site	Hempton Quarry: 13067 metres	
National Nature Reserve	Foxley Wood: 5040 metres	
County Wildlife Site	North Covert Meadow: 310 metres	
Local Nature Reserve	Litcham Common: 10618 metres	
Ramsar	North Norfolk Coast: 24715 metres	
Special Protection Area (SPA)	Breckland 19816 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	River Wensum 376 metres	

Special Area of Conservation (SAC)	River Wensum: 376 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
<p>Norfolk Local Lead Flood Authority advice LLFA Assessment: No major surface water issues / constraints identified</p> <p>Water Management Alliance advice No comments</p> <p>Anglian Water Water Recycling Centre - Swanton Morley. Measures to reduce nutrients to be applied that will present challenges for future growth</p>	
Other statutory consultees, agencies and organisations	
<p>Sport England: No comments</p> <p>Natural England (Nutrient Neutrality): HRA Required to show no adverse impact on designated sites. Natural England advise a plan-level nutrient budget is provided.</p> <p>Natural England (Air Quality Screening): No comments</p> <p>Historic England The Swanton Morley Barracks: Robertson Barracks at Swanton Morley includes the grade II listed Control Tower. St Margaret's church, GII* listed lies to the north of the site. Any redevelopment of the barracks would need to give careful consideration to any impacts on these designated heritage assets and their settings. An HIA is required.</p>	
Landowner/Site promoter comment:	
<p>Montague Evans on behalf of the Defence Infrastructure Organisation Robertson Barracks:</p> <p>Robertson Barracks was submitted by the DIO in 2022 as part of the initial Call for Sites process who confirmed at the time areas of woodlands, pond, the Grade II Listed Control Tower and the three Pickett-Hamilton fort schedule monuments would be conserved. The Site has now been assessed by the Council (ref. LPR/CS4/DEV/010) against their pro-forma which has been published as part of the consultation. We provide further commentary and additional information below in respect of the Site Assessment form. The DIO would be happy to discuss this further with the Local Planning Authority as required.</p> <p>The Site Assessment pro-forma includes two topics which are flagged as 'red' in relation to trees and hedgerows, and visual landscape impact. At this stage of the design process, the DIO have not undertaken extensive masterplanning or design development for the Robertson Barracks site. However, the DIO will work with the Local Planning Authority and</p>	

local community to ensure that future development at the site protects as many existing trees and hedgerows as possible,

and it is expected that given the size of the site the degree of impact could be limited. This criteria should be downgraded

to amber. A high-level concept plan has been prepared to support these representations to illustrate how a new community could be

accommodated on the site, alongside existing open space, woodlands and the surrounding landscape. This drawing

depicts that the site is well placed to integrate with the local villages and contribute to the local community and surrounding

green infrastructure.

The Site Assessment pro-forma identifies that the Robertson Barracks site is separate from the existing village of Swanton

Morley. We agree that the future of this brownfield land should be considered as a strategic site which would form a new

independent settlement, outside of the existing settlement boundary of Swanton Morley.

The DIO wish to progress further engagement with the local community and key stakeholders regarding the future of the

site, including highways, community facilities and design. The site is a large brownfield opportunity which is to become

vacant during the plan period and presents a unique opportunity for Breckland.

Subject to future masterplanning and technical assessment, the Site could assist with other key planning matters including

Biodiversity Net Gain, Nitrate Neutrality, provision of renewable energy sources such as solar and delivery of employment

opportunities.

In respect of prospective delivery on site, the DIO have considered an indicative development programme, which

incorporates the Local Plan process, closure of the site and planning process required in advance of a reasonable start on

site. The programme illustrated below in Fig 1 has informed the DIO housing trajectory.

Other objections

2 as received