



Phase 2 Site Assessments: Discounted sites

Draft Local Plan Full Update Preferred Options

June 2024

Contents

211 - Dereham Housing Allocation 5, Land Westfield Road, NR19 1LZ (380 dwellings), Dereham

177 - Land off New Sporle Road, Tumbler Hill, Swaffham

274 - Thetford Urban Extension - 5,000 dwellings committed, Thetford

274 - Thetford Urban Extension - 5,000 dwellings committed, Thetford

274 - Thetford Urban Extension - 5,000 dwellings committed, Thetford

274 - Thetford Urban Extension - 5,000 dwellings committed, Thetford

015 - Highcroft, Attleborough

039 - Broadland Farm, Attleborough

132 - South of Ellingham Road, Attleborough

158 - South of B1077, Attleborough

197 - North of Blackthorn Road, Attleborough

261 - Former Brenntag Deport, Attleborough

262 - East of London Road, Attleborough

263 - East of Hargham Road, Attleborough

264 - South of London Road, Attleborough

324 - Cades Hill Farm, Attleborough

325 - Carvers Lane, Attleborough

326 - B1077 and A11, Attleborough

327 - South Ellingham Road NR17 1AE, Attleborough

293 - Chestnut Walk, Beachamwell

405 - West of Park House, Beachamwell

011 - Land off Norwich Road, Besthorpe

160 - Land South of Bickley Close, Besthorpe

334 - Village Hall Field, Besthorpe

335 - Garage Field, Besthorpe

013 - Holl Lane, Billingford

118 - North of The Street, Billingford

159 - , Billingford

003 - Billingford Road, Bintree

033 - Ducks Pyghtle, West End, Bradenham

034 - School Road, West End, Bradenham

035 - River Piece, School Road, Bradenham

036 - South End, Bradenham

074 - Land at Church Lane, Rushford, Brettenham and Kilverstone

260 - East Arlington Way South of A1088, Brettenham and Kilverstone

269 - Nunnery Stud, Brettenham and Kilverstone

279 - Land North of Kilverstone Road Kilverstone, Brettenham and Kilverstone

290 - Land north of A1066, Brettenham and Kilverstone

297 - Land between A1066 and A1088, Brettenham and Kilverstone

151 - Land between 15-25 The Street, Bridgham

006 - Land North of Gately Road, Brisley

240 - Site 4, PE37 8AQ, Cockley Cley

242 - Site 3, PE37 8AW, Cockley Cley

243 - Site 2, PE37 8AP, Cockley Cley

049 - Land to the South of Hall Lane, Colkirk

155 - Land to the East of Hall Lane, Colkirk

185 - Land to the East of Whissonsett Road (larger site), Colkirk

186 - Land to the East of Whissonsett Road (smaller site), Colkirk

021 - Land at Hythe Road, Foulton

173 - Land at Beckett End, Foulton

214 - Land at Vicarage Road, Foulton

259 - Land at 7 White Hart Street, Foulton

234 - Themelthorpe Road, Foxley

001 - Land at Station Road, Fransham

026 - Land East of Reymerston Road, Garvestone

087 - Land North of Dereham Road (Site B), Garvestone

088 - Land North of Dereham Road (Site A), Garvestone

198 - (Submission part see site 180), Garvestone

236 - Site 8 PE33 9DA, Gooderstone

239 - Site 7 PE33 9BX, Gooderstone

253 - Site 9 PE33 9DB, Gooderstone

256 - Land to the East of Litcham Road, Great Dunham

056 - Land South West of Ellingham Road, Great Ellingham

060 - Land North of Penhill Road (option 1), Great Ellingham

061 - Land North of Penhill Road (option 2), Great Ellingham

162 - Land North of Watton Road, Great Ellingham

163 - Land South of Watton Road, Great Ellingham

163 - Land South of Watton Road, Great Ellingham

218 - Land at Glebe Meadow, Great Ellingham

308 - East Hingham Road, Great Ellingham

346 - Bow Street
, Great Ellingham

115 - Land off Church Lane, Gressenhall

100 - North of Hollway Lane, Guist

, Guist

188 - South of Bridge Road, Guist

, Guist

110 - Harling Road, Hockham

038 - Manor Farm Lane, Hoe

040 - Holt Road, Hoe

230 - Station Road, Holme Hale

233 - Cook Road, Holme Hale

172 - Land off Swaffham Road, Ickburgh

077 - Land adjacent Westcliffe House, Little Dunham

232 - Land East of Necton Road, Little Dunham

275 - Cannister Hall, Little Dunham

275 - Cannister Hall, Little Dunham

081 - Site between Hoe Road and Chapel Lane
, Longham

082 - Land between Hoe Road and Ostrich, Longham

208 - Land at Chapel Road, Longham

355 - New Road, Longham

092 - Former Mileham Primary School, Mileham

187 - Land South of Litcham Road, Mileham

310 - South of Back Lane, Mileham

190 - Land off North Pickenham Road Phase 2, Necton

285 - Billingford Road, North Elmham

112 - Land north of South Pickenham Road site 1, North Pickenham

113 - Land north of South Pickenham Road site 2, North Pickenham

114 - North of Procession Lane, North Pickenham

054 - Bears Den, North Tuddenham

055 - Land opposite Bears Den, North Tuddenham

154 - Land South of the B1110, North Tuddenham
280 - Land West of Elsing Road, North Tuddenham
251 - Magna Farm, Rocklands
017 - Ploughboy Lane, Saham Toney
127 - Woodrising Road, Scoulton
106 - Larwood Way Phase 1, Shipdham
107 - Larwood Way Phase 2, Shipdham
294 - Fieldfare Loke Phase 3, Shipdham
300 - Parklands Avenue, Shipdham
041 - North Church Road site, South Lopham
276 - Land West of Church Road, South Lopham
116 - Church Lane, Sparham
117 - Whitwell Road, Sparham
146 - Land West of The Street Site 2, Sporle
371 - Bunkers Hill (RHS), Sporle
391 - Sporle Old Railway Line, Sporle
393 - Sporle 96 The Street (front/left), Sporle
394 - Sporle 96 The Street, Sporle
246 - Brandon Road, Swaffham
228 - Old Drier Building Hoe Road North, Swanton Morley
043 - Land East of Arlington Way, Thetford, Thetford
091 - Loch Farm. Dereham Road, Watton
305 - Saham Road, Watton
128 - Lynn Road, Weeting
303 - Former Tata Steel, Weeting
317 - Hulver Road, Wendling
383 - Carr Lane, Wendling
384 - Dereham Road, Wendling
385 - Manor Drift, Wendling

044 - West Manor Farm Cottage, Whinburgh
045 - South Church Road, Whinburgh
046 - North Manor House, Whinburgh
047 - North of Church Road, Whinburgh
048 - West of B1135, Whinburgh
050 - Shop Street, Whinburgh
083 - Potters Place, Whissonsett
084 - Meadow House, Whissonsett
085 - West End, Whissonsett
096 - Dereham Road, Whissonsett
386 - Transport Depot, Whissonsett
387 - The Smallholdings, Whissonsett
247 - Nippers Field, Off Woodgate Lane,

211 - Dereham Housing Allocation 5, Land Westfield Road, NR19 1LZ (380 dwellings), Dereham		Discount (Commitment)
Address: Dereham Housing Allocation 5 Between B1135 Yaxham Road and A1075 Shipdham Road, NR19 1LZ		
Greenfield	Site area: 25.32ha	Estimated capacity: 0 dwellings
Market Town – Alternative options alignment Scenarios A and C		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
Landowner/Site promoter comment:		
Lanpro Support for LPR/CS4/DEV/211 arguably only 90 additional dwellings should contribute towards new housing needs targets. Site LPR/CS4/DEV/174 is supported however concerns that the site has not been correctly assessed in the RAG scoring.		
Other objections		
None recorded as received		

177 - Land off New Sporle Road, Tumbler Hill, Swaffham		Discount (Commitment)
Address: Land off New Sporle Road,		
Greenfield	Site area: 5.98ha	Estimated capacity: 92 dwellings
Market Town – Alternative options alignment Scenarios A and C		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
Landowner/Site promoter comment:		
None		
Other objections		
None recorded as received		

274 - Thetford Urban Extension - 5,000 dwellings committed, Thetford		Discount (Commitment)
Address: Thetford SUE,		
	Site area: 44.91ha	Estimated capacity: 0 dwellings
Market Town – Alternative options alignment		

Broad accessibility assessment	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

274 - Thetford Urban Extension - 5,000 dwellings committed, Thetford		Discount (Commitment)
Address: Thetford SUE,		
	Site area: 58.08ha	Estimated capacity: 0 dwellings
Market Town – Alternative options alignment		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
Landowner/Site promoter comment:		
None		
Other objections		
None recorded as received		

274 - Thetford Urban Extension - 5,000 dwellings committed, Thetford		Discount (Commitment)
Address: Thetford SUE,		
	Site area: 43.56ha	Estimated capacity: 0 dwellings
Market Town – Alternative options alignment		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
Landowner/Site promoter comment:		
None		
Other objections		
None recorded as received		

274 - Thetford Urban Extension - 5,000 dwellings committed, Thetford		Discount (Commitment)
Address: Thetford SUE,		
	Site area: 89.61ha	Estimated capacity: 0 dwellings
Market Town – Alternative options alignment		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
Landowner/Site promoter comment:		
None		
Other objections		
None recorded as received		

015 - Highcroft, Attleborough		Discounted
Address: Highcroft, Ellingham Road, NR17 1AE		
Greenfield	Site area: 1.02ha	Estimated capacity: 6 dwellings
Market Town – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
Landowner/Site promoter comment:		
None		
Other objections		
None recorded as received		

039 - Broadland Farm, Attleborough		Discounted
Address: Broadland Farm, Hingham Road, Attleborough, NR17 1JG		
Mostly Brown	Site area: 4.56ha	Estimated capacity: 13 dwellings
Market Town – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
Landowner/Site promoter comment:		
None		
Other objections		

None recorded as received

132 - South of Ellingham Road, Attleborough	Discounted
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Address: Land South of Ellingham Road, NR19 1YL		
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Greenfield	Site area: 5.43ha	Estimated capacity: 85 dwellings
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Market Town – Alternative options alignment No scenarios		
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Broad accessibility assessment		
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Overall ranking accessibility	Green: At least four facilities within threshold distance	
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Landowner/Site promoter comment:		
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None		
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Other objections		
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None recorded as received		
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158 - South of B1077, Attleborough	Discounted
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Address: South of B1077, NR17 1AD		
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Mostly Green	Site area: 30.05ha	Estimated capacity: 300 dwellings
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Market Town – Alternative options alignment No scenarios		
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Broad accessibility assessment		
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Overall ranking accessibility	Green: At least four facilities within threshold distance	
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Landowner/Site promoter comment:		
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Bidwells on behalf of Abel Homes Abel Homes are promoting Land South of the B1077, Attleborough, for residential development (LPR/CS4/DEV/158). The Site Profile Assessment undertaken by the Council in relation to the site concludes that: The site is within Attleborough a Town and is Mostly Green Adjacent to the existing built-up area. No scenarios in the Development Scenarios consultation align with the site. As mentioned previously, there are no development scenarios that allocate growth within Attleborough. As has been stated in Representations submitted on behalf of Abel Homes in relation to the Alternative Development Strategy Options, as a Key Settlement, Attleborough should be identified as a location that will accommodate some additional growth during the period up to 2046.		
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Other objections		
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None recorded as received		
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197 - North of Blackthorn Road, Attleborough

Discounted

Address: North of Blackthorn Road, NR17 1YJ

Greenfield

Site area: 3.90ha

Estimated capacity: 162 dwellings

Market Town – Alternative options alignment No scenarios

Broad accessibility assessment

Overall ranking accessibility

Green: At least four facilities within threshold distance

Landowner/Site promoter comment:

Lanpro on behalf of Mr D. King, Mr C. Saffell and Mrs H. Pattinson Site of North of Blackthorn Road, Attleborough (LPA Ref: LPVC4SDEV197). Indeed, the Site of North of Blackthorn Road, Attleborough (LPA Ref: LPVC4SDEV197) is bounded by the A11 Dual Carriageway to the north which represents a significant physical and visual barrier between the Site and open countryside beyond. To the south is Blackthorn Road which is characterised by established residential development. Immediately abutting the north-eastern boundary is the forthcoming residential development for 14 new homes granted under Outline Planning Permission Ref: 3PL/2019/07170 and currently being determined under Reserved Matters Submission LPA Ref: 3PL/2022/0885/D. Crowshall Lane bounds the Site to the south-west with a small area of woodland, an industrial/commercial premises and a recently built new homes (LPA Refs: 3PL/2014/1264/F; and 3PL/2022/0812/VAR and 3PL/2022/0852/F) situated beyond. Consequently, the Site, in its current undeveloped state, appears increasingly incongruous within the predominantly residential surrounding environs. The Site of North of Blackthorn Road, Attleborough (LPA Ref: LPVC4SDEV197) is of a size where all 80 new homes could be delivered within 2 to 3 years from the grant of Planning Permission. The build rate of a Site of this size can be undertaken at a much faster pace than on larger strategic allocations or urban extensions which are often reliant on the delivery of large parts of infrastructure before the first house can be delivered. Therefore, in allocating this Site for residential development the affordable and market housing needs of Attleborough can be addressed in the short-term thereby bridging the gap until the larger strategic sites start delivering housing.

Site Capacity

The LA dwelling estimate states 162 dwellings. The Site was promoted through the Call for Sites in May 2022 for residential development comprising approximately 80 dwellings with associated public open space, car parking, swales and noise attenuation barrier. It is requested that the capacity of approximately 80 dwellings, comprising affordable and market homes, remains as previously proposed in order to ensure and maintain accuracy during the assessment of the Site for residential development.

Site Description

It should be noted that to the east of the Site is a forthcoming residential development comprising 14 new homes granted under Outline Planning

Permission Ref: 3PL/2019/0717O and currently being determined under Reserved Matters Submission LPA Ref: 3PL/2022/0885/D.

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 North of Blackthorn Road, Attleborough is sustainably located and will deliver a residential development of a size, layout and design which complements and is commensurate with the existing key settlement of Attleborough.

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)

This is noted and the 'Green' rating is considered to be both accurate and appropriate pursuant to the Site.

Site topography

This is noted and the 'Green' rating is considered to be both accurate and appropriate pursuant to the Site.

Trees and hedgerows

This is noted and the 'Amber' rating is acknowledged pursuant to the Site. The Site comprises a field with trees and hedgerows primarily concentrated to the boundaries of the Site. It is considered that 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 rating of 'Red' by the Council as the Site is considered to be visually open and has high intervisibility with the surrounding landscape. This somewhat conflicts with the Council's observations within 'Site Description':

'A collection of agricultural fields, located northwest of Attleborough. To the north of the site, lies the A11 running along the site's northern boundary, and beyond lies agricultural fields. To the east of the site, lies a small section of grassland and a cluster of trees, whilst to the south, lies a dwelling house immediately adjacent to the site, and dwelling houses beyond Blackthorn Rd. To the west of the site, lies a cluster of trees, an industrial unit, and a construction site for new dwelling houses.'

The A11 Dual Carriageway to the north represents a significant physical and visual barrier between the Site and open countryside beyond. Furthermore, the Council's observations within 'Site Description' do not acknowledge the 14 new dwellings proposed to the north-east of the Site (LPA Refs: 3PL/2019/07170 and 3PL/2022/0885/D). This fundamentally changes the surrounding context of the Site which is predominantly residential in nature. To the south of the Site is Blackthorn Road which is characterised by established residential development. Immediately abutting the north-eastern boundary is the forthcoming residential development of 14 new homes granted under Planning Permission Ref: 3PL/2019/07170 and currently being determined under LPA Ref: 3PL/2022/0885/D. Crowshall Lane bounds the Site to the south-west with a small area of woodland, an industrial/commercial premises and a recently built new homes (LPA Refs: 3PL/2014/1264/F; and 3PL/2022/0812/VAR and 3PL/2022/0852/F) situated beyond

The Site has a reasonably strong relationship with the adjoining residential area to the south and west and the forthcoming residential development to the east. The Site therefore reads very much as a part of the residential built-up area of Attleborough and as such should be considered for residential development.

Built up area

The Site, by virtue of its enclosed nature, is considered to be an 'infill' site located in between the existing and forthcoming residential development to the south, east and west and the A11 Dual Carriageway to the north. The RAG Rating should therefore be 'Green' instead of 'Yellow'.

Settlement boundaries

With regards to the application of RAG against the Settlement Boundaries as currently drawn, the Site should receive a rating of 'Amber' instead of 'Red'.

The Site abuts the settlement boundary of Attleborough and represents an incongruous gap when viewed against surrounding committed and new residential development which now lie within the Settlement Boundary following its amendment. It is considered that the Settlement Boundary, within this part of Attleborough, should follow the A11 Dual Carriageway which represents a physical and visual defensible boundary between Attleborough and the open

countryside to the north. If this were to occur, the Site would lie within the Settlement Boundary and receive a rating of 'Green'.

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 development

This is noted and the 'Amber' rating is considered to be both accurate and appropriate pursuant to the Site.

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. However, the Site has been given a 'Red' RAG Rating based on the reasoning that the Site is 'not in proximity to a recognised settlement and could not form part of a new settlement'. This is inaccurate. As previously stated the Site is located within Attleborough a Town, which is also acknowledged by the Council within the 'Conclusions based on Alternative Development Options' section of the Site Assessments Phase 1. Therefore, the current RAG Rating of 'Red' conflicts with the Council's concluding observations and it is considered that the Site should have a RAG Rating of 'Green' as it is situated within a highly sustainable location for residential development.

Any known legal, ownership constraints to availability

The Council have stated 'N/A'. It should be emphasised 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 and should therefore received a RAG Rating of 'Green'.

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. A 'Green' RAG Rating should therefore be given.

Other objections

None recorded as received

261 - Former Brenntag Depot, Attleborough

Discounted

Address: Attleborough,

Mostly Green

Site area: 15.11ha

Estimated capacity: 186 dwellings

Market Town – Alternative options alignment No scenarios

Broad accessibility assessment

Overall ranking accessibility

Green: At least four facilities within threshold distance

Landowner/Site promoter comment:

Bidwells on behalf of Castelmeadow Care It is requested that the incorrect assumption that extra care accommodation (Class C2) is the same as residential accommodation (Class C3) is removed and given that the need for care will not be met by the emerging Local Plan, this should be taken forward for a Phase 2 Assessment.

Other objections

None recorded as received

262 - East of London Road, Attleborough

Discounted

Address: Site 1 Land at Watering Farm, East of London Road,

Mostly Green

Site area: 16.89ha

Estimated capacity: 360 dwellings

Market Town – Alternative options alignment No scenarios

Broad accessibility assessment

Overall ranking accessibility

Amber: One to three core facilities within threshold distance

Landowner/Site promoter comment:

None

Other objections

None recorded as received

263 - East of Hargham Road, Attleborough		Discounted
Address: Site 2 Land at Watering Farm, East of London Road,		
Mostly Green	Site area: 8.84ha	Estimated capacity: 180 dwellings
Market Town – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
Landowner/Site promoter comment:		
None		
Other objections		
None recorded as received		

264 - South of London Road, Attleborough		Discounted
Address: South of London Road,		
Greenfield	Site area: 1.32ha	Estimated capacity: 33 dwellings
Market Town – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
Landowner/Site promoter comment:		
None		
Other objections		
None recorded as received		

324 - Cades Hill Farm, Attleborough		Discounted
Address: Cades Hill Farm, Attleborough, NR17 1AE		
Brownfield	Site area: 0.53ha	Estimated capacity: 4 dwellings
Market Town – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
Landowner/Site promoter comment:		
None		
Other objections		
None recorded as received		

325 - Carvers Lane, Attleborough		Discounted
Address: Carvers Lane, Attleborough, NR17 1AB		
Mostly Green	Site area: 0.50ha	Estimated capacity: 9 dwellings
Market Town – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
Landowner/Site promoter comment:		
None		
Other objections		
None recorded as received		

326 - B1077 and A11, Attleborough		Discounted
Address: B1077 and A11, NR17 1AE		
Greenfield	Site area: 85.83ha	Estimated capacity: 2200 dwellings
Market Town – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
Landowner/Site promoter comment:		
None		
Other objections		
None recorded as received		

327 - South Ellingham Road NR17 1AE, Attleborough		Discounted
Address: South Ellingham Road, Attleborough, NR17 1AE		
Greenfield	Site area: 0.60ha	Estimated capacity: 5 dwellings
Market Town – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
Landowner/Site promoter comment:		
None		
Other objections		
None recorded as received		

293 - Chestnut Walk, Beachamwell		Discounted
Address: Land at Chestnut Walk, Beachamwell, PE37 8AX		
Greenfield	Site area: 2.33ha	Estimated capacity: 15 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	
Landowner/Site promoter comment:		
None		
Other objections		
None recorded as received		

405 - West of Park House, Beachamwell		Discounted
Address: West of Park House, The Street, Beachamwell, PE37 8BD		
Greenfield	Site area: 0.33ha	Estimated capacity: 3 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility		
Landowner/Site promoter comment:		
None		
Other objections		
None recorded as received		

011 - Land off Norwich Road, Besthorpe		Discounted
Address: Besthorpe, NR13 4QH		
Greenfield	Site area: 1.23ha	Estimated capacity: 3 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	
Landowner/Site promoter comment:		
None		
Other objections		
None recorded as received		

160 - Land South of Bickley Close, Besthorpe		Discounted
Address: Land South of Bickley Close, Besthorpe, NR17 2NT		
Greenfield	Site area: 4.69ha	Estimated capacity: 118 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
Landowner/Site promoter comment:		
Turley on behalf of Roscon Strategic Land Land off Bickley Close, Besthorpe-would like more housing allocations in the development options to be in Attleborough. Attach a site specific report to their response.		
Other objections		
None recorded as received		

334 - Village Hall Field, Besthorpe		Discounted
Address: Village Hall Field, NR17 2fN		
Greenfield	Site area: 3.38ha	Estimated capacity: 70 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	
Landowner/Site promoter comment:		
None		
Other objections		
None recorded as received		

335 - Garage Field, Besthorpe		Discounted
Address: Garage Field, Besthorpe, NR17 2FN		
Greenfield	Site area: 5.21ha	Estimated capacity: 130 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	
Landowner/Site promoter comment:		
Bidwells on behalf of Broadleaf Group See report for assessment of LPR/CS4/DEV/335		

Other objections

None recorded as received

013 - Holl Lane, Billingford**Discounted**

Address: Land Off Holl Lane, Billingford, NR20 4RQ

Greenfield

Site area: 1.16ha

Estimated capacity: 15 dwellings

Other settlement/village – Alternative options alignment No scenarios

Broad accessibility assessmentOverall ranking
accessibility

Red: No facilities within threshold distance

Landowner/Site promoter comment:**None****Other objections**

None recorded as received

118 - North of The Street, Billingford**Discounted**

Address: Land North of The Street, Billingford, NR20 4RA

Greenfield

Site area: 0.38ha

Estimated capacity: 5 dwellings

Other settlement/village – Alternative options alignment No scenarios

Broad accessibility assessmentOverall ranking
accessibility

Red: No facilities within threshold distance

Landowner/Site promoter comment:**None****Other objections**

None recorded as received

159 - , Billingford**Discounted**

Address: Land north of North Elmham,

Greenfield

Site area: 517.00ha

Estimated capacity: 5000
dwellings

Other settlement/village – Alternative options alignment No scenarios

Broad accessibility assessmentOverall ranking
accessibility**Landowner/Site promoter comment:****None****Other objections**

None recorded as received

003 - Billingford Road, Bintree	Discounted
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Address: Land North of Billingford Road, Bintree,	
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Greenfield	Site area: 3.11ha	Estimated capacity: 90 dwellings
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Other settlement/village – Alternative options alignment No scenarios		
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Broad accessibility assessment		
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Overall ranking accessibility	Red: No facilities within threshold distance
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Landowner/Site promoter comment:		
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None		
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Other objections		
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None recorded as received		
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033 - Ducks Pyghtle, West End, Bradenham	Discounted
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Address: Ducks Pyghtle, West End, Bradenham, IP25 7QZ	
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Mostly Green	Site area: 0.56ha	Estimated capacity: 14 dwellings
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Other settlement/village – Alternative options alignment No scenarios		
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Broad accessibility assessment		
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Overall ranking accessibility	Red: No facilities within threshold distance
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Landowner/Site promoter comment:		
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None		
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Other objections		
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None recorded as received		
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034 - School Road, West End, Bradenham	Discounted
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Address: School Road, West End, Bradenham, IP25 7QU	
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Greenfield	Site area: 1.06ha	Estimated capacity: 14 dwellings
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Other settlement/village – Alternative options alignment No scenarios		
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Broad accessibility assessment		
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Overall ranking accessibility	Red: No facilities within threshold distance
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Landowner/Site promoter comment:		
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None		
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Other objections		
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None recorded as received

035 - River Piece, School Road, Bradenham	Discounted
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Address: River Piece, School Road, Bradenham, IP25 7QU	
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Greenfield	Site area: 0.56ha	Estimated capacity: 14 dwellings
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Other settlement/village – Alternative options alignment No scenarios

Broad accessibility assessment

Overall ranking accessibility	Red: No facilities within threshold distance
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Landowner/Site promoter comment:

None

Other objections

None recorded as received

036 - South End, Bradenham	Discounted
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Address: South End, Bradenham, IP25 7QY	
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Greenfield	Site area: 0.26ha	Estimated capacity: 7 dwellings
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Other settlement/village – Alternative options alignment No scenarios

Broad accessibility assessment

Overall ranking accessibility	Red: No facilities within threshold distance
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Landowner/Site promoter comment:

None

Other objections

None recorded as received

074 - Land at Church Lane, Rushford, Brettenham and Kilverstone	Discounted
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Address: Land at Church Lane, Rushford, IP25 2SE	
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Greenfield	Site area: 2.46ha	Estimated capacity: 15 dwellings
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Other settlement/village – Alternative options alignment No scenarios

Broad accessibility assessment

Overall ranking accessibility	Red: No facilities within threshold distance
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Landowner/Site promoter comment:

None

Other objections

None recorded as received

260 - East Arlington Way South of A1088, Brettenham and Kilverstone**Discounted**Address: Land East of Arlington Way South of A1088
Thetford, IP24 2QE

Mostly Green

Site area: 28.40ha

Estimated capacity: 550
dwellings

Other settlement/village – Alternative options alignment No scenarios

Broad accessibility assessmentOverall ranking
accessibility

Green: At least four facilities within threshold distance

Landowner/Site promoter comment:**None****Other objections**

None recorded as received

269 - Nunnery Stud, Brettenham and Kilverstone**Discounted**

Address: Nunnery Stud, IP24 2QE

Mostly Green

Site area: 253.27ha

Estimated capacity: 3500
dwellings

Other settlement/village – Alternative options alignment No scenarios

Broad accessibility assessmentOverall ranking
accessibility

Green: At least four facilities within threshold distance

Landowner/Site promoter comment:**None****Other objections**

None recorded as received

279 - Land North of Kilverstone Road Kilverstone, Brettenham and Kilverstone**Discounted**Address: Land North of Kilverstone Road, Brettenham,
IP24 2RS

Greenfield

Site area: 0.66ha

Estimated capacity: 8 dwellings

Other settlement/village – Alternative options alignment No scenarios

Broad accessibility assessment

Overall ranking accessibility	Red: No facilities within threshold distance
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

290 - Land north of A1066, Brettenham and Kilverstone		Discounted
Address: Land North of the A1066, IP24 2QE		
Mostly Green	Site area: 14.40ha	Estimated capacity: 300 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Green: At least four facilities within threshold distance	
Landowner/Site promoter comment:		
None		
Other objections		
None recorded as received		

297 - Land between A1066 and A1088, Brettenham and Kilverstone		Discounted
Address: Land between the A1066 & A1088 East of Thetford, IP24 2QE		
Greenfield	Site area: 59.99ha	Estimated capacity: 1000 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Green: At least four facilities within threshold distance	
Landowner/Site promoter comment:		
None		
Other objections		
None recorded as received		

151 - Land between 15-25 The Street, Bridgham		Discounted
Address: Land between 15-25 The Street, Bridgham, NR16 2SA		
Greenfield	Site area: 0.48ha	Estimated capacity: 4 dwellings

Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	
Landowner/Site promoter comment:		
<p>Wilson Wraight on behalf of Wrights Produce Ltd LPR/CS4/DEV/151 Land between 15 – 25 The Street, Bridgham - Site Assessment</p> <p>The new criteria for assessing sites is generally supported as providing a standardised set of questions to assess each site against as well as providing a clear RAG based rating system.</p> <p>However, due to the often subjective nature of the assessment questions, there is a need for the ratings to be consulted upon. We have reviewed the ratings attributed to our client’s site and would suggest the following changes to the RAG scores:</p> <p>Pedestrian Access</p> <p>This rating should be ‘Yellow’ instead of ‘Red’ as a minimum as the frontage of the site is within close proximity to footpaths further east along The Street. Only a minor extension of the footpaths by a few metres would be required to link into the site. It is also questionable whether footpaths are needed for a development of this scale and considering there are existing dwellings further to the west.</p> <p>Built up area</p> <p>This rating should be ‘Green’ instead of ‘Yellow’ as shown as the site is within the built-up area and would represent infill. The site is positioned towards the west of the village and is adjacent to residential properties to the southwest and northeast located along The Street.</p> <p>Settlement Boundaries</p> <p>This rating should be ‘Yellow’ instead of ‘Red’ as a minimum as the site is connected to the built-up area of the village. The site is rated ‘Yellow’ although it is stated that “Whilst not significantly out of keeping, impact dependent upon design and setting of street scene.” The</p>		

development proposed in our Call for Sites submission confirmed that the dwellings

would be arranged in a linear fashion to reflect the pattern of nearby development.

The houses would be set back from the road, in line with neighbouring properties to the southwest.

The rating against this criteria should therefore be upgraded to 'Green' instead of

'Yellow' as the proposed development would be in keeping with the scale of the settlement.

Other objections

None recorded as received

006 - Land North of Gately Road, Brisley

Discounted

Address: Land North of Gately Road, Potthorpe, Brisley, NR20 5LR

Greenfield

Site area: 0.58ha

Estimated capacity: 10 dwellings

Other settlement/village – Alternative options alignment No scenarios

Broad accessibility assessment

Overall ranking accessibility

Amber: One to three core facilities within threshold distance

Landowner/Site promoter comment:

None

Other objections

None recorded as received

240 - Site 4, PE37 8AQ, Cockley Cley

Discounted

Address: Site 4, The Green, Cockley Cley, PE37 8AQ

Mostly Green

Site area: 0.78ha

Estimated capacity: 13 dwellings

Other settlement/village – Alternative options alignment No scenarios

Broad accessibility assessment

Overall ranking accessibility

Red: No facilities within threshold distance

Landowner/Site promoter comment:

None

Other objections

None recorded as received

242 - Site 3, PE37 8AW, Cockley Cley		Discounted
Address: Site 3, Cockley Cley, PE37 8AQ		
Mostly Green	Site area: 0.54ha	Estimated capacity: 11 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	
Landowner/Site promoter comment:		
None		
Other objections		
None recorded as received		

243 - Site 2, PE37 8AP, Cockley Cley		Discounted
Address: Site 2, Cockley Cley, PE37 8AP		
Greenfield	Site area: 2.09ha	Estimated capacity: 54 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	
Landowner/Site promoter comment:		
None		
Other objections		
None recorded as received		

049 - Land to the South of Hall Lane, Colkirk		Discounted
Address: Land South of Hall Lane, Colkirk, NR21 7ND		
Greenfield	Site area: 0.43ha	Estimated capacity: 10 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
Landowner/Site promoter comment:		
None		
Other objections		
None recorded as received		

155 - Land to the East of Hall Lane, Colkirk		Discounted
Address: Land East of Hall Lane, Colkirk, NR21 7ND		
Greenfield	Site area: 2.28ha	Estimated capacity: 10 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
Landowner/Site promoter comment:		
None		
Other objections		
None recorded as received		

185 - Land to the East of Whissonett Road (larger site), Colkirk		Discounted
Address: Land East of Whissonett Road, Colkirk (larger site), NR21 7NL		
Greenfield	Site area: 2.99ha	Estimated capacity: 40 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
Landowner/Site promoter comment:		
None		
Other objections		
None recorded as received		

186 - Land to the East of Whissonett Road (smaller site), Colkirk		Discounted
Address: Land East of Whissonett Road, Colkirk (smaller site), NR21 7NL		
Greenfield	Site area: 1.37ha	Estimated capacity: 20 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	

Landowner/Site promoter comment:
None
Other objections
None recorded as received

021 - Land at Hythe Road, Foul登	Discounted
Address: Land at Hythe Road, Foul登, IP26 5AH	
Mostly Green	Site area: 0.33ha Estimated capacity: 5 dwellings
Other settlement/village – Alternative options alignment No scenarios	
Broad accessibility assessment	
Overall ranking accessibility	Red: No facilities within threshold distance
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

173 - Land at Beckett End, Foul登	Discounted
Address: Land at Beckett End, Foul登,	
Greenfield	Site area: 1.39ha Estimated capacity: 10 dwellings
Other settlement/village – Alternative options alignment No scenarios	
Broad accessibility assessment	
Overall ranking accessibility	Red: No facilities within threshold distance
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

214 - Land at Vicarage Road, Foul登	Discounted
Address: Land at Vicarage Road, Foul登, IP26 5AB	
Greenfield	Site area: 0.94ha Estimated capacity: 15 dwellings
Other settlement/village – Alternative options alignment No scenarios	
Broad accessibility assessment	
Overall ranking accessibility	Red: No facilities within threshold distance
Landowner/Site promoter comment:	

None

Other objections

None recorded as received

259 - Land at 7 White Hart Street, Foulden

Discounted

Address: White Hart Street, Foulden, IP26 5AW

Mostly Brown

Site area: 0.13ha

Estimated capacity: 5 dwellings

Other settlement/village – Alternative options alignment No scenarios

Broad accessibility assessment

Overall ranking
accessibility

Red: No facilities within threshold distance

Landowner/Site promoter comment:

None

Other objections

None recorded as received

234 - Themelthorpe Road, Foxley

Discounted

Address: Land to rear of Themelthorpe Road, Foxley, NR20 4QP

Greenfield

Site area: 0.90ha

Estimated capacity: 20 dwellings

Other settlement/village – Alternative options alignment No scenarios

Broad accessibility assessment

Overall ranking
accessibility

Amber: One to three core facilities within threshold distance

Landowner/Site promoter comment:

None

Other objections

None recorded as received

001 - Land at Station Road, Fransham

Discounted

Address: West of Station Road, North of Lime Tree Crescent, Little Fransham, NR19 2JL

Greenfield

Site area: 1.53ha

Estimated capacity: 30 dwellings

Other settlement/village – Alternative options alignment No scenarios

Broad accessibility assessment

Overall ranking
accessibility

Red: No facilities within threshold distance

Landowner/Site promoter comment:

James Bailey Planning on behalf of Dereham Developments Ltd JBPL do not agree with the new criteria for assessing sites.

5.2 Firstly, it is important to note that to be able to assess sites against a set of criteria, a Development Strategy needs to be established in order to ensure that any criteria that sites are being assessed against meets the objectives of the defined Development Strategy. Whilst it is recognised that this is an iterative process, the current consultation is explicit in exploring the alternative options, as set out in the topic paper 'Alternative Development Strategy Options (December 2023).

5.3 The high-level Phase 1 assessment within the 'Site Assessments – Phase 1 Report (November 2023) is heavily geared towards the draft Settlement Hierarchy, which is in line with the current adopted policy approach to direct development towards Towns and Local Services Areas. It appears this approach is pre-emptive in that this will be the preferred option, despite the topic paper suggesting that preferred options of sites and Development Strategies will not be established until the draft Plan is made available.

5.4 On this basis, it would seem inconceivable that any sites can be discounted at this stage, when the Council are still asking for alternative Development Strategies to come forward. 5.5 In this report JBPL have set out an alternative strategy by way of the 'Village Clusters' approach, that other rural District Authorities have taken. This strategy would likely have very different criteria points to assess suitable sites on, other than that which is currently being used.

Therefore, scoring sites poorly on certain criteria, for example "Settlement Boundaries" (see paragraph 5.12 below), or "Conclusions based on Alternative Development Options", would reinforce the pre-emptive nature of the methodology, because not all development strategies have been considered. Therefore, no sites should be discounted at this stage.

5.6 Notwithstanding the above, JBPL will now look to address some of the conclusions made in the Phase 1 site assessment for the Site identified as LPR/CS4/DEV/001. The site assessment has been included in Appendix Two.

Site Topology – Amber

5.7 The site has been assessed as "gently sloping or uneven". JBPL are unsure how this assessment

has been made. A topographic survey can be provided upon request. The site is flat and

therefore should score higher on the RAG assessment. Trees and Hedgerows – Red

5.8 The Site has been assessed as "significant – potentially a larger number of trees / section of

hedgerow would need to be removed". This is factually incorrect.

5.9 The site does benefit from some mature trees, however there are only two inside the site, the

other trees are all on the boundaries. The remaining site is made up of scrub and saplings.

5.10 No trees on the boundaries would need to be removed to deliver an access as there is already

and established access into the site via the existing development to the south off Lime Tree

Crescent. Moreover, the two mature trees inside the site can also be retained.

5.11 Therefore, whilst there are trees on the boundaries and two mature trees inside the site, these

will and can be retained and therefore should not be assessed as RED on the RAG assessment.

Visual Landscape Impact – Green

5.12 JBPL agree with this assessment. The site is not in any designated landscape area and the views

into the site from the public highway are heavily screened or in the backdrop of other residential

development.

Settlement Boundaries – Red

5.13 Currently Little Fransham does not have a settlement boundary based on the current Local Plan.

However, this consultation is requesting alternative development strategies to come forward.

As this report suggests, one option would be to maximise windfall development by giving all

settlements a settlement boundary. This is a legitimate approach that other Authorities have

applied.

5.14 If this approach were to be applied by Breckland then the site would have scored "Green".

Therefore, until the final development strategy has been established and found sound, the

settlement boundary criteria should either be given little weight in the site's suitability, or

ideally it should not be included as a criteria at all.

Would the site conflict with the scale of and size of settlement – Amber

5.15 The Site is almost identical in size to other developments along Station Rd to the north-east,

south, and south-east. Development on these sites are very different ranging from bungalows,

post-war (ex-council) semi-detached housing and large detached 4-5 bedroom dwellings on

large plots. As such, any development on the site, apart from multi storey flats or town houses

which would be highly inappropriate on any site in the countryside, is reasonably going to be in

keeping with the scale of the settlement.

5.16 Therefore, it is JBPL's opinion that this should be scored as "Green" not "Amber". Settlement Tiers – Red

5.17 The methodology of scoring Settlement Tiers is missing from Table 1 in the "Site Assessments –

Phase 1 Report" topic paper. Therefore, it is difficult to understand the overall outcomes and

implications at each level of the RAG assessment.

5.18 However, as set out in paragraph 5.12 above, an alternative development strategy may result

in a settlement boundary being designated for all settlement. At which point the site would

likely score "Green", particularly if a 'Village Clusters' approach is adopted, given Little

Fransham's close relationship with Necton.

Conclusions based on Alternative Development Options – Red

5.19 Again, as set out in paragraphs 5.2 – 5.4 above, this current consultation is exploring alternative

development strategies. Paragraph 13.46 of the 'Alternative Development Strategy Options

(December 2023)' specifically asks if there are other alternative options available. These

representations are clear that there are alternative options for delivering a proportion of the

housing need, and that is through the 'Village Clusters' approach.

5.20 If the Council are serious about exploring alternative solutions then sites should not be

discounted and assessed as Red against the criteria point "Conclusions based on Alternative

Development Options" when a different strategy could easily result in sites such as Little

Fransham being assessed as "Green".

Other objections

None recorded as received

026 - Land East of Reymerton Road, Garvestone		Discounted
Address: East of Reymerton Road, Garvestone, NR9 4QX		
Greenfield	Site area: 0.54ha	Estimated capacity: 5 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
Landowner/Site promoter comment:		
None		
Other objections		
None recorded as received		

087 - Land North of Dereham Road (Site B), Garvestone		Discounted
Address: Site B, North of Dereham Road, Garvestone, NR9 4RL		
Greenfield	Site area: 0.79ha	Estimated capacity: 15 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
Landowner/Site promoter comment:		
None		
Other objections		
None recorded as received		

088 - Land North of Dereham Road (Site A), Garvestone		Discounted
Address: Site A, Land North of Dereham Road, Garvestone, NR19 4RL		
Greenfield	Site area: 0.47ha	Estimated capacity: 9 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
Landowner/Site promoter comment:		
None		

Other objections

None recorded as received

198 - (Submission part see site 180), Garvestone**Discounted**

Address: South of Dereham Road, Garvestone, NR9 4QT

Greenfield

Site area: 0.45ha

Estimated capacity: 5 dwellings

Other settlement/village – Alternative options alignment No scenarios

Broad accessibility assessmentOverall ranking
accessibilityAmber: One to three core facilities within threshold
distance**Landowner/Site promoter comment:****None****Other objections**

None recorded as received

236 - Site 8 PE33 9DA, Gooderstone**Discounted**

Address: Site 8, Gooderstone, PE33 9DA

Greenfield

Site area: 1.30ha

Estimated capacity: 32 dwellings

Other settlement/village – Alternative options alignment No scenarios

Broad accessibility assessmentOverall ranking
accessibilityAmber: One to three core facilities within threshold
distance**Landowner/Site promoter comment:****None****Other objections**

None recorded as received

239 - Site 7 PE33 9BX, Gooderstone**Discounted**

Address: Site 5, Cockley Cley, PE37 8AH

Greenfield

Site area: 4.85ha

Estimated capacity: 122
dwellings

Other settlement/village – Alternative options alignment No scenarios

Broad accessibility assessmentOverall ranking
accessibilityAmber: One to three core facilities within threshold
distance**Landowner/Site promoter comment:****None****Other objections**

None recorded as received

253 - Site 9 PE33 9DB, Gooderstone	Discounted
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Address: Site 9, Gooderstone, PE33 9DB	
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Greenfield	Site area: 1.42ha	Estimated capacity: 37 dwellings
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Other settlement/village – Alternative options alignment No scenarios		
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Broad accessibility assessment		
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Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
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Landowner/Site promoter comment:		
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None		
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Other objections		
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None recorded as received		
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256 - Land to the East of Litcham Road, Great Dunham	Discounted
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Address: East of Litcham Road, Great Dunham, PE32 2LJ	
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Greenfield	Site area: 1.16ha	Estimated capacity: 12 dwellings
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Other settlement/village – Alternative options alignment No scenarios		
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Broad accessibility assessment		
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Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
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Landowner/Site promoter comment:		
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None		
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Other objections		
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None recorded as received		
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056 - Land South West of Ellingham Road, Great Ellingham	Discounted
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Address: South West of Attleborough Road, Great Ellingham, NR17 1LQ	
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Greenfield	Site area: 9.31ha	Estimated capacity: 175 dwellings
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Local Service Centre – Alternative options alignment No scenarios		
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Broad accessibility assessment		
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Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
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Landowner/Site promoter comment:		
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None		
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Other objections

None recorded as received

060 - Land North of Penhill Road (option 1), Great Ellingham**Discounted**

Address: North of Penhill Road, Option 1, Great Ellingham, NR17 1LR

Greenfield

Site area: 2.03ha

Estimated capacity: 50 dwellings

Local Service Centre – Alternative options alignment No scenarios

Broad accessibility assessment

Overall ranking accessibility

Amber: One to three core facilities within threshold distance

Landowner/Site promoter comment:**None****Other objections**

1 as received

061 - Land North of Penhill Road (option 2), Great Ellingham**Discounted**

Address: North of Penhill Road, Option 2, Great Ellingham, NR17 1LR

Greenfield

Site area: 0.73ha

Estimated capacity: 12 dwellings

Local Service Centre – Alternative options alignment No scenarios

Broad accessibility assessment

Overall ranking accessibility

Amber: One to three core facilities within threshold distance

Landowner/Site promoter comment:**None****Other objections**

1 as received

162 - Land North of Watton Road, Great Ellingham**Discounted**

Address: North of Watton Road, Great Ellingham,

Greenfield

Site area: 12.50ha

Estimated capacity: 250 dwellings

Local Service Centre – Alternative options alignment No scenarios

Broad accessibility assessment

Overall ranking accessibility

Amber: One to three core facilities within threshold distance

Landowner/Site promoter comment:

Bidwells on behalf of Abel Homes Abel Homes are promoting land north of Watton Road, Great Ellingham, for residential development

(LPR/CS4/DEV/162). The Site Profile Assessment undertaken by the Council in relation to the site

concludes that:

The site is within Great Ellingham a Local Service Centre and is Greenfield Adjacent to the existing built-up area

No scenarios in the Development Scenarios consultation align with the site.

As has been stated in Representations submitted on behalf of Abel Homes in relation to the Alternative

Development Strategy Options, as a Local Service Centre, Great Ellingham should be identified as a

location that will accommodate some additional growth during the period up to 2046. Whilst it is recognised

that Great Ellingham has experienced growth in recent years, it occupies a highly sustainable location and

provides a range of service and amenities. In addition, the village provides easy access to a range of

employment opportunities and is in close proximity to the A11 'Norwich-C

Other objections

None recorded as received

163 - Land South of Watton Road, Great Ellingham

Discounted

Address: South of Watton Road, Great Ellingham,

Greenfield

Site area: 12.41ha

Estimated capacity: 300 dwellings

Local Service Centre – Alternative options alignment No scenarios

Broad accessibility assessment

Overall ranking accessibility

Amber: One to three core facilities within threshold distance

Landowner/Site promoter comment:

Bidwells on behalf of Abel Homes Abel Homes are promoting land south of Watton Road, Great Ellingham, for residential development

(LPR/CS4/DEV/163). The Site Profile Assessment undertaken by the Council in relation to the site

concludes that:

The site is within Great Ellingham a Local Service Centre and is Greenfield Adjacent to the existing built-up area

No scenarios in the Development Scenarios consultation align with the site

As has been stated in Representations submitted on behalf of Abel Homes in relation to the Alternative Development Strategy Options, as a Local Service Centre, Great Ellingham should be identified as a location that will accommodate some additional growth during the period up to 2046. Whilst it is recognised that Great Ellingham has experienced growth in recent years, it occupies a highly sustainable location and provides a range of service and amenities. In addition, the village provides easy access to a range of employment opportunities and is in close proximity to the A11 'Norwich-Cambridge Tech Corridor', which is a key focus for the delivery of growth and investment across the region.

Other objections

None recorded as received

163 - Land South of Watton Road, Great Ellingham		Discounted
Address: South of Watton Road, Great Ellingham,		
Greenfield	Site area: 7.09ha	Estimated capacity: 300 dwellings
Local Service Centre – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
Landowner/Site promoter comment:		
<p>Bidwells on behalf of Abel Homes Abel Homes are promoting land south of Watton Road, Great Ellingham, for residential development (LPR/CS4/DEV/163). The Site Profile Assessment undertaken by the Council in relation to the site concludes that:</p> <p>The site is within Great Ellingham a Local Service Centre and is Greenfield Adjacent to the existing built-up area</p> <p>No scenarios in the Development Scenarios consultation align with the site</p> <p>As has been stated in Representations submitted on behalf of Abel Homes in relation to the Alternative Development Strategy Options, as a Local Service Centre, Great Ellingham should be identified as a location that will accommodate some additional growth during the period up to 2046. Whilst it is recognised</p>		

that Great Ellingham has experienced growth in recent years, it occupies a highly sustainable location and provides a range of service and amenities. In addition, the village provides easy access to a range of employment opportunities and is in close proximity to the A11 'Norwich-Cambridge Tech Corridor', which is a key focus for the delivery of growth and investment across the region.

Other objections

None recorded as received

218 - Land at Glebe Meadow, Great Ellingham

Discounted

Address: Glebe Meadow, Great Ellingham, NR17 1LU

Greenfield

Site area: 0.40ha

Estimated capacity: 10 dwellings

Local Service Centre – Alternative options alignment No scenarios

Broad accessibility assessment

Overall ranking accessibility

Amber: One to three core facilities within threshold distance

Landowner/Site promoter comment:

None

Other objections

None recorded as received

308 - East Hingham Road, Great Ellingham

Discounted

Address: East Hingham Road, Great Ellingham, NR17 1HY

Greenfield

Site area: 8.81ha

Estimated capacity: 126 dwellings

Local Service Centre – Alternative options alignment No scenarios

Broad accessibility assessment

Overall ranking accessibility

Amber: One to three core facilities within threshold distance

Landowner/Site promoter comment:

None

Other objections

None recorded as received

346 - Bow Street , Great Ellingham		Discounted
Address: Bow Street, Great Ellingham, NR17 1JB		
Greenfield	Site area: 0.30ha	Estimated capacity: 2 dwellings
Local Service Centre – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
Landowner/Site promoter comment:		
None		
Other objections		
None recorded as received		

115 - Land off Church Lane, Gressenhall		Discounted
Address: Land off Church Lane, Gressenhall, NR20 4DS		
Greenfield	Site area: 0.49ha	Estimated capacity: 5 dwellings
Secondary village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
Landowner/Site promoter comment:		
None		
Other objections		
None recorded as received		

100 - North of Hollway Lane, Guist , Guist		Discounted
Address: North of Hollway Lane, Guist,		
Greenfield	Site area: 0.23ha	Estimated capacity: 0 dwellings
Secondary village – Alternative options alignment		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	
Landowner/Site promoter comment:		
None		
Other objections		

None recorded as received

188 - South of Bridge Road, Guist , Guist

Discounted

Address: South of Bridge Road, Guist,

Greenfield

Site area: 2.02ha

Estimated capacity: 0 dwellings

Other settlement/village – Alternative options alignment

Broad accessibility assessment

Overall ranking
accessibility

Red: No facilities within threshold distance

Landowner/Site promoter comment:

None

Other objections

None recorded as received

110 - Harling Road, Hockham

Discounted

Address: South of Harling Road, Great Hockham, IP24
1NP

Greenfield

Site area: 2.84ha

Estimated capacity: 60 dwellings

Secondary village – Alternative options alignment No scenarios

Broad accessibility assessment

Overall ranking
accessibility

Amber: One to three core facilities within threshold
distance

Landowner/Site promoter comment:

None

Other objections

None recorded as received

038 - Manor Farm Lane, Hoe

Discounted

Address: South of Manor Farm Lane, West of Hoe Road,
Hoe, NR20 4FP

Greenfield

Site area: 0.86ha

Estimated capacity: 10 dwellings

Other settlement/village – Alternative options alignment No scenarios

Broad accessibility assessment

Overall ranking
accessibility

Amber: One to three core facilities within threshold
distance

Landowner/Site promoter comment:

None

Other objections

None recorded as received

040 - Holt Road, Hoe**Discounted**

Address: East of Holt Road and South of Manor Farm Lane, Hoe, NR20 4BH

Greenfield

Site area: 2.96ha

Estimated capacity: 10 dwellings

Other settlement/village – Alternative options alignment No scenarios

Broad accessibility assessment

Overall ranking accessibility

Amber: One to three core facilities within threshold distance

Landowner/Site promoter comment:**None****Other objections**

None recorded as received

230 - Station Road, Holme Hale**Discounted**

Address: North of Station Road, Holme Hale, IP25 7DZ

Greenfield

Site area: 0.95ha

Estimated capacity: 20 dwellings

Other settlement/village – Alternative options alignment No scenarios

Broad accessibility assessment

Overall ranking accessibility

Red: No facilities within threshold distance

Landowner/Site promoter comment:**None****Other objections**

None recorded as received

233 - Cook Road, Holme Hale**Discounted**

Address: South of Cook Road, Holme Hale, IP25 7EH

Greenfield

Site area: 1.87ha

Estimated capacity: 30 dwellings

Other settlement/village – Alternative options alignment No scenarios

Broad accessibility assessment

Overall ranking accessibility

Red: No facilities within threshold distance

Landowner/Site promoter comment:**None****Other objections**

None recorded as received

172 - Land off Swaffham Road, Ickburgh		Discounted
Address: Off Swaffham Road, Ickburgh,		
Greenfield	Site area: 4.77ha	Estimated capacity: 15 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
Landowner/Site promoter comment:		
None		
Other objections		
None recorded as received		

077 - Land adjacent Westcliffe House, Little Dunham		Discounted
Address: Adjacent Westcliffe House, Barrows Hole Lane, Little Dunham, PE32 2DP		
Greenfield	Site area: 0.74ha	Estimated capacity: 5 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
Landowner/Site promoter comment:		
None		
Other objections		
None recorded as received		

232 - Land East of Necton Road, Little Dunham		Discounted
Address: Land East of Necton Road, Little Dunham, PE32 2DN		
Greenfield	Site area: 1.96ha	Estimated capacity: 40 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	
Landowner/Site promoter comment:		
None		

Other objections

None recorded as received

275 - Cannister Hall, Little Dunham**Discounted**

Address: Land at Cannister Hall, Palgrave Road, Little Dunham, PE32 2DF

Greenfield

Site area: 8.18ha

Estimated capacity: 9 dwellings

Other settlement/village – Alternative options alignment No scenarios

Broad accessibility assessmentOverall ranking
accessibilityAmber: One to three core facilities within threshold
distance**Landowner/Site promoter comment:****None****Other objections**

None recorded as received

275 - Cannister Hall, Little Dunham**Discounted**

Address: Land at Cannister Hall, Palgrave Road, Little Dunham, PE32 2DF

Greenfield

Site area: 2.62ha

Estimated capacity: 9 dwellings

Other settlement/village – Alternative options alignment No scenarios

Broad accessibility assessmentOverall ranking
accessibilityAmber: One to three core facilities within threshold
distance**Landowner/Site promoter comment:****None****Other objections**

None recorded as received

**081 - Site between Hoe Road and
Chapel Lane
, Longham****Discounted**Address: Site between Hoe Road and Chapel Lane,
Longham, NR19 2RN

Greenfield

Site area: 0.48ha

Estimated capacity: 12 dwellings

Other settlement/village – Alternative options alignment No scenarios

Broad accessibility assessmentOverall ranking
accessibility

Red: No facilities within threshold distance

Landowner/Site promoter comment:
None
Other objections
None recorded as received

082 - Land between Hoe Road and Ostrich, Longham	Discounted
Address: Site between Hoe Road and Ostrich Lane, Longham, NR19 2RW	
Greenfield	Site area: 0.51ha Estimated capacity: 2 dwellings
Other settlement/village – Alternative options alignment No scenarios	
Broad accessibility assessment	
Overall ranking accessibility	Red: No facilities within threshold distance
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

208 - Land at Chapel Road, Longham	Discounted
Address: Chapel Road, Longham, NR19 2AJ	
Greenfield	Site area: 0.72ha Estimated capacity: 5 dwellings
Other settlement/village – Alternative options alignment No scenarios	
Broad accessibility assessment	
Overall ranking accessibility	Red: No facilities within threshold distance
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

355 - New Road, Longham	Discounted
Address: New Road, Longham, NR19 2RB	
Greenfield	Site area: 3.25ha Estimated capacity: 25 dwellings
Other settlement/village – Alternative options alignment No scenarios	
Broad accessibility assessment	
Overall ranking accessibility	Red: No facilities within threshold distance

Landowner/Site promoter comment:
None
Other objections
None recorded as received

092 - Former Mileham Primary School, Mileham	Discounted	
Address: Former Mileham Primary School proposed for residential and gypsy & traveller site, PE32 2RD		
Greenfield	Site area: 0.46ha	Estimated capacity: 6 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	
Landowner/Site promoter comment:		
None		
Other objections		
None recorded as received		

187 - Land South of Litcham Road, Mileham	Discounted	
Address: South of Litcham Road, Mileham, PE32 2PS		
Greenfield	Site area: 0.34ha	Estimated capacity: 8 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	
Landowner/Site promoter comment:		
None		
Other objections		
None recorded as received		

310 - South of Back Lane, Mileham	Discounted	
Address: Back Lane, Mileham, PE32 2RD		
Greenfield	Site area: 1.13ha	Estimated capacity: 20 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	

Landowner/Site promoter comment:**None****Other objections**

None recorded as received

190 - Land off North Pickenham Road Phase 2, Necton**Discounted**

Address: Land off North Pickenham Road, Necton, PE37 8NB

Greenfield

Site area: 1.30ha

Estimated capacity: 44 dwellings

Local Service Centre – Alternative options alignment No scenarios

Broad accessibility assessmentOverall ranking
accessibilityAmber: One to three core facilities within threshold
distance**Landowner/Site promoter comment:****None****Other objections**

None recorded as received

285 - Billingford Road, North Elmham**Discounted**

Address: Land at Billingford Road, North Elmham,

Greenfield

Site area: 0.83ha

Estimated capacity: 20 dwellings

Local Service Centre – Alternative options alignment No scenarios

Broad accessibility assessmentOverall ranking
accessibilityAmber: One to three core facilities within threshold
distance**Landowner/Site promoter comment:****None****Other objections**

None recorded as received

112 - Land north of South Pickenham Road site 1, North Pickenham**Discounted**

Address: North of South Pickenham Road, North Pickenham, PE37 8JS

Greenfield

Site area: 0.34ha

Estimated capacity: 5 dwellings

Other settlement/village – Alternative options alignment No scenarios	
Broad accessibility assessment	
Overall ranking accessibility	Red: No facilities within threshold distance
Landowner/Site promoter comment:	
<p>Brown and Co land to the north of South Pickenham Road, North Pickenham (site reference LPRC4SDEV112) In response to the Phase 1 Assessment, the following points are noted: The site is noted as being unconnected with the built up. However, it is directly adjoined to the north by the existing complex of farm buildings that form Manor Farm which forms part of the existing built up area of the village. The assessment also noted that significant improvements to pedestrian facilities would be needed. However, there is an existing footway opposite the site on the east side of South Pickenham Road. On this basis, it is considered that only minor improvements would be needed.</p>	
Other objections	
None recorded as received	

113 - Land north of South Pickenham Road site 2, North Pickenham		Discounted
Address: South of South Pickenham Road (2) North Pickenham, PE37 8LG		
Greenfield	Site area: 0.54ha	Estimated capacity: 10 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	
Landowner/Site promoter comment:		
None		
Other objections		
None recorded as received		

114 - North of Procession Lane, North Pickenham		Discounted
Address: North of Procession Lane, North Pickenham, PE37 8LG		
Greenfield	Site area: 1.04ha	Estimated capacity: 20 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	
Landowner/Site promoter comment:		

None

Other objections

None recorded as received

054 - Bears Den, North Tuddenham

Discounted

Address: Bears Den, Low Road East, North Tuddenham, NR20 3DG

Greenfield

Site area: 1.63ha

Estimated capacity: 5 dwellings

Other settlement/village – Alternative options alignment No scenarios

Broad accessibility assessment

Overall ranking
accessibility

Red: No facilities within threshold distance

Landowner/Site promoter comment:

None

Other objections

None recorded as received

055 - Land opposite Bears Den, North Tuddenham

Discounted

Address: Land opposite Bears Den, North Tuddenham, NR20 3DG

Greenfield

Site area: 1.52ha

Estimated capacity: 10 dwellings

Other settlement/village – Alternative options alignment No scenarios

Broad accessibility assessment

Overall ranking
accessibility

Red: No facilities within threshold distance

Landowner/Site promoter comment:

None

Other objections

None recorded as received

154 - Land South of the B1110, North Tuddenham

Discounted

Address: Land South of B1110, North Tuddenham, NR20 3DG

Greenfield

Site area: 1.19ha

Estimated capacity: 10 dwellings

Other settlement/village – Alternative options alignment No scenarios

Broad accessibility assessment

Overall ranking
accessibility

Red: No facilities within threshold distance

Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

280 - Land West of Elsing Road, North Tuddenham		Discounted
Address: West of Elsing Road, North Tuddenham, NR20 3DS		
Brownfield	Site area: 0.29ha	Estimated capacity: 1 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	
Landowner/Site promoter comment:		
None		
Other objections		
None recorded as received		

251 - Magna Farm, Rocklands		Discounted
Address: Magna Farm, Magpie Lane, Rocklands,		
Greenfield	Site area: 0.52ha	Estimated capacity: 5 dwellings
Secondary village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
Landowner/Site promoter comment:		
None		
Other objections		
None recorded as received		

017 - Ploughboy Lane, Saham Toney		Discounted
Address: East of Ploughboy Lane, Saham Toney, IP25 7JN		
Greenfield	Site area: 0.47ha	Estimated capacity: 12 dwellings
Secondary village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	

Landowner/Site promoter comment:
None
Other objections
1 as received

127 - Woodrising Road, Scoulton	Discounted
Address: 2 Wayland Cottages, Woodrising Road, Scoulton, NR9 4PH	
Greenfield	Site area: 0.14ha Estimated capacity: 5 dwellings
Other settlement/village – Alternative options alignment No scenarios	
Broad accessibility assessment	
Overall ranking accessibility	Red: No facilities within threshold distance
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

106 - Larwood Way Phase 1, Shipdham	Discounted
Address: (Phase 1) Land adjacent Larwood Way, Shipdham, IP25 7LN	
Brownfield	Site area: 1.81ha Estimated capacity: 25 dwellings
Local Service Centre – Alternative options alignment No scenarios	
Broad accessibility assessment	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

107 - Larwood Way Phase 2, Shipdham	Discounted
Address: (Phase 2) Land adjacent Larwood Way, Shipdham, IP25 7LN	
Greenfield	Site area: 2.00ha Estimated capacity: 25 dwellings
Local Service Centre – Alternative options alignment No scenarios	
Broad accessibility assessment	

Overall ranking accessibility	Amber: One to three core facilities within threshold distance
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

294 - Fieldfare Loke Phase 3, Shipdham		Discounted
Address: Phase 3, Land off Fairfield Loke, Shipdham, IP25 7JY		
Greenfield	Site area: 1.57ha	Estimated capacity: 15 dwellings
Local Service Centre – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
Landowner/Site promoter comment:		
None		
Other objections		
None recorded as received		

300 - Parklands Avenue, Shipdham		Discounted
Address: Land of Parklands Avenue, Shipdham, IP25 7PZ		
Greenfield	Site area: 1.91ha	Estimated capacity: 30 dwellings
Local Service Centre – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
Landowner/Site promoter comment:		
None		
Other objections		
None recorded as received		

041 - North Church Road site, South Lopham		Discounted
Address: Land off church road, IP22 2LN		
Greenfield	Site area: 0.37ha	Estimated capacity: 6 dwellings
Other settlement/village – Alternative options alignment No scenarios		

Broad accessibility assessment	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

276 - Land West of Church Road, South Lopham		Discounted
Address: Option 1 - Land to West of Church Road, IP22 2LN		
Greenfield	Site area: 0.26ha	Estimated capacity: 10 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
Landowner/Site promoter comment:		
None		
Other objections		
None recorded as received		

116 - Church Lane, Sparham		Discounted
Address: Land next to claremont, NR9 5PN		
Greenfield	Site area: 0.30ha	Estimated capacity: 5 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
Landowner/Site promoter comment:		
None		
Other objections		
None recorded as received		

117 - Whitwell Road, Sparham		Discounted
Address: Land to the south of Whitwell Road, NR9 5PN		
Greenfield	Site area: 0.39ha	Estimated capacity: 6 dwellings
Other settlement/village – Alternative options alignment No scenarios		

Broad accessibility assessment	
Overall ranking accessibility	Red: No facilities within threshold distance
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

146 - Land West of The Street Site 2, Sporle		Discounted
Address: Land off Essex Farm, PE32 2EE		
Mostly Green	Site area: 2.45ha	Estimated capacity: 50 dwellings
Local Service Centre – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
Landowner/Site promoter comment:		
None		
Other objections		
None recorded as received		

371 - Bunkers Hill (RHS), Sporle		Discounted
Address: Bunkers hill right side, PE32 2EP		
Greenfield	Site area: 4.14ha	Estimated capacity: 105 dwellings
Local Service Centre – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
Landowner/Site promoter comment:		
None		
Other objections		
None recorded as received		

391 - Sporle Old Railway Line, Sporle		Discounted
Address: Old Railway Line, Sporle, PE32 2DS		
Greenfield	Site area: 4.24ha	Estimated capacity: 50 dwellings
Local Service Centre – Alternative options alignment No scenarios		

Broad accessibility assessment	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

393 - Sporle 96 The Street (front/left), Sporle		Discounted
Address: 96 The Street (Front/Left) Sporle, PE32 2DR		
Greenfield	Site area: 2.56ha	Estimated capacity: 40 dwellings
Local Service Centre – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
Landowner/Site promoter comment:		
None		
Other objections		
None recorded as received		

394 - Sporle 96 The Street, Sporle		Discounted
Address: 96 The Street (Field in front) Sporle, PE32 2DR		
Greenfield	Site area: 0.61ha	Estimated capacity: 4 dwellings
Local Service Centre – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
Landowner/Site promoter comment:		
None		
Other objections		
None recorded as received		

246 - Brandon Road, Swaffham		Discounted
Address: Land east of Brandon Road, PE37 8HN		
Greenfield	Site area: 20.07ha	Estimated capacity: 887 dwellings
Market Town – Alternative options alignment No scenarios		
Broad accessibility assessment		

Overall ranking accessibility	Amber: One to three core facilities within threshold distance
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

228 - Old Drier Building Hoe Road North, Swanton Morley		Discounted
Address: Hoe Road North, Swanton Morley, NR20 4PY		
Mostly Green	Site area: 1.27ha	Estimated capacity: 15 dwellings
Local Service Centre – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
Landowner/Site promoter comment:		
None		
Other objections		
None recorded as received		

043 - Land East of Arlington Way, Thetford, Thetford		Discounted
Address: Land East of Arlington Way, Thetford, IP24 2QE		
	Site area: 27.87ha	Estimated capacity: 0 dwellings
Market Town – Alternative options alignment		
Broad accessibility assessment		
Overall ranking accessibility	Green: At least four facilities within threshold distance	
Landowner/Site promoter comment:		
None		
Other objections		
None recorded as received		

091 - Loch Farm. Dereham Road, Watton		Discounted
Address: Watton, IP25 6EA		
Greenfield	Site area: 13.61ha	Estimated capacity: 150 dwellings
Market Town – Alternative options alignment No scenarios		

Broad accessibility assessment	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance
Landowner/Site promoter comment:	
None	
Other objections	
1 as received	

305 - Saham Road, Watton		Discounted
Address: Saham Road, Watton,		
Greenfield	Site area: 4.52ha	Estimated capacity: 111 dwellings
Market Town – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Green: At least four facilities within threshold distance	
Landowner/Site promoter comment:		
None		
Other objections		
None recorded as received		

128 - Lynn Road, Weeting		Discounted
Address: Weeting,		
Greenfield	Site area: 3.31ha	Estimated capacity: 76 dwellings
Local Service Centre – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
Landowner/Site promoter comment:		
None		
Other objections		
None recorded as received		

303 - Former Tata Steel, Weeting		Discounted
Address: Former Tata Steel Premises, Weeting, IP27 OPW		
Mostly Brown	Site area: 2.68ha	Estimated capacity: 100 dwellings
Local Service Centre – Alternative options alignment No scenarios		
Broad accessibility assessment		

Overall ranking accessibility	Amber: One to three core facilities within threshold distance
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

317 - Hulver Road, Wendling		Discounted
Address: Hulver Street, Wendling, NR19 2LT		
Greenfield	Site area: 0.27ha	Estimated capacity: 7 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	
Landowner/Site promoter comment:		
None		
Other objections		
None recorded as received		

383 - Carr Lane, Wendling		Discounted
Address: Carr Lane, Wendling, NR19 2LP		
Greenfield	Site area: 0.34ha	Estimated capacity: 5 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	
Landowner/Site promoter comment:		
None		
Other objections		
None recorded as received		

384 - Dereham Road, Wendling		Discounted
Address: Dereham Road, Wendling, NR19 2AB		
Greenfield	Site area: 1.42ha	Estimated capacity: 15 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	

Landowner/Site promoter comment:
None
Other objections
None recorded as received

385 - Manor Drift, Wendling	Discounted
Address: Manor Drift, Wendling, IP25 6PJ	
Greenfield	Site area: 1.80ha Estimated capacity: 16 dwellings
Other settlement/village – Alternative options alignment No scenarios	
Broad accessibility assessment	
Overall ranking accessibility	Red: No facilities within threshold distance
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

044 - West Manor Farm Cottage, Whinburgh	Discounted
Address: Whinburgh, NR19 1QP	
Greenfield	Site area: 0.29ha Estimated capacity: 5 dwellings
Other settlement/village – Alternative options alignment No scenarios	
Broad accessibility assessment	
Overall ranking accessibility	Red: No facilities within threshold distance
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

045 - South Church Road, Whinburgh	Discounted
Address: Whinburgh, NR19 1QT	
Greenfield	Site area: 0.59ha Estimated capacity: 5 dwellings
Other settlement/village – Alternative options alignment No scenarios	
Broad accessibility assessment	
Overall ranking accessibility	Red: No facilities within threshold distance
Landowner/Site promoter comment:	

None

Other objections

None recorded as received

**046 - North Manor House,
Whinburgh**

Discounted

Address: Whinburgh, NR19 1QU

Greenfield

Site area: 1.05ha

Estimated capacity: 10 dwellings

Other settlement/village – Alternative options alignment No scenarios

Broad accessibility assessment

Overall ranking
accessibility

Amber: One to three core facilities within threshold
distance

Landowner/Site promoter comment:

None

Other objections

None recorded as received

**047 - North of Church Road,
Whinburgh**

Discounted

Address: Whinburgh, NR19 1QT

Greenfield

Site area: 1.00ha

Estimated capacity: 10 dwellings

Other settlement/village – Alternative options alignment No scenarios

Broad accessibility assessment

Overall ranking
accessibility

Red: No facilities within threshold distance

Landowner/Site promoter comment:

None

Other objections

None recorded as received

048 - West of B1135, Whinburgh

Discounted

Address: Whinburgh, NR19 1QX

Greenfield

Site area: 1.18ha

Estimated capacity: 15 dwellings

Other settlement/village – Alternative options alignment No scenarios

Broad accessibility assessment

Overall ranking
accessibility

Red: No facilities within threshold distance

Landowner/Site promoter comment:

None
Other objections
None recorded as received

050 - Shop Street, Whinburgh		Discounted
Address: Whinburgh, NR19 1QX		
Greenfield	Site area: 0.62ha	Estimated capacity: 10 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	
Landowner/Site promoter comment:		
None		
Other objections		
None recorded as received		

083 - Potters Place, Whissonsett		Discounted
Address: Land adjacent to Potters Place, NR20 5TA		
Greenfield	Site area: 0.41ha	Estimated capacity: 5 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	
Landowner/Site promoter comment:		
None		
Other objections		
None recorded as received		

084 - Meadow House, Whissonsett		Discounted
Address: Whissonsett, NR20 5SR		
Greenfield	Site area: 0.58ha	Estimated capacity: 5 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	
Landowner/Site promoter comment:		
None		
Other objections		

None recorded as received

085 - West End, Whissonsett

Discounted

Address: Whissonsett, NR20 5SS

Greenfield

Site area: 0.70ha

Estimated capacity: 5 dwellings

Other settlement/village – Alternative options alignment No scenarios

Broad accessibility assessment

Overall ranking
accessibility

Red: No facilities within threshold distance

Landowner/Site promoter comment:

None

Other objections

None recorded as received

096 - Dereham Road, Whissonsett

Discounted

Address: Land North of Dereham Road, Whissonsett,
NR20 5TQ

Greenfield

Site area: 0.45ha

Estimated capacity: 4 dwellings

Other settlement/village – Alternative options alignment No scenarios

Broad accessibility assessment

Overall ranking
accessibility

Red: No facilities within threshold distance

Landowner/Site promoter comment:

None

Other objections

None recorded as received

386 - Transport Depot, Whissonsett

Discounted

Address: Transport Depot, Whissonsett, NR20 5SX

Brownfield

Site area: 0.26ha

Estimated capacity: 6 dwellings

Other settlement/village – Alternative options alignment No scenarios

Broad accessibility assessment

Overall ranking
accessibility

Red: No facilities within threshold distance

Landowner/Site promoter comment:

None

Other objections

None recorded as received

387 - The Smallholdings, Whissonsett		Discounted
Address: The Smallholdings, Whissonsett, NR20 5ST		
Greenfield	Site area: 0.39ha	Estimated capacity: 8 dwellings
Other settlement/village – Alternative options alignment No scenarios		
Broad accessibility assessment		
Overall ranking accessibility	Red: No facilities within threshold distance	
Landowner/Site promoter comment:		
None		
Other objections		
None recorded as received		

247 - Nippers Field, Off Woodgate Lane,		Discounted
Address: Nippers Field, Off Woodgate Lane, NR20 4NS		
	Site area: 5.04ha	Estimated capacity: 0 dwellings
– Alternative options alignment		
Broad accessibility assessment		
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
Landowner/Site promoter comment:		
None		
Other objections		
None recorded as received		