



Breckland Local Plan: Approach to the Selection of Sites

August 2017

Contents

1. Introduction	1
Purpose of the Report	1
Structure of this Report	1
2. Policy Review	2
National Policy	2
National Planning Policy Framework (NPPF)	2
National Planning Practice Guidance (NPPG)	3
Local Policy	4
Breckland Core Strategy and Development Control Policies	4
Central Norfolk Strategic Housing Market Assessment	5
3. Methodology	6
Stage 1: Site Selection	9
Existing Local Plan Sites	9
Strategic Housing Land Availability Assessment (SHLAA)	9
Call for sites and Consultation	11
Stage 2: Sustainability Appraisal	11
Stage 3: Site Assessment	11
Stage 4: Consultation Feedback	11
Stage 5: Site Specific Issues	12
Appraisal of Options for Local Green Space	13
Appraisal of Options for Open Space	15
Appraisal of Options for Employment	15
4. Summary of the Site Selection Process	17
Core Strategy	17
Issues and Options Consultation	18
SHLAA update	19
Preferred Directions – Emerging Site Options	20
Local Plan Working Groups in public	21
Preferred Sites and Settlement Boundaries	21
Pre-submission Publication	22
5. Conclusion	23
APPENDIX 1 - Sustainability Appraisal	24
APPENDIX 2 – Site Assessment Proforma	31
APPENDIX 3 – Methodology Flow Chart	33
APPENDIX 4 – Sites submitted in Market Towns	34
APPENDIX 5- Sites submitted in Local Service Centres	89
APPENDIX 6 – Sites submitted in rural areas	194

1. Introduction

Purpose of the Report

- 1.1. The Council is currently preparing a new Local Plan for Breckland District which will cover the period up to 2036. The new Local Plan sets the strategic priorities for the District including the number and location of homes and jobs to be provided.
- 1.2. The new Local Plan must allocate sufficient land in appropriate locations to meet housing, traveller and employment needs over the Plan period. As part of the evidence base for the emerging Local Plan, residential and employment sites have been assessed based on detailed methodologies that provide a framework for the identification of appropriate sites for allocation. This topic paper summarises the site selection process for the site allocations included within the Pre-Submission Publication of the Breckland Local Plan.
- 1.3. The plan identifies a number of sites for allocation which represent the most sustainable and appropriate sites in order to meet the District’s housing need. As part of the supporting evidence base for the emerging Local Plan, residential and employment sites have been assessed and selected following comprehensive analysis, consultation and stakeholder engagement.
- 1.4. Since 2013 a total of 631 sites have been assessed through the Local Plan site selection process. This topic paper summarises how these sites have been considered and why sites have been included, or excluded, from the Regulation 19 Pre Submission version of the Local Plan.

Structure of this Report

- 1.5. This topic paper is set out into the following sections:

Section 2: Policy Review- examines how national and local policies have influenced the preparation of the Local Plan.

Section 3: Site Selection Methodology – contains a summary of Breckland Council’s methodological approach to identifying residential and employment sites for inclusion within the Local Plan.

Section 4: Summary of the site selection process- provides an overview of each stage followed to identify sites for inclusion in the Council’s Draft Local Plan.

Section 5: Conclusion - summarises the outcome of the site selection process.

2. Policy Review

National Policy

National Planning Policy Framework (NPPF)

2.1. The NPPF sets out the Government’s planning policies for England and how they are expected to be applied. The golden thread running through this document is the need to ensure that planning contributes towards the delivery of sustainable development, which encompasses social, economic and environmental considerations in equal measure.

2.2. Important considerations set out in paragraph 157 of the NPPF relating to site selection includes the need to:

- set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period;
- plan positively for the development and infrastructure required in the area to meet the objectives, principles and policies of the Framework;
- Indicate broad locations for strategic development on a key diagram and land use designations on a policies map, and;
- allocate sites to promote development and the flexible use of land, bringing forward new land where necessary, and provide detail on form, scale, access and quantum of development where appropriate.

2.3. The NPPF identified the advantages of carrying out land assessments for housing and economic development as part of the same exercise, in order that sites may be allocated for the use which is most appropriate.

2.4. Paragraph 47 of the NPPF requires local planning authorities to use their evidence base to ensure that their local plan meets the full, objectively assessed needs for

market and affordable housing in the housing market area; and also to identify specific deliverable and developable sites to achieve the delivery of the housing strategy over the plan period.

2.5. Paragraph 158 of the NPPF states that local planning authorities should ensure that the Local Plan is based on adequate, up-to-date and relevant evidence about economic, social and environmental characteristics and prospects of the area. Paragraph 152 sets out that local planning authorities should seek opportunities to achieve each of the economic, social and environmental dimensions of sustainable development, and net gains across all three.

2.6. Paragraph 182 of the NPPF highlights the tests of soundness as being:

- **Positively prepared** – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements;
- **Justified** – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
- **Effective** – the plan should be deliverable over its period and based on effective joint working on cross boundary strategic priorities; and
- **Consistent with national policy** – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.

National Planning Practice Guidance (NPPG)

2.4. The NPPG states that an assessment of land availability (Strategic Housing Land Availability Assessment – SHLAA) is required to identify the future supply of land that is suitable, available and achievable, for housing and economic development uses over the plan period. The NPPG also states that an assessment of housing and economic land availability (Housing and Economic Land Availability Assessment (HELAA)) is an important step in the preparation of local plans.

2.5. The NPPG indicates that SHLAA/HELAA assessments should:

- Identify sites and broad locations with potential for development;
- Assess their development potential; and

Breckland District Council – Report on Site Selection

- Assess their suitability for development and the likelihood of development coming forward (the availability and achievability).

2.5. The NPPG lists the following set of standard outputs from the assessment to ensure consistency, accessibility and transparency:

- a list of all sites or broad locations considered, cross-referenced to their locations on maps;
- an assessment of each site or broad location, in terms of its suitability for development, availability and achievability (including whether the site/broad location is viable) to determine whether a site is realistically expected to be developed and when;
- contain more detail for those sites considered to be realistic candidates for development, where others have been discounted for clearly evidenced and justified reasons;
- the potential type and quantity of development that could be delivered on each site/broad location, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when; and
- an indicative trajectory of anticipated development and consideration of associated risks.

Local Policy

Breckland Core Strategy and Development Control Policies

2.6. The Core Strategy was adopted in 2009 and forms part of the current development plan for the District to 2026. Sites were identified to deliver planned growth are identified in the adopted Site Specific Policies and Proposals DPD and the adopted Thetford Area Action Plan. Further work undertaken on the Attleborough and Snetterton Heath Area Action Plans is now being progressed through the Breckland Local Plan. These documents have played an important role in developing and shaping the Local Plan.

Central Norfolk Strategic Housing Market Assessment

- 2.7. The NPPF at paragraph 47 requires local planning authorities to use their evidence base to ensure that their Local Plan meets the full objectively assessed needs for market and affordable housing in the housing market area (HMA). Therefore it is clear that the identification of the housing market area forms one of the key building blocks in the evidence base to identify the objectively assessed need. Breckland sites within the Central Norfolk Housing Market Area.
- 2.8. The Central Norfolk Strategic Housing Market Assessment (2017) is the key piece of evidence base defining both Breckland's housing market area and also the Districts objectively assessed need. The SHMA has been prepared jointly with Norwich, South Norfolk, Broadland and North Norfolk Councils. The Broads Authority also formed a partner to the study. The SHMA shows that the Central Norfolk HMA is not the same as the local authority boundaries, however all of the authorities have a strong influence from Norwich on the housing and employment market. A HMA involving all of the five authorities represents a best fit in relation to these markets. The objectively assessed need has been calculated to cover the whole of the District rather than just the functional HMA. The SHMA acknowledges that it represents a best fit, ensuring, as required by government methodology, that no areas fall outside of a HMA. Furthermore, the PPG identifies self containment as a source for identifying the HMA (PPG Paragraph: 11 Reference ID: 2a-011-20140306).
- 2.9. The SHMA sets an OAN for Breckland to cover the plan period 2011 to 2036. The OAN is calculated as 15,298 dwellings which equates to 612 dwellings per annum. The OAN uses the 2012 household projections as the starting point for calculating OAN as required by the PPG. The PPG at Paragraph: 015 Reference ID: 2a-015-20140306 states that *'Household projections published by the Department for Communities and Local Government should provide the starting point estimate of overall housing need.'* Furthermore it continues at Paragraph: 017 Reference ID: 2a-017-20140306 to state that *'the household projections produced by the Department for Communities and Local Government are statistically robust and are based on nationally consistent assumptions.'* In addition the SHMA includes uplifts to the OAN to reflect concealed households and market signals.

- 2.10. This is outlined in more detail in the Breckland Local Plan: Housing Topic Paper. However, this need, as identified through the CNSHMA, is the basis for the selection of sites.

3. Methodology

- 3.1. As reflected in paragraph 157 of the NPPF, the Local Plan must allocate sufficient land in appropriate locations to ensure land supply for the 15 – 20 year plan period. The portfolio of site allocation and/or broad locations to be included in the Local Plan for housing must meet the policy requirement within paragraph 47 of the NPPF. A separate topic paper entitled ‘Breckland Housing Topic Paper’, sets out the District’s housing need and is the starting point for the site selection process.
- 3.2. Responding to the requirements of government policy and practice guidance contained within the NPPF and Planning Practice Guidance, the Council developed a Site Selection Methodology (SSM). The purpose of the SSM being to ensure that an adequate evidence base is developed to support the proposed site allocations. For the site selection process to be considered sound the evidence base must be robust, assessments founded upon a clear and consistently applied methodology undertaken in a transparent manner and fully documented at all stages. Professional judgements made require justification with site selection decisions being clearly explained.
- 3.3. This topic paper sets out the methodological approach taken to identify, assess and compare the suitability of sites proposed for allocation and designation within the emerging Local Plan in order to meet the identified housing and employment needs. This methodology has enabled the assessment of potential sites to ensure they contribute to sustainability objectives, offer the most benefit to the community and minimise any adverse impacts on the environment. The methodology has been used to:
- Assess the suitability of potential development sites for allocation.
 - Assess the suitability of potential open space.
 - Review employment sites including existing surplus employment allocations and determine whether sites should be de – allocated from employment use to best align employment provision with the emerging spatial distribution.

3.2. Planning Practice Guidance states that *the assessment should identify all sites and broad locations regardless of the amount of development needed to provide an audit of available land. The process of the assessment will, however, provide the information to enable an identification of sites and locations suitable for the required development in the Local Plan*¹

3.3. It is essential that site allocation decisions can be justified and that they are supported by a clear audit trail. To this end the process has been designed to:

- Take account of national planning principles.
- Be transparent.
- Enable a consistent basis for comparison between sites.
- Enable unsustainable sites to be filtered out and development to contribute to making existing settlements more sustainable.

3.4. During the Local Plan process 680 sites were submitted for assessment. Appendix 4, 5 and 6 provide a list of all of these sites and their location within the District. This also provides a classification of the sites within the Local Plan.

3.5. The broad stages involved in progressing housing allocations is set out in the table below, with further details provided in the subsequent sections.

Stage	Description
Stage 1 : Site Selection	Initial identification of potential sites including, but not limited to, those identified through: <ul style="list-style-type: none"> • Adoption of the Core Strategy in which sites were identified to deliver the planned growth through to 2026. These are identified in the 2012 adopted Site Specific Policies and Proposals DPD and the adopted Thetford Area Action Plan (TAAP), as well as the being identified in the Attleborough and Snetterton Heath Area Action Plan (ASHAAP), which is now being progressed through the Local Plan. • The Strategic Housing Land Availability Assessment (SHLAA) 2014, subsequent SHLAA update and the emerging Housing and Economic Land Availability Assessment (HELAA).

¹ PPG, 06.03.14 para 3-010-20140306

	<ul style="list-style-type: none"> • A Call for Sites undertaken in 2013 and again 2014/15 and the opportunity to submit ‘alternative’ sites provided by subsequent Local Plan consultations in Jan/Feb 2016 and Sept/Oct 2016. <p>The SHLAA assessments and subsequent emerging HELAA study assessed sites that were within the spatial strategy, first informed by the adopted Core Strategy and latterly through the evolving iterations of the draft Local Plan. It should be noted that the sites submitted into the SHLAA were also subject to a process of filtering and assessment; although a higher level desk based assessment, this did allow for unsustainable sites to be ruled out at an early stage.</p>
<p>Stage 2: Sustainability Appraisal</p>	<p>The Sustainability Appraisal (SA) was completed for each of the sites submitted that passed stage 1 of the site selection methodology. This process highlighted any potential critical constraints, including physical constraints such as a lack of highways access to the site, flooding etc. and policy constraints such as potential impact upon the historic environment, access to services etc. (The full Sustainability Appraisal can be found in Appendix 1 of this document). Whilst the SA provides a high-level assessment it is a fundamental step to inform the site selection process.</p>
<p>Stage 3: Site Assessments</p>	<p>All sites were subject to a detailed site assessment which included a site visit. This allowed for detailed assessment of sites on the ground and highlighted further policy constraints/ key features likely to be important when considering key development constraints.</p>
<p>Stage 4: Consultee feedback</p>	<p>Norfolk County Council Highways provided comments on the sites that were considered to have passed stage 1 and 2. Where highways constraints were ‘severe’ these sites were then removed from the site selection process unless it could be demonstrated that these issues could be overcome.</p> <p>Further Statutory Consultees including Natural England, Historic England, the Environment Agency, etc. were then given further opportunity to comment on the sites during rounds of consultation and their feedback formed part of the site assessment.</p> <p>Members of the public were also given the opportunity, through the consultation process, to comment on sites and to raise issues relating to sites.</p>

<p>Stage 5: Site Specific Issues</p>	<p>A Sequential test undertaken looked at all of the preferred and alternative sites within the emerging Local Plan with regards to the Strategic Flood Risk Assessment (SFRA).</p> <p>A Historical Characterisation Study was conducted in line with Historic England consultation feedback.</p> <p>A Habitats Regulations Assessment (HRA) was carried out at each stage of the plan making process. The HRA seeks to identify any aspects of the plan that would have the potential to cause a significant effect upon Natura 2000 or European sites either in isolation or in combination.</p> <p>The findings of these studies were then used to update the Sustainability Appraisal and exclude sites or inform site specific policy where relevant.</p> <p>Deliverability forms were then sent to all preferred and alternative sites to ensure that the sites remain available and achievable.</p>
--------------------------------------	--

Stage 1: Site Selection

Existing Local Plan Sites

3.6. Since the adoption of the Core Strategy, sites have been identified to deliver the planned growth through to 2026. These are identified in the 2012 adopted Site Specific Policies and Proposals DPD and the adopted Thetford Area Action Plan (TAAP), as well as the being identified in the emerging draft Attleborough and Snetterton Heath Area Action Plan (ASHAAP), which is now being progressed through the Local Plan.

Strategic Housing Land Availability Assessment (SHLAA)

3.7. The Strategic Housing Land Availability Assessment 2014 (SHLAA) report considers the existing market towns and Local Service Centres within Breckland and seeks to

identify land with potential for residential development and assesses that potential. The 2014 study is the third review of the SHLAA.

3.8. The 2014 SHLAA revision includes sites identified from the SHLAA revision in 2011 and additional sites being put forward from the first round of call for sites as part of the Local Plan process. Inclusion of sites primarily centred around existing towns and service centre villages with only sites that were likely to **yield 10 or more dwellings** in the case of market towns or **5 or more dwellings** in the case of other villages and the site size of **over 0.1 hectares and above**. This includes both urban extension sites and brownfield sites. Based on the methodology, only sites that are **within or immediately adjacent** to these settlements were surveyed.

3.9. Sites were immediately excluded for the following reasons:

- Outside Breckland District;
- Less than 0.1 ha in size;
- The owner is not willing to release the site and it cannot be made available;
- Development would be a clear breach of the emerging Local Plan;
- Development would compromise an important recreational open space;
- Development would harm a protected site or species;
- Within Flood Zone 3 as defined in the Strategic Flood Risk Assessment (and subsequent flood risk information).

3.10. Government guidance as updated through Planning Practice Guidance (PPG), states that: *The assessment should consider all sites and broad locations capable of delivering five or more dwellings or economic development on sites of 0.25ha (or 500sqm floor space) and above. Where appropriate, plan makers may wish to consider alternative site size thresholds.*

3.11. However, it was proposed to follow the approach taken in previous SHLAAs and adopt a site threshold of 0.1 ha and above. This not only ensures a consistent approach but reflects the rural nature of the District, allowing for the prioritisation of sites that are considered to be of strategic importance and align with potential community aspirations for smaller sites.

- 3.12. The 2014 SHLAA, SHLAA update and emerging HELAA followed the most up to date spatial strategy at the time of publication and were based on the most up to date Government legislation.

Call for sites and Consultation

- 3.13. Sites submitted during the 2013 and 2013/14 call for sites and ‘alternative’ sites submitted through subsequent Local Plan consultations in Jan/Feb 2016 and Sept/Oct 2016 were then included as part of this process.

Stage 2: Sustainability Appraisal

- 3.14. Paragraph 165 of the NPPF states that a Sustainability Appraisal (SA), which meets the requirements of the European Directive on strategic environmental assessment, should be an integral part of the plan preparation process and should consider all the likely significant effects on the environment, economic and social factors.

- 3.15. Whilst the SA is a high level assessment of sites this process is invaluable in informing the site selection process. Each of the sites submitted as part of the Local Plan process has been subject to assessment through the Sustainability Appraisal (SA). The full SA framework is set out in Appendix 1.

Stage 3: Site Assessment

- 3.16. Each site submitted through the Local Plan Process and that passed the initial filtering of the SHLAA / HELAA process (Stage 1) was then subject to a site visit and a detailed site assessment. The Site Assessment Proforma used is set out in Appendix 2 of this document. Findings from this stage were used to update Stage 2.

Stage 4: Consultation Feedback

- 3.17. Each stage of public consultation gave statutory consultees, parish councils, member of the public etc. the opportunity to comment on all aspects of the plan, including sites. Feedback through the consultation process was used to update

information regarding sites and, where necessary, to provide the basis for further site specific work. Findings from this stage were used to revise and update Stages 2 and 3 above.

3.18. Chapter 4 of this document sets out the stages of the Local Plan process and how this affected the site selection process.

Stage 5: Site Specific Issues

3.19. Through having undertaken the process of consultation it became apparent that further detailed site assessment work was required to ensure that the plan delivers truly sustainable development.

3.20. During the Preferred Sites and Settlement Boundaries consultation (Jan-Feb 2017) Historic England raised a concern that the Local Plan lacked sufficient information about the historic environment. Therefore, the Historical Characterisation Study (2017) was undertaken analysing all of the preferred and alternative sites included within the Preferred Directions Consultation document (Jan-Feb 2017) focusing on the potential impact of the sites upon the historic environment. The findings of the report led to some sites being removed from the Local Plan and helped to provide further evidence to inform the scope for development within the final site specific policy considerations.

3.21. The Strategic Flood Risk Assessment (SFRA) provided update surface water flood risk maps. From this a Sequential Test (2017) was carried out to ensure that new development is steered to areas with the lowest probability of flooding. Again, the study looked at the preferred and alternative sites within the Preferred Directions Consultation document (Jan-Feb 2017). The findings of this report also led to some sites being removed from the Local Plan and helped to provide further evidence to inform the scope for development within the final site specific policy considerations.

3.22. Alongside these site-specific evidence studies the evidence base for the Local Plan has been progressed throughout the plan making process and this stage helped to update Stages 2 and 3.

Appraisal of Options for Local Green Space

The National Planning Policy Framework (NPPF) introduced a new designation of Local Green Space (LGS) as a way to provide special protection against development for green areas of particular importance to local communities. Any type of green space can be suitable for designation and may also include land where sports pavilions, boating lakes or structures such as war memorials are located, allotments, or urban spaces that provide a tranquil oasis.

3.23. The 2015 Open Space study reviewed the requirements for LGS designation and sets out the requirements for identifying Local Green Space:

- Any LGS must be consistent with sustainable development objectives and not conflict with the objectives of securing homes, jobs and the provision of essential services;
- Should only be designated when a Local or Neighbourhood Plan is prepared or reviewed; and
- Any LGS must be capable of enduring beyond the plan, i.e. they must be long term designations

3.24. National policy also states that designation will not be appropriate for most green areas or open space. The designation should only be used:

- Where the green space is in reasonably close proximity to the community it serves;
- Where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- Where the green area concerned is local in character and is not an extensive tract of land.

3.25. The proposed designation of spaces must be based on evidence to demonstrate why the green area is demonstrably special to a local community and holds a particular local significance. Blanket designation of all/most green areas or open space within an area is therefore unlikely to be considered appropriate.

3.26. The open space study devised a methodology for assessing LGS and provided recommendations for the sites that were put forward by communities at the time of the study. It was decided that the recommendations of the Open Space study are reflected in the Local Plan and that the additional sites identified after the study through the Issues and Options consultation are assessed by the same methodology. The following criteria were suggested:

Criteria	Explanation of criteria / evidence prompts
1. It will rarely be appropriate to designate spaces that are the subject of a planning permission for development.	<p>Local Green Space designation will rarely be appropriate where the land has planning permission for development. Exceptions could be where the development would be compatible with the planning permission or where planning permission is no longer capable of being implemented.</p> <ul style="list-style-type: none"> • Is the space the subject of a planning permission for development?
2. It will not be appropriate to designate spaces that are allocated or proposed for development in the Local or Neighbourhood Plan, unless it can be shown that the Local Green Space could be incorporated within the site as part of the allocated development.	<p>The NPPG states that: Designating any Local Green Space will need to be consistent with local planning for sustainable development in the area. In particular, plans must identify sufficient land in suitable locations to meet identified development needs and the Local Green Space designation should not be used in a way that undermines this aim of plan making.</p> <ul style="list-style-type: none"> • The space should be capable of enduring beyond the plan period. • Is the space allocated or proposed to be allocated in a Local or Neighbourhood Plan? • The designation of Local Green Spaces should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services
3. The space must not be an extensive tract of land and must be local in character	<p>Blanket designation of open countryside adjacent to settlements is not appropriate.</p> <ul style="list-style-type: none"> • Does the space or combination of adjoining spaces “feel” local in character and scale, in respect of the local community that the space serves? • Is the proposed space larger than other areas of land in the vicinity? Is it contained with clearly defined edges? • How does the space connect physically, visually and socially to the local area?
4. The space must be	The space would normally be within easy walking distance of

<p>within close proximity to the community it serves</p>	<p>the community it serves.</p> <ul style="list-style-type: none"> • How close is the space to the community it serves?
<p>5.The space must be demonstrably special to the local community</p>	<p>Blanket designation of all/most green areas or open space within an area is not appropriate. The space must be demonstrably special by consideration of the following;</p> <p>The proposed space is of particular local significance because of its (the space must meet at least one of the following criterion):</p> <ul style="list-style-type: none"> • Beauty • historic significance • recreational value • tranquillity • richness of wildlife <p>Other relevant evidence, such as</p> <p>Is the proposal to designate supported by any of the following (Local community groups, the Town/Parish Council parish plan, the Ward member(s), MPs).</p>

Appraisal of Options for Open Space

3.32. The Local Plan identifies open spaces within settlements. These include formal recreational open space, informal parks and gardens, cemeteries, allotments and other recreational open space but not private green spaces to or through which there is no right of access.

3.33. It is proposed that new sites be designated as greenspace where they:

- Have significant identified quality and value as formal sports facilities, parks and gardens, natural and semi natural greenspace, green corridors, amenity green space, children’s play space, allotments, cemeteries or civic spaces; or
- Do not have significant quality or value in their current condition or use but have been identified as offering the scope to address open space needs if their value is enhanced.

Appraisal of Options for Employment

3.34. The Employment Growth Study 2013, identified that there was an oversupply of land in quantitative terms but that take up was affected by the limited supply of good quality industrial space.

3.35. The Employment Growth Study and Employment Land Review 2013 utilised a number of demographic and economic models as well as involving local stakeholders to map out possible growth scenarios for the District. Four different scenarios of future employment space requirements were considered for the period up to 2031; these were based on a number of approaches which reflect economic growth, past development trends and potential labour supply factors. The majority of these scenarios point to a lower level of future economic growth in Breckland than the District has achieved in the recent past, partly reflecting a more pessimistic post-recession economic outlook. The overall space requirements relating to these scenarios range from 134,235 sq.m to 310,180 sq.m of all types of employment space, implying in broad terms a need for between 31.6 ha and 74.7 ha of employment land. The majority of this spatial requirement relates to industrial (B1c/B2/B8) uses.

3.36. The Local Plan seeks to deliver 64 Hectares of employment land over the plan period. This figure sits between the 'Policy on' job growth scenario, which takes account of planned investment and intelligences about future sector/site based potential as an uplift on East of England Forecasting Model projections and the past trends in completions of employments space scenario. The Employment Growth Study and Employment Land Review 2013 recommended that allocating at least the baseline job growth requirement whilst providing capacity within the District to meet the slightly higher alternative 'policy-on' requirement.

3.37. To provide a supply of land that best meets the emerging jobs growth/employment space requirement the Local Plan must:

- Identify high quality, unconstrained employment sites;
- provide an adequate choice of sites for development over the longer term in order to respond to demand; and
- align the employment land offer with the pro-active economic vision of the District.

- 3.38. In rural areas it is proposed that employment sites will:
- Be of a scale that is in keeping with its surroundings;
 - not detract from residential amenity; and
 - not harm the character of the landscape or settlement or give rise to unacceptable levels of traffic.
- 3.38. Site allocations will be guided by the emerging strategic framework and site appraisals will take place in order to make informed choices. The NPPF states that strategies for the assessment of employment sites should be integrated with those of housing assessments. It is therefore proposed to adopt a similar approach to sites as put forward in the residential sections, taking full account of relevant market signals and economic signals as outlined in the NPPF paragraph 158.

4. Summary of the Site Selection Process

4.1. Three main public consultation stages have informed the preparation of the Local Plan:

- Issues and Options (2015)
- Preferred Directions (Jan –Feb 2016)
- Preferred Site Options and Settlement Boundaries (Sept – Oct 2016)

4.2. In addition to this a number of Local Plan Working Group meetings were held in public during the summer of 2016. These Local Plan Working Groups gave members of the public and Parish Councils the opportunity to comment on and discuss the emerging preferred and alternative sites within the emerging Local plan.

4.3. This section provides an overview, in chronological order, of each of the stages in the Local Plan site selection process.

Core Strategy

4.4. In advance of any new growth strategy the 2014 SHLAA update followed the existing spatial strategy in the 2012 adopted Core Strategy. The current Core Strategy identified that a limited number of settlements could be considered reasonably suitable for new development due to the availability of services and

facilities and based on a population threshold of 1,000 and above, these settlements were:

- Thetford
- Attleborough
- Dereham
- Swaffham
- Watton
- Banham
- East Harling
- Great Ellingham
- Litcham
- Mattishall
- Mundford
- Narborough
- Necton
- North Elmham
- Old Buckenham
- Saham Toney
- Shipdham
- Swanton Morley
- Weeting

4.5. Only sites that are within or immediately adjacent to these settlements were surveyed as part of the SHLAA - This approach was subject to a stakeholder consultation.

Issues and Options Consultation

4.6. An Issues and Options consultation took place in November 2014, which included a further call for sites exercise. It also included information on the existing housing allocations and on the updated SHLAA sites (2014), which were shown on plans – with SHLAA sites split between those which are deliverable and non-deliverable sites. The 2014 SHLAA was also published on the Council’s web site. Adopting such an approach ensured that consultees were provided with an early opportunity to provide comments on potential housing allocations, and that these comments could be considered in the subsequent stages in site identification.

4.7. Furthermore, during this consultation the criteria to define a Local Service Centre was consulted and agreed as follows:

- A primary school within the settlement and a secondary school within the settlement or easily accessible by public transport;
- Community facility;
- A range of retail and service provision capable of meeting day-to-day needs, in particular convenience shopping;

- Local employment opportunities; and
- Frequent public transport to higher order settlements.

4.8. This criteria was also used to assess rural settlements; settlements with two or more of these services was to retain a settlement boundary.

SHLAA update

4.9. The 2014 SHLAA was updated to allow for the incorporation of sites suggested during the Issues and Options stage utilising the same methodology as reported in stage 1. This not only allowed for a consistent approach to be taken, but also for sites to be considered in settlements which were not identified for development as part of the development strategy in the Core Strategy but which were within the scope of the preferred strategy in the emerging Local Plan.

4.10. The initial SHLAA update reflected the steer given by Members in the Local Plan Working Group in March 2015 in the setting of a more balanced development pattern outside the growth locations of Thetford and Attleborough and built upon the Issues and Options consultation responses. This provided an emerging settlement hierarchy and was the basis for developing the emerging spatial strategy and future role/function of each of the tiers in the settlement hierarchy. It also identified the level of housing and employment development across the District and provided an initial steer for the site assessment process and the identification of reasonable alternatives.

4.11. The site allocations were guided by the emerging strategic framework. Those settlements that identified as rural settlements in open country side were not considered for allocation for development as they will did not have a defined settlement limit. Site assessment was therefore restricted to identifying sites for allocation and or designation within the market towns and the Local Service Centres. The following Local Service Centres were proposed based on the criteria agreed through Issues and Options:

- Bawdeswell
- Beetley
- Garboldisham

Breckland District Council – Report on Site Selection

- Hockering
- Yaxham
- Kenninghall
- Hockham
- Sporle

4.12. The following settlements were identified as rural settlements that have a settlement boundary:

Rural settlements with settlement Boundaries	Ashill, Beeston, Besthorpe, Bintree, Bradenham, Brisley, Carbrooke, Caston, Cockley Cley, Colkirk, Croxton, East Tuddenham, Foulden, Foxley, Garvestone, Gooderstone, Great Dunham, Gressenhall, Griston, Guist, Ickburgh, Little Cressingham, Longham, Lyng, Mileham, New Buckenham, North Lopham, North Pickenham, Rocklands, Quidenham, Scarning, Shropham, Snetterton, Sparham, Stanfield, Stow Bedon, Thompson, Weasenham, Whissonsett,
--	--

4.13. It was not proposed to allocate sites in/adjacent to the above settlements. These are settlements that are reliant on others for services and do not represent a sustainable option for significant expansion.

Preferred Directions – Emerging Site Options

4.14. The Preferred Directions consultation was carried out in January – February 2016 and provided an initial assessment of sites: reasonable (deliverable or achievable) and unreasonable.

4.15. Arising from this consultation further evidence came to light to suggest that Saham Toney, Great Hockham and Beetley should no longer be considered Local Service Centres. Therefore, sites submitted in these areas were no longer considered going forward in the plan making process. Through this same process it was also highlighted that Ashill now met the criteria to be classified as a Local Service Centre.

4.16. Further ‘alternative’ sites were accepted during the consultation to be subject to the same level of analysis to be consulted on during the next consultation stage.

Local Plan Working Groups in public

4.17. A series of Working Groups were held in public around the District providing the opportunity for Parish Councils, members of the public and interested parties to discuss settlement boundaries and emerging site options prior to the full regulation 18 consultation. Five meetings were held during 2016 between the 11th to the 22nd of July with a follow up session held on the 11th of August.

4.18. Discussion was also focused on the most appropriate policy approach taken in respect of rural areas. Previously it was proposed that sites with two or more services and facilities would retain settlement boundaries, it was subsequently decided to increase this to three. As a result of this the following rural settlements were proposed to have settlement boundaries at this stage:

Rural settlements with settlement Boundaries	Beeston, Beetley, Carbrooke, Caston, Gressenhall, Griston, Hockham, Lyng, Mundford, New Buckenham, North Lopham, Rocklands, Saham Toney, Thompson, Weasenham, Shropham, Quidenham.
--	--

Preferred Sites and Settlement Boundaries

4.19. The Preferred Sites and Settlement Boundaries Consultation was conducted between September and October of 2016 and focused on preferred and alternative sites and settlement boundaries. During this consultation, further gaps in site specific evidence were identified as outlined in Stage 5 of Chapter 3 of this report. Further evidence was conducted in the light of the consultation feedback which was used to advance the site selection process. Sites submitted during the previous consultation were consulted upon during this stage.

4.20. Following the Preferred Sites and Settlement Boundaries consultation it emerged that Yaxham should no longer be considered a Local Service Centre. As a result, the Local Plan will not be looking to allocate within Yaxham and this settlement is now considered as a rural settlement with a settlement boundary.

Breckland District Council – Report on Site Selection

- 4.21. Further ‘alternative’ sites were accepted during the consultation to be subject to the same level of methodological analysis and, where deemed appropriate, have been included within the Pre-submission Publication.
- 4.22. At this stage deliverability forms were sent to all of the ‘preferred’ and ‘reasonable alternative’ sites to ensure that sites put forward in the Pre-submission Publication version of the plan are still available and achievable.

Pre-submission Publication

- 4.23. This stage focussing on the final site selection identifies sites within the Market Towns and Local Service Centres in the settlement hierarchy:

Market Towns	Attleborough, Dereham, Swaffham, Thetford, Watton
Local Service Centres	Ashill, Banham, Bawdeswell, Garboldisham, Great Ellingham, Harling, Hockering, Kenninghall, Litcham, Mattishall, Narborough, Necton, North Elmham, Old Buckenham, Shipdham, Sporle, Swanton Morley, Weeting
Rural Settlements with Settlement Boundaries	Beeston, Beetley, Carbrooke, Caston, Gressenhall, Griston, Hockham, Lyng, Mundford, New Buckenham, North Lopham, Quidenham, Rocklands, Saham Toney, Shropham, Thompson, Weasenham, Yaxham

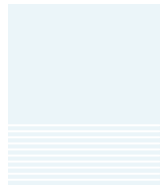
- 4.24. It is worth noting that this Regulation 19 stage of the Local Plan making process is not a consultation, but a publication. Comments submitted during this publication period around the soundness of the plan will be submitted directly to the planning inspector.

5. Conclusion

- 5.1. This paper summarises the process that the Council has followed to identify Strategic Development sites for allocation within the Publication Version of the Breckland Local Plan
- 5.2. A comprehensive selection process has been followed, informed by detailed evidence, analysis and consultation, both with the public and with key Stakeholders.
- 5.3. The approach taken to site allocation is consistent with the Local Plan's spatial strategy, which seeks to provide a balanced development pattern throughout the District with growth focused on the Main Settlements and Market Towns, as well as the more sustainable, larger villages. The Council considers that, taken together, the sites identified in the Regulation 19 Pre Submission Draft Local Plan comprise a sustainable approach to meeting the objectively assessed housing need for the District in full. Moreover, the proposed employment allocations would ensure that job growth within the District would support the spatial strategy of the emerging Local Plan.
- 5.4. In identifying the proposed allocations, the Council has also sought to ensure that a five year housing land supply can be maintained and that sites of varying size, type and geographical location contribute to housing delivery throughout the plan period.

APPENDIX 1 - Sustainability Appraisal

SEA/SA Topic	Sustainability Appraisal Objective	Decision making (Appraisal) questions	Decision making criteria
Land, water and Soil Resources	1. Minimise the irreversible loss of undeveloped land and productive agricultural holdings and encourage the recycling/reuse of on site resources to minimise the impacts on the environment and safeguard resources for the future generations.	Will it use land that has been previously developed?	Site includes a house or garden/previous use (y=+, n=0)
		Will it use land efficiently?	Close to the settlement boundary/ brownfield/ not using high grade
		Will it protect and enhance the best and most versatile agricultural land?	Grade 1,2,3 (y=-, n=+)
		Will it use brownfield land?	NPPF definition (exclude garden) (y=+, n=0)
		Will it recycle on site resources?	Dependent on type and design of development, not location.
	2. Limit water consumption to the capacity of natural processes and storage systems and maintain and enhance water quality.	Will it reduce water consumption?	Dependent on type and design of development, not location.
		Will it conserve groundwater resources?	Would the development of the site have the possibility to harm a protected aquifer (y=-, n=+)
		Will it maintain or enhance water quality?	Dependent on type and design of development, not location.
	3. Ensure the sustainable reuse of water to accommodate additional growth and development with minimal impacts on water quality.	Will it reduce water consumption?	Dependent on type and design of development, not location.
		Will it conserve groundwater resources?	Would the development of the site have the possibility to harm a protected aquifer (y=-, n=+)
		Will it maintain or enhance water quality?	Dependent on type and design of development, not location.
	Climate change and air pollution	4: Minimise the production of waste and support the recycling of waste.	Will it reduce waste?
Will it re-use waste?			Dependent on type and design of development, not location.



SEA/SA Topic	Sustainability Appraisal Objective	Decision making (Appraisal) questions	Decision making criteria
		Will it enable composting of waste?	Dependent on type and design of development, not location.
		Will it enable recycling of waste?	Is the site 2km from a household waste recycling plant? (y=+, n=0)
		Will waste be recovered in other ways for other uses?	Dependent on type and design of development, not location.
		Will it increase waste going to landfill?	Dependent on type and design of development, not location.
		Will it encourage the re-use and recycling of aggregates?	Dependent on type and design of development, not location.
	5. Reduce contributions to climate change and localised air pollution.	Will it lead to an increased proportion of energy needs being met from renewable sources?	Dependent on type and design of development, not location.
		Will it reduce the emissions of greenhouse gases by reducing energy consumption?	Dependent on type and design of development, not location.
		Will it improve air quality?	Is it in a AQMA (y=-, n=0)
		Will it reduce traffic volumes?	Is it within 300m of convenience shopping? Is it within 800m of a school? (y=+, n=0)
		Will it support travel by means other than single occupancy car?	Is the site within 800m of a bus stop (y=+, n=0)
	6. To adapt to climate change and avoid, reduce and manage flood risk.	Will it increase risk of flooding?	Is the site within an EA flood zone 2 or 3 or a SFRA defined flood zone (1 in 100yr risk)? (y=-, n=+)

SEA/SA Topic	Sustainability Appraisal Objective	Decision making (Appraisal) questions	Decision making criteria
		Will it contribute to a higher risk elsewhere?	Is the site adjacent to an EA flood zone 2 or 3 or a SFRA defined flood zone (1 in 100yr risk)? (y=-, n=+)
		Will it attenuate the flow and run off of water?	Dependent on type and design of development, not location.
Biodiversity	7. Protect, conserve, enhance and expand biodiversity and promote and conserve geodiversity.	Will it protect, maintain and enhance sites designated for their nature conservation interest?	Would it result in the direct loss of all or part of the designated site? Is the site adjacent to a designated site? (SPA, SAC, Ramsar, HRA) (y=-, n=+)
		Will it conserve and enhance species, diversity and green infrastructure and avoid harm to protected species?	Will it involve the loss of a Norfolk Action Plan Habitat? (County Wildlife n=+)
		Will it promote and conserve geodiversity?	Will it involve the loss of trees and hedgerows? (y=-, n=+)
	8. Protect, enhance and increase Green Infrastructure in the District.	Will it protect the District's infrastructure?	Will it interfere with connectivity of habitats (consistent with Norfolk Econets project) (y=-, n=0)
		Will it enhance the District's infrastructure?	Will it enhance connectivity of habitats (consistent with Norfolk Econets project) (y=+, n=-)
		Will it facilitate the creation of new Green Infrastructure which will improve links and corridors between open space?	Dependent on type and design of development, not location.
Cultural heritage and landscape	9. Maintain, enhance and preserve the distinctiveness, diversity and quality of landscape and townscape character.	Will it maintain and enhance the distinctiveness of landscape and townscape character?	Is the site within a landscape that has moderate-high or high sensitivity to change as defined in the Breckland Settlement Fringe Landscape Assessment (y=-, n=+)

SEA/SA Topic	Sustainability Appraisal Objective	Decision making (Appraisal) questions	Decision making criteria
		Will it maintain and enhance the character of settlements?	Does it involve the re-use or re-development of derelict buildings? (y=+, n=-)
		Will it protect and enhance open spaces of amenity and recreational value?	Would it involve the loss of designated open space? (y=-, n=+)
	10. Conserve and where appropriate enhance the historic environment.	Will it protect or enhance (designated) heritage assets?	Will it result in the direct loss or damage to a listed building/ conservation area or damage to the setting of a listed building/ conservation area? (y=-, n=+)
		Will it protect or enhance the significance and setting of (designated) heritage assets?	Will it result in impact upon the setting of a listed building/conservation area? (y=-, n=+)
Population and human health	11. Improve the health and well being of the population.	Will it reduce early death rates?	Is the site within a AQMA/ within or adjacent to a Hazardous Installation Consultation Area? (y=-, n=0)
		Will it increase life expectancy?	Is the site within 1200m of outdoor playing space or sports facilities? (y=+, n=-) (NFRA standards) / Would it result in a loss of outdoor playing space or sports facilities? (y=-, n=0)
		Will it improve access to essential services such as health facilities?	Is the site within 30 minutes public transport time or walking time of a primary health care facility? (Norfolk LTP) (y=+, n=0)
		Will it encourage healthy lifestyles, including travel and food choices? Will it help the population to move more, eat well and live longer?	Summary of 5d, 5e, 11c

SEA/SA Topic	Sustainability Appraisal Objective	Decision making (Appraisal) questions	Decision making criteria
	12. Reduce and prevent crime	Will it reduce levels of crime?	Dependent on type and design of development, not location.
	13. Improve the quality and quantity of publicly accessible open space.	Will it improve accessibility to open space?	Is the site within 1200m of outdoor playing space or sports facilities? (residential allocation proposals only) (NPFA standards) (y=+, n=-) Is the site within 1200m of a residential area? (Outdoor playing space allocation proposals only) (y=+, n=-)
		Will it improve the quality, quantity and multi functionality of accessible open space?	Increase open space (+) decrease open space (-)
Inclusive communities	14. Improve the quality, range and accessibility of essential services and facilities.	Will it improve accessibility to key local services and facilities, including health, education and leisure?	Is it within walking distance (1000m) to a school, shop, doctor or public open space? (y=+, n=0)
		Will it improve accessibility to shopping facilities?	Is it within walking distance (300m) or 30 minutes public transport to a town? centre (y=+, n=-)
	15. Redress inequalities related to age, gender, disability, race, faith, location and income.	Will it address the Indices of Multiple Deprivation and the underlying indicators?	Will it increase services in a ward within the 20% most deprived wards in England? (y=+, n=-)
		Will it improve accessibility to essential services and facilities?	Is it connected to public transport and within 30 minutes public transport time of retail provision, and employment? (y=+, n=-)
		Will it improve relations between people from different backgrounds and social groups?	Dependent on type and design of development, not location.

SEA/SA Topic	Sustainability Appraisal Objective	Decision making (Appraisal) questions	Decision making criteria
	16. Ensure all groups have access to affordable, decent and appropriate housing that meets their needs.	Will it support the range of housing types and sizes, including affordable to meet the needs of all sectors in the community?	Is it an allocation for housing? (y=+, n=0)
		Will it reduce the number of unfit homes?	Will it involve the redevelopment of unfit homes?
		Will it reduce housing need?	Is the allocation proposal for housing? (y=+, n=0)
		Will it meet the needs of the travelling community?	Is the allocation for a gypsy and traveller site?
Economic Activity	17. Increase the vitality and viability of existing town centres.	Will it increase vitality of existing town centres?	Is it in the town centre? (y=+, n=-)
		Will it increase viability of existing town centres?	Is it in the town centre? (retail and leisure allocations only) (y=+, n=-)
		Will it provide for the needs of the local community?	Will it lead to an increase of services (y = +, n = o) Will it lead to a decrease in services (y = -, n=0)
	18. Help people gain access to satisfying work appropriate to their skills, potential and place of residence.	Will it support and improve education?	Is the allocation for an educational establishment? (y=+, n=-)
		Will it encourage employment and reduce employment overall?	Is the allocation proposal for employment land? (y=+, n=0)
		Will it improve access to employment?	Is the site within 800m or 30 minute public transport time of residential areas? (for residential and employment use
		Will it improve access to employment by	Is the site within 800m or 30 minute public transport time of residential areas? (for residential and employment use

SEA/SA Topic	Sustainability Appraisal Objective	Decision making (Appraisal) questions	Decision making criteria
		means other than single occupancy car?	
	19. Improve the efficiency, competitiveness and adaptability of the local economy.	Will it improve business development and enhance competitiveness?	Is it in an area with a deficiency of employment land? (for employment use allocation proposals only) (y=+, n=0)
		Will it make land and property available for business development?	Is the allocation proposal for employment land? (y=+, n=0)
		Will it support sustainable tourism?	Is the allocation proposal within a town or local service centre or accessible by public transport? (y=+, n=0)

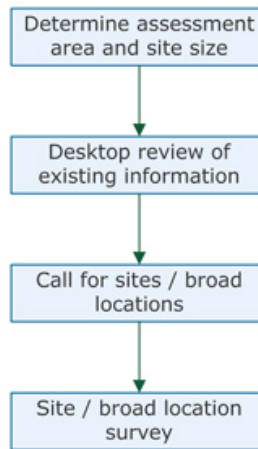
APPENDIX 2 – Site Assessment Proforma

Site Reference		Site Size (ha)		Proposed Use	
Site Owner		SHLAA Capacity		Alternative Use	
Will the allocation for development be in accordance with the locational strategy within the Local Plan?					
Could the development allocation have an impact on European and International environmental designations? (i.e. Ramsar, SAC, SPA)					
Planning History					
Could the development allocation impact upon other environmental designations? (e.g SSSI, Local Nature Reserve, County Wildlife Site, Regionally Important Geo etc.)					
Is the site well related to the existing settlement boundary?					
Is the site deliverable? (market viability, desirability, contaminated land)					
Is the site available for the proposed use and when could it be reasonably expected to be delivered?					
Could the allocation for development have an adverse impact upon the local highway safety?					
Current use of land. Is the site on brownfield or greenfield land, if on greenfield land is it high grade agricultural?					
What impact will the site have on infrastructure capacity? (e.g. water, drainage, sewage, schools, health services) Can this impact on infrastructure be overcome?					
Will the development allocation have an impact on amenity? Could the amenity of new					

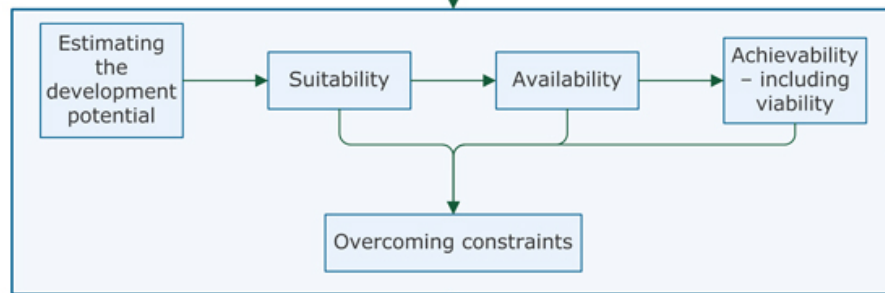
development on the site be affected by existing features? (e.g. overlooking, noise and light pollution)
Is the allocation for development in a location which has easy access to key services?
Will the development allocation have a detrimental impact on the landscape/townscape?
Could the allocation for development impact upon the historic environment?
Would the allocation for development result in a loss of accessible open space? (e.g. playing fields, play areas, amenity green space, allotments)
Would the allocation of the site for development result in a loss of employment land?
Other Constraints
Conclusions

APPENDIX 3 – Methodology Flow Chart²

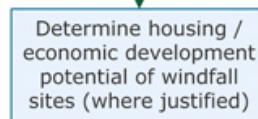
Stage 1 - Site / broad location identification



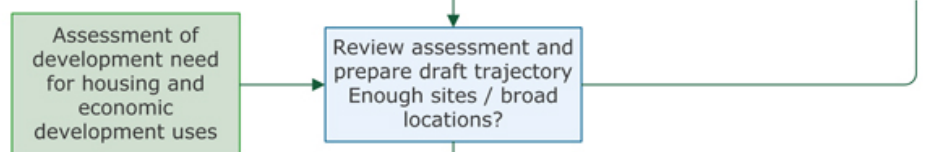
Stage 2 - Site / broad location assessment



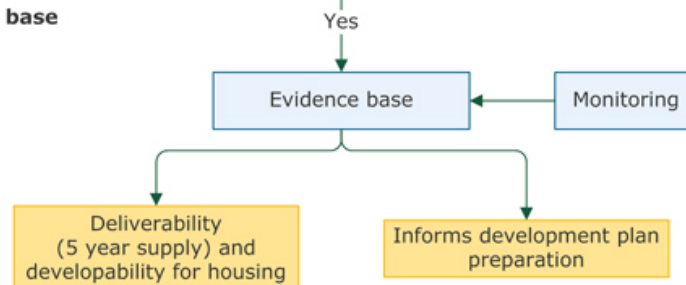
Stage 3 - Windfall assessment



Stage 4 - Assessment review



Stage 5 - Final evidence base



² PPG, 06.0314, para 3

APPENDIX 4 –Sites submitted in Market Towns

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
Attleborough	LP[002]001	Land north of West Carr Road	2.35	<p>The Emerging Site Options Sustainability Appraisal (December 2015) shows that the site scores neutrally against the SA criteria. The site is within relatively close proximity to key services and facilities. However, this does not take into consideration the A11, which acts as a barrier between the town and the site.</p> <p>NCC Highways raised severe highways constraints regarding the site.</p>
Attleborough	LP[002]002	Land east of Hargham Road	64.16	<p>The Emerging Site Options Sustainability Appraisal (December 2015) shows that the site scores neutrally against the SA criteria. This is because it is within close proximity of Attleborough however is distant from key facilities and services.</p> <p>NCC Highways comments indicated severe highways constraints regarding the site.</p>
Attleborough	LP[002]003			Site submitted as open space.
Attleborough	LP[002]004	Land north of Poplar Road	0.6	<p>The Emerging Site Options Sustainability Appraisal (December 2015) shows that the site scores positively against the majority of the SA criteria. The site is subject to a small area of flood risk and is separated from the settlement by the railway line.</p> <p>NCC highways commented that the site must be considered in the context of strategic growth.</p> <p>The site is within the boundary of the allocation for the Strategic Urban Extension.</p>
Attleborough	LP[002]005	Land at corner of	0.5	The Emerging Site Options Sustainability Appraisal (December 2015) shows that the site scores neutrally against the SA criteria. The site is remote from the settlement.

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
		Hargham Road and Fowler's Road		<p>The site is also subject to areas of surface water flooding.</p> <p>NCC highways commented that the site must be considered in the context of strategic growth.</p>
Attleborough	LP[002]006	Land adjacent to Hawthorndon		<p>The Emerging Site Options Sustainability Appraisal (December 2015) shows that the site scores neutrally against the SA criteria. The SA highlights that the site is within reasonably close proximity to many of the key services and facilities; however, the site is also within close proximity to the Haverscroft Industrial Estate and the A11.</p> <p>NCC Highways commented that the site would need to be considered in the context of strategic growth.</p> <p>Whilst the site does not have any overriding constraints to development, the site would not deliver the same benefits as allocation of the Strategic Urban Extension.</p>
Attleborough	LP[002]007	Land between A11 and London Road		<p>The Emerging Site Options Sustainability Appraisal (December 2015) shows that the site scores neutrally against the SA criteria. However, the site is distant from the key services and facilities within the town centre. The site is also situated within an area that represents a key gateway into the town.</p> <p>NCC Highways commented that the site would need to be considered in the context of strategic growth.</p> <p>The site has been selected as suitable as an employment allocation in the Attleborough Neighbourhood Plan and the Local Plan.</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
Attleborough	LP[002]008	Land adjacent to the paddocks, Leys Lane.	0.07	The site is below the size threshold and therefore is not considered for allocation through the Local Plan.
Attleborough	LP[002]009	Land south of Whitehouse Lane		<p>The Emerging Site Options Sustainability Appraisal (December 2015) shows that the site scores positively against the SA criteria.</p> <p>NCC Highways commented that the site would need to be considered in the context of strategic growth.</p> <p>The site is subject to outline planning permission (3PL/2015/0546/O) and has therefore not been considered for allocation.</p>
Attleborough	LP[002]010	Land off Whitehouse Lane		<p>The Emerging Site Options Sustainability Appraisal (December 2015) shows that the site scores positively against the SA criteria.</p> <p>NCC Highways commented that the site would need to be considered in the context of strategic growth.</p> <p>The site is subject to outline planning permission (3PL/2015/0546/O) and has therefore not been considered for allocation.</p>
Attleborough	LP[002]011	Land west of Carver's lane		<p>The Emerging Site Options Sustainability Appraisal (December 2015) shows that the site scores positively against the SA criteria. The site is within reasonably close proximity to the nearby services and facilities.</p> <p>NCC Highways commented that the site would need to be considered in the context of</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				<p>strategic growth.</p> <p>The site is subject to a planning permission (3PL/2014/1264/F) for 91 dwellings.</p>
Attleborough	LP[002]012	Land north of Carver's lane		<p>The Emerging Site Options Sustainability Appraisal (December 2015) shows that the site scores positively against the SA criteria. The site is within close proximity to the nearby services and facilities.</p> <p>NCC Highways commented that the site would need to be considered in the context of strategic growth.</p> <p>The site is subject to a planning permission (3PL/2014/1264/F) for 91 dwellings.</p>
Attleborough	LP[002]013	Kingsmere, Dorengo and Poplars, Carvers Lane		<p>The Emerging Site Options Sustainability Appraisal (December 2015) shows that the site scores positively against the SA criteria. The site is within close proximity to the nearby services and facilities.</p> <p>The site appears to be in multiple ownership and part of the site has planning permission (3PL/2016/1101/F) for 4 dwellings.</p>
Attleborough	LP[002]014	Land adjacent to Bodo Fabrication		<p>The Emerging Site Options Sustainability Appraisal (December 2015) shows that the site scores positively against the SA criteria. The site is within close proximity to the nearby services and facilities.</p> <p>NCC Highways commented that the site would need to be considered in the context of strategic growth.</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				The site is subject to a planning permission (3PL/2014/1264/F) for 91 dwellings.
Attleborough	LP[002]015	Land at south of Attleborough	210ha	<p>The Emerging Site Options Sustainability Appraisal (December 2015) shows that the site scores positively against the SA criteria. The site is within close proximity to the services and facilities within the existing settlement boundary.</p> <p>The potential size of the site allows for the critical mass to provide new services and facilities within the site itself. The critical mass would also support sustainable transport options. This option represents the most sustainable site and the proposals set out in the Attleborough and Snetterton Area Action Plan are proposed to be taken forward through the Local Plan. The site is now subject to an outline planning application, which demonstrates the deliverability of the site.</p>
Attleborough	LP[002]016	Land bounded by Whitehouse Lane and railway line		<p>The Emerging Site Options Sustainability Appraisal (December 2015) shows that the site scores neutrally against the SA criteria. The site is within close proximity to the services and facilities within the existing settlement boundary. The site is, however, subject to areas of flood risk.</p> <p>NCC Highways commented that the site would need to be considered in the context of strategic growth.</p> <p>The site is subject to flood risk and would not deliver the same benefits as allocation of the Strategic Urban Extension.</p>
Attleborough	LP[002]017	Land rear of Hawthorndon,	0.2	The Emerging Site Options Sustainability Appraisal (December 2015) shows that the site scores neutrally against the SA criteria. The SA highlights that the site is within

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
		London Road		<p>reasonable proximity to many of the key services and facilities; however, the site is within close proximity to the Haverscroft Industrial Estate and the A11 and therefore subject to potential amenity issues.</p> <p>NCC Highways commented that the site would need to be considered in the context of strategic growth.</p>
Attleborough	LP[002]018	Rear of Buckenham Road industrial area	0.32	<p>The Emerging Site Options Sustainability Appraisal (December 2015) shows that the site scores positively against the SA criteria.</p> <p>NCC Highways commented that the site would need to be considered in the context of strategic growth.</p> <p>The site is subject to a planning permission (3PL/2016/0006/F) and has therefore not been considered for allocation.</p>
Attleborough	LP[002]019	Land strip along south of A11	22.2	<p>The Emerging Site Options Sustainability Appraisal (December 2015) shows that the site scores positively against the SA criteria. The site adjoins the existing settlement boundary and is within close proximity to key services and facilities.</p> <p>There is an application on the site for up to 350 dwellings.</p> <p>NCC Highways comments stated that the site must be considered in the context of strategic growth.</p>
Attleborough	LP[002]020	Land east of Buckenham Road	6.45	<p>The Emerging Site Options Sustainability Appraisal (December 2015) shows that the site scores positively against the SA criteria. The site is fairly distant from key services and facilities but is close to employment land. The site has not been selected for</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				<p>allocation as it is more remote than alternate options.</p> <p>NCC Highways comments stated that the site must be considered in the context of strategic growth.</p>
Attleborough	LP[002]021	Land north of Bunn's Bank	2.05	<p>The Emerging Site Options Sustainability Appraisal (December 2015) shows that the site scores neutrally against the SA framework. The site is distant from the settlement boundary but is adjacent to existing employment land. The site has been considered for its suitability as an employment site. The site is less suitable than the preferred option for employment LP[002]007 and LP[002]029 as these sites connect directly to the A11 roundabout and have been selected for allocation through the emerging Attleborough Neighbourhood Plan.</p> <p>NCC Highways comments indicated that the site would need to be considered in the context of strategic growth.</p>
Attleborough	LP[002]022	Land east of Bunn's Bank Industrial area	4.02	<p>The Emerging Site Options Sustainability Appraisal (December 2015) concluded that development of the site scored neutrally against the SA framework. Although it is distant from the existing settlement boundary it is adjacent to existing employment area. The site has been considered for its suitability as an employment site. The site is less suitable than the preferred option for employment LP[002]007 and LP[002]029 as these sites connect directly to the A11 roundabout and have been selected for allocation through the emerging Attleborough Neighbourhood Plan.</p> <p>NCC Highways comments indicated that the site would need to be considered in the context of strategic growth.</p>
Attleborough	LP[002]023	Land between	3.59	The Emerging Site Options Sustainability Appraisal (December 2015) shows that the

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
		Ellingham Road and Warren's Lane		site scores neutrally against the SA criteria. The site was proposed as a retail allocation. In line with the Breckland Retail study (2014) and Retail Study Addendum (2017), it is not proposed to allocate retail land through the Local Plan.
Attleborough	LP[002]024	Land adjacent the Nook, Buckenham Road	3.6	<p>The Emerging Site Options Sustainability Appraisal (December 2015) shows that the site scores neutrally against the SA criteria, scoring positively on access to services, health and economic activities as it is within close proximity to key services and facilities.</p> <p>NCC Highways stated that the site must be considered in the context of strategic growth.</p> <p>The site is within the boundary of the allocation for the Strategic Urban Extension.</p>
Attleborough	LP[002]025	Land south of New Road	0.85	<p>The Emerging Site Options Sustainability Appraisal (December 2015) shows that the site scores neutrally against the SA criteria. The site is within close proximity to the nearby services and facilities. The site is within the boundary of the allocated Strategic Urban Extension.</p> <p>NCC Highways stated that the site must be considered in the context of strategic growth.</p>
Attleborough	LP[002]026	Land in Havercroft Industrial Estate	1.2	<p>The site has been submitted for consideration as an employment site. The site is less suitable than the preferred option for employment LP[002]007 and LP[002]029 as these sites connect directly to the A11 roundabout and have been selected for allocation through the emerging Attleborough Neighbourhood Plan</p> <p>NCC Highways have not raised any concerns to development of this site.</p>
Attleborough	LP[002]027	Land between	6.7	The Emerging Site Options Sustainability Appraisal (December 2015) shows that the

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
		Hargham Road and railway line		<p>site scores neutrally against the SA criteria. It is within close proximity to services and facilities nearby which will limit car journeys in the surrounding area.</p> <p>NCC Highways comments stated that the site must be considered in the context of strategic growth.</p> <p>The site is within the boundary of the allocation for the Strategic Urban Extension.</p>
Attleborough	LP[002]028	Woodview, Leys Lane	0.7	<p>The Emerging Site Options Sustainability Appraisal (December 2015) shows that the site scores neutrally against the SA criteria. The site is within close distance to the settlement boundary with access to the road network. Therefore it is located nearby to key services and facilities in the town which will limit the amount of private car journeys being made in the area.</p> <p>NCC Highways stated that this site could be brought forward as part of a wider development with appropriate access.</p> <p>The site was submitted as a Gypsy and Traveller site.</p>
Attleborough	LP[002]029	Land adjacent to Fen Street	4.25	<p>The Emerging Site Options Sustainability Appraisal (December 2015) shows that the site scores neutrally against the SA criteria. This is because it is distant from the settlement boundary but scores more positively around social and economic indicators due to its access with the road network. The site is relatively remote from the town and is considered suitable for employment uses only.</p> <p>NCC Highways comments concluded that the site must be considered in the context of strategic growth.</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
Attleborough	LP[002]031	Land adjacent to House Farm		<p>The Emerging Site Options Sustainability Appraisal (December 2015) shows that the site scores neutrally against the SA criteria. The site is a key gateway site to the town and is remote from the settlement in terms of residential development. As it is distant from key services and facilities it is unsuitable to be included in the Local Plan.</p> <p>NCC Highways comments stated that the site is considered in the context of strategic growth.</p>
Attleborough	LP[002]032	Land at south of Attleborough		<p>The Emerging Site Options Sustainability Appraisal (December 2015) shows that the site scores neutrally against the SA criteria. The site adjoins the existing settlement boundary meaning it is within close proximity to key facilities and services located within the town.</p> <p>NCC Highways comments stated that the site must be considered in the context of strategic growth.</p>
Attleborough	LP[002]033	Land east of London Road	5.2	<p>The site has been submitted for consideration as an employment site. The site is less suitable than the preferred option for employment LP[002]007 and LP[002]029 as these sites connect directly to the A11 roundabout and have been selected for allocation through the emerging Attleborough Neighbourhood Plan</p> <p>NCC Highways state that subject to a safe access and adequate visibility they would not object to this site being in the Local Plan.</p>
Attleborough	LP[002]034	Land north of Blackthorn Road	4	<p>The site is reasonably close to services and facilities and new development would form infill at the north part of the town up to the A11. The site is situated immediately adjacent to the A11 and therefore may be subject to amenity issues from noise, air and visual pollution. For this reason the site is not preferable for allocation over alternative options.</p>
Besthorpe	LP[008]001		0.7	Rural Location (outside settlement boundary).

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
Besthorpe	LP[008]002		0.9	The Emerging Site Options Sustainability Appraisal (December 2015) shows that the site scores neutrally against the SA criteria. It is within close proximity to key services and facilities located within the town. This site has severe highways constraints.
Besthorpe	LP[008]003		2.5	The Emerging Site Options Sustainability Appraisal (December 2015) shows that the site scores negatively against the SA criteria. This is because the site is subject to flood risk and there may be an impact upon the scheduled monument. The site also has severe highways constraints.
Besthorpe	LP[008]004		0.3	Rural Location (outside settlement boundary).
Besthorpe	LP[008]005		0.8	The Emerging Site Options Sustainability Appraisal (December 2015) shows that the site scores negatively against the sustainability framework. This is because the site is subject to flood risk and development of the site may have an impact upon the scheduled monument. The site also has severe highways constraints.
Besthorpe	LP[008]006		0.6	The Emerging Site Options Sustainability Appraisal (December 2015) shows that the site scores negatively against the SA criteria. It is distant from the existing settlement boundary and the built up extent of Attleborough. This could impact the character of the landscape. It also means the site is distant from key services and facilities located within the town. It also may have an impact upon the scheduled monument nearby. There are severe highways constraints associated with this site which makes it an unsuitable site to be included in the Local Plan.
Besthorpe	LP[008]007		0.74	The Emerging Site Options Sustainability Appraisal (December 2015) shows that development of the site would have a negative impact when measured against the Sustainability Framework. It is distant from the existing settlement boundary and built up extent of Attleborough meaning it is not well related to services and facilities within the town. It could also have an impact upon the nearby scheduled monument. There are severe highways constraints associated with this site making it an unsuitable option.
Besthorpe	LP[008]008		0.45	The Emerging Site Options Sustainability Appraisal (December 2015) shows that the

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				<p>site scores neutrally against the SA criteria. The site is distant from the settlement boundary and would be a more appropriate site for employment use as opposed to residential due to the proximity to an employment site.</p> <p>NCC Highways have raised no concerns about the development of this site.</p>
Besthorpe	LP[008]009		0.5	<p>The Emerging Site Options Sustainability Appraisal (December 2015) concluded that development of the site would have a neutral impact when assessed against the Sustainability Appraisal Framework. The site is distant from the settlement boundary and would be a more appropriate site for employment use as opposed to residential due to the proximity to an employment site.</p> <p>NCC Highways raised no concerns with the development of this site.</p>
Besthorpe	LP[008]010		0.09	Rural Location (outside settlement boundary).
Besthorpe	LP[008]011		0.07	Rural Location (outside settlement boundary).
Besthorpe	LP[008]012		1.9	<p>The Emerging Site Options Sustainability Appraisal (December 2015) concluded that development of the site would have a neutral impact when measured against the Sustainability Framework. It is within close proximity to the existing settlement boundary and so is well related to key services and facilities within the town.</p> <p>NCC Highways have raised no concerns regarding this site being included in the Local Plan.</p> <p>Whilst the site does not have any overriding constraints to development, the site would not deliver the same benefits as allocation of the Strategic Urban Extension.</p>
Besthorpe	LP[008]013		0.9	The Emerging Site Options Sustainability Appraisal (December 2015) shows that development of the site would have a neutral impact when measured against the Sustainability Framework. It is set back slightly from the existing settlement boundary

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				<p>so this may have implications on the setting of the landscape. The site is reasonably well located to services and facilities provided within the town.</p> <p>NCC Highways have raised no concerns regarding the development of this site and its allocation through the Local Plan.</p> <p>Whilst the site does not have any overriding constraints to development, the site would not deliver the same benefits as allocation of the Strategic Urban Extension.</p>
Besthorpe	LP[008]014		2.26	<p>The Emerging Site Options Sustainability Appraisal (December 2015) shows that the site scores neutrally against the SA criteria. It partially adjoins the existing settlement boundary and so is reasonably well located to services and facilities within the town, limiting the amount of private car journeys made in the area.</p> <p>NCC Highways have raised no concerns regarding the development of this site. Whilst the site does not have any overriding constraints to development, the site would not deliver the same benefits as allocation of the Strategic Urban Extension.</p>
Besthorpe	LP[008]015		1.7	<p>The Emerging Site Options Sustainability Appraisal (December 2015) concluded that development of the site would have a neutral impact when measured against the sustainability framework. It is distant from the settlement boundary and the built up extent of Attleborough which may have an impact upon the character of the landscape. It is also distant from key services and facilities located within the town.</p> <p>NCC Highways have raised no concerns with the development of this site and it being included in the Local Plan.</p>
Dereham	LP[025]001	Land off Westfield	3.4	<p>This site scores positively when assessed against the Sustainability Appraisal criteria. It is inside the settlement boundary and so is a short distance from services and</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
		Road		<p>facilities within the town reducing private transport usage. The site adjoins the Rashes Green employment area providing employment opportunities within a close proximity. However this may also mean that there are amenity concerns relating to noise constraints from the adjoining industrial land.</p> <p>The site is within Flood Zone 1.</p> <p>Norfolk County Council Highways raised no concerns regarding the site.</p> <p>The Sequential Test Report states that the majority of the site is within Flood Zone 1 so it should be possible to direct building away from parts of the site at risk of surface water flooding.</p> <p>The Historic Characterisation Study states that there will be limited impact on the historic environment.</p> <p>This site was previously allocated as an employment area through the Site Specific Policies and Proposals DPD, however it has subsequently been the subject of a planning application and planning appeal for residential development. The site was dismissed at appeal due to the level of affordable housing required on the site. However it is now the subject of a new planning application for residential development which is being determined by the Council.</p>
Dereham	LP[025]002	Land off Dumpling Green	0.2	This site scored positively against the SA however it already has planning permission and as such is included within the completed and committed development within Dereham. It is therefore not necessary to allocate this site through the Local Plan.
Dereham	LP[025]003	Land off	17.1	The site lies adjacent to the settlement boundary and has good access to the services

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
		Yaxham Road		<p>and facilities within the town providing retail and employment opportunities nearby. The site is included within the Northhall Green character area, as defined in the Breckland Settlement Fringe Landscape Assessment, which is of moderate to high sensitivity to change. The site scores negatively for impact against biodiversity and the promotion of geodiversity when assessed against the Sustainability Appraisal as it is within close proximity to a Special Area of Conservation. Development on this site may have an impact on the Grade II listed buildings which are in close proximity.</p> <p>The site is mainly made up of flood zone 1 with a small area being flood zone 3a.</p> <p>The Sequential Test Report states that the overwhelming majority of the site is within Flood Zone 1. It will be possible to ensure that built development is directed away from parts of the site that are within Flood Zone 3a.</p> <p>The Historic Characterisation Study states that development should have regard to the gateway location of the site.</p> <p>This site is the subject of an ongoing planning application from Hopkins Homes. Norfolk County Council Highways have previously raised concerns in relation to Yaxham Road. Through the planning application additional transport work is being required in order establish whether these concerns can be overcome.</p>
Dereham	LP[025]004	Land off Crane Close	0.6	<p>This site mainly scores neutrally when assessed with the Sustainability appraisal and is located on the edge of the settlement boundary so is within close proximity to services. However it scores negatively against protecting and conserving biodiversity. The site is directly adjacent to Scarning Meadows County Wildlife Site. It is also included within the Old Carr Wooded Valley character area, as defined in the Breckland Settlement Fringe Landscape Assessment, which is of high sensitivity to change.</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				Norfolk County Council Highways raised concerns with regards to the ability to achieving safe access. For these reasons the site is considered to be an unreasonable option for allocation.
Dereham	LP[025]005	Land off Yaxham Road	0.5	<p>This site scores positively when assessed against the Sustainability Appraisal. The site is within reasonable distance from services and facilities within the town. The settlement fringe landscape character assessment includes this site within the Northall Green Tributary Farmland character area which has a moderate to high sensitivity to change. The site could have an impact on the 3 Grade II listed buildings which are located adjacent to the site.</p> <p>Norfolk County Council Highways have not raised any objections to the development of the site, however they do note that the site would need to have regard to the cumulative impact of development within Dereham, particularly on the Tavern Lane junction.</p> <p>The Historic Characterisation Study states that the development should have regard to the gateway location of the site and respect the setting of the listed buildings, which are adjacent to the site.</p> <p>Due to the gateway location, the need for a cumulative assessment of impact upon the road network and also the impact upon the adjacent listed buildings.</p>
Dereham	LP[025]006	Land to the south of Toftwood Garden	0.5	The site scores mainly positively when assessed with the Sustainability Appraisal despite being distant from key services and facilities. The site already has planning permission and as such it has already been counted within the committed and completed development, therefore it is not considered necessary to allocate the site

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
		Centre on Shipdham Road		through the Local Plan process.
Dereham	LP[025]007 Proposed Allocation	Land to the west of Etling View	2.3	<p>This site scores positively when assessed against the Sustainability Appraisal and is well related to services and facilities within the town which will reduce use of the private car and help to improve services. The Settlement Fringe Landscape character assessment includes this site within the Northall Green open arable plateau which has a moderate to high sensitivity to change. Part of the site is recognised in Dereham Green Infrastructure Study as an important corridor between the Neatherd and Etling Green. Development will protect and enhance this corridor by securing green space to the north of the site.</p> <p>Norfolk County Council Highways raised no concerns regarding the site.</p> <p>The Sequential Test Report states that the overwhelming majority of the site is in flood zone 1 so it should be possible to ensure that built development is directed away from parts of the site that are within flood zone 3a.</p> <p>The Historic Characterisation Study states development would have limited impact on the historic environment.</p> <p>This site is currently the subject of a planning application for 62 dwellings, which is being determined. Overall the site scores well through the assessment and is considered to be a reasonable option for development.</p>
Dereham	LP[025]008	Land to the north of Dereham hospital	7.1	Although the site scores mostly positive when assessed against the Sustainability Appraisal criteria it is distant to some key services increasing car usage in Dereham impacting air pollution and traffic levels.

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				<p>The site is located within a gateway location to the north of Dereham. Development of this site would impact upon the form and character of this gateway location. It is located within the Northall Green Open Arable Plateau in the Breckland District Settlement Fringe Landscape Assessment which has a moderate to high sensitivity to change. Adjacent to the site, is a woodland which is the subject to a tree preservation order. This screens the approach into Dereham from the north creating a more rural character.</p> <p>Norfolk County Council Highways raised concerns regarding the access to the site as the access road is of a restricted width. For these reasons the site is not considered to be a reasonable option for allocation.</p>
Dereham	LP[025]009	Land between Green Lane and Northall Green	10.1	<p>Although this site scores positively and neutrally to the Sustainability Appraisal it is detached from the town by a woodland making key services unreachable without the ownership of a car. This increases the level of air pollution and traffic within Dereham. The site is situated within a groundwater source protection zone.</p> <p>The site is located within a gateway location to the north of Dereham. Development of this site would impact upon the form and character of this gateway location. It is located within the Northall Green Open Arable Plateau in the Breckland District Settlement Fringe Landscape Assessment which has a moderate to high sensitivity to change. Adjacent to the site, is a woodland which is the subject to a tree preservation order. This screens the approach into Dereham from the north creating a more rural character.</p> <p>Norfolk County Council Highways have previously raised objections to the development of the site due to access constraints. For these reasons the site is not considered to be a reasonable option for allocation.</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
Dereham	LP[025]010	Land between the A47 and Mattishall Road.	19.3	<p>This site scores neutrally when assessed with the Sustainability Appraisal however it is distant from key services and facilities within the town. Part of the site is within the Northall Green Open Arable Plateau character area in the Breckland District Settlement Fringe Landscape Assessment which is of a moderate to high sensitivity to change.</p> <p>Visually and physically the site is separated from Dereham by the A47, the site is accessed via Mattishall Road which is rural in character. Development of this site would impact upon the form and character of the area.</p> <p>Norfolk County Council Highways have previously indicated that there are serious concerns regarding the site with the A47 acting as a barrier. For these reasons the site is not considered to be a suitable site for allocation.</p>
Dereham	LP[025]011 Proposed Allocation	Land at Toftwood Garden Centre	5.7	<p>This site scores positively when assessed against the Sustainability Appraisal criteria. It is partly a brownfield site so it minimises the loss of undeveloped land and agricultural holdings. Services and facilities are accessible from this site meaning less cars will be used and the vitality of the services within the town will be improved. The Settlement Fringe Landscape Character assessment includes this site within the Scarning Fen Tributary Farmland character area which has a moderate to high sensitivity to change. This site is in flood zone 1 and is adjacent to flood zones 2 and 3a.</p> <p>Norfolk County Council Highways raised no objections to this site.</p> <p>The Sequential Test Report states that the overwhelming majority of the site is within flood zone 1. It is possible to ensure that built development is directed away from parts of the site adjacent to flood zones 2 and 3a.</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				<p>The Historic Characterisation Study states that development on this site would have limited impact on the historic environment.</p> <p>The site scores positively against all aspects of the assessment and therefore is considered a reasonable option for allocation.</p>
Dereham	LP[025]020	Land at end of Waples way	0.18	The site is below the size threshold and therefore is not considered for allocation through the Local Plan.
Dereham	LP[025]021	Land to the rear of 90 Stone Road	0.23	Although this site scores positively when assessed against the Sustainability Appraisal criteria its small size and existing planning application for a single dwelling means that it is not suitable for allocation through the local plan.
Dereham	LP[025]022	Land off Sandy Lane	0.2	<p>This site scores neutrally when assessed with the Sustainability Appraisal Criteria however is located within a conservation area. The site is situated with a groundwater source protection zone. The Settlement Fringe landscape character assessment includes this site within Dillington Hall Tributary Farmland character area which has a moderate to high sensitivity to change. The site is considered to be an unreasonable option due to the impact upon the form and character of the area.</p> <p>Norfolk County Council Highways states that the site has severe highway concerns, and for this reason the site is not considered to be a reasonable option for allocation.</p>
Dereham	LP[025]023 Proposed Allocation	Land off Swanton Road	11.22	This site scores positively when assessed with the Sustainability Appraisal criteria and is within 500m of Dereham's defined town centre meaning reduced levels of private car usage and congestion. The site is situated within the Northall Green Open Arable Plateau character area, as defined in the Breckland Settlement Fringe Landscape Assessment, which is of moderate to high sensitivity to change. Development on this site may have an impact on the Grade II listed buildings in close proximity.

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				<p>Norfolk County Council Highways stated that improvements will be needed for Swanton Road but if conditions are met this site could be included in the local plan.</p> <p>The overwhelming majority of the site is within Flood Zone 1 therefore it should be possible to ensure that built development is directed away from parts of the site that are within Flood Zone 3a.</p> <p>The Historic Characterisation Study states that there will be limited impact on the historic environment.</p> <p>This site is the subject of a planning application which has the decision to grant subject to the completion of a section 106 agreement. Through the planning application all remaining issues with the site have been resolved through the planning application, and therefore it is considered to be a suitable site for allocation.</p>
Dereham	LP[025]024	Land to the east of Walpole Loke	4.2	<p>The site scores positively when assessed with the Sustainability Appraisal criteria and is well related to services and facilities within Dereham so there are retail and employment opportunities in close proximity. This will reduce use of the private car and help to increase the vitality of the services and facilities within the town. The site is situated within the Northall Green Open Arable Plateau character area, as defined in the Breckland Settlement Fringe Landscape Assessment, which is of moderate to high sensitivity to change. Access from Dumpling Green is not considered a suitable access point and there is potential access constraints onto Walpole Loke with the need for third party land.</p> <p>Norfolk County Council Highways raised no concerns over this site.</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				<p>The Historic Characterisation Study states this site would have limited impact on the historic environment.</p> <p>This site scores positively through the site assessment, however it is not considered a preferred allocation due to the requirement for third party land to achieve safe access from Walpole Loke.</p>
Dereham	LP[025]025	Land adjacent Etling Green	3.2	<p>This site consists of positive and neutral scores when assessed against the Sustainability Appraisal. It is remote from services and facilities increasing the number of private vehicles on the road. The development of the site would lead to the coalescence of the settlements of Dereham and Etling Green which would be unfavourable in landscape terms. The site is situated within the Northall Green Open Arable Plateau character area, as defined in the Breckland Settlement Fringe Landscape Assessment, which is of moderate to high sensitivity to change.</p> <p>Norfolk County Council Highways object to this site on the bases that it is in an unsustainable location. There are no links to pedestrian facilities and fronts onto the A47 slip road. For these reasons this site is not considered to be a reasonable option for allocation.</p>
Dereham	LP[025]027	Land off Swanton Road	2.1	<p>Although the site scores positively when assessed with the Sustainability Appraisal criteria it is detached from the Dereham settlement boundary meaning that it is distant from some key services. This would increase the number of cars in Dereham and therefore the congestion and air pollution levels. The site is situated within the Northall Green Open Arable Plateau character area, as defined in the Breckland Settlement Fringe Landscape Assessment, which is of moderate to high sensitivity to change.</p> <p>Norfolk County Council Highways state that this site is in an unsustainable location</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				<p>with no footpath links and therefore object to residential development in this site.</p> <p>The site is currently in an isolated location and development would impact upon the form and character of the area. In order for this site to be viewed favourably it would need to be developed in conjunction with other land. For this reason the site is considered to be unreasonable for allocation through the local plan.</p>
Dereham	LP[025]028	Land at Dereham hospital	3.2	<p>Although this site scores positively against the Sustainability Appraisal criteria. The site is well located within the town with good access to services and facilities.</p> <p>The site is situated within the Northall Green Open Arable Plateau character area, as defined in the Breckland Settlement Fringe Landscape</p> <p>Access to the site can be achieved through the Hospital site from Northgate.</p> <p>This site has been put forward as part of a wider scheme alongside LP[025]029 which is intended to allow some reorganisation of the hospital. Land to the rear of the site LP[025]029 is intended to be used for residential.</p>
Dereham	LP[025]029 Proposed Allocation	Land to the rear of Dereham hospital	2.4	<p>The site scores positively when assessed against the Sustainability Appraisal criteria. It is 800m from the designated town centre meaning key services and facilities are within close proximity reducing the number of private cars and the vitality of services. The site is situated within the Northall Green Open Arable Plateau character area, as defined in the Breckland Settlement Fringe Landscape Assessment, which is of moderate to high sensitivity to change. The site may have an impact on the water tower and Mortuary Chapels. Grade II listed buildings. The site is within Flood Zone 1.</p> <p>Norfolk County Council Highways state that more information is required on how the</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				<p>site would be accessed.</p> <p>The Sequential Test Report states that there is no apparent connection to the watercourse.</p> <p>The Historic Characterisation Study states that the site includes a non-designated heritage asset in the form of the main hospital building. The development of the site through a comprehensive masterplan approach will need to have regard to the non-designated asset.</p> <p>Overall this is considered a reasonable site for allocation.</p>
Dereham	LP[025]030 Proposed Allocation	Land to the east of Shipdham Road	22.17	<p>The site scores positively when assessed against the Sustainability Appraisal (SA) criteria. The site is within close proximity to the town, located on the edge of the settlement. This will reduce use of the private car and help to increase the vitality of the services and facilities within the town. The site is situated within the Old Hall Tributary Farmland character area, as defined in the Breckland Settlement Fringe Landscape Assessment, which is of moderate sensitivity to change. The site could have an impact on the Grade II listed buildings nearby. The site is within Flood Zone 1 and is adjacent to Flood Zones 2 and 3a.</p> <p>Norfolk County Council Highways raised no concerns regarding the site, subject to wider cumulative improvements to the local road network, particularly in the location of Tavern Lane.</p> <p>The Sequential Test Report states that the site is within Flood Zone 1 and so it should be possible to ensure that built development is directed away from the adjacent flood zones.</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				<p>The Historic Characterisation Study states the development should have regard to the gateway location of the site.</p> <p>Overall the site scores through the assessment and is proposed for allocation.</p>
Dereham	LP[025]033	Land off Norwich Street	0.7	The site was proposed as a retail allocation. The site was previously allocated for retail development through the Site Specific Policies and Proposals DPD and was assessed through this process. It is proposed to retain this allocation through the Local Plan.
Dereham	LP[025]034	Land off Church Street	0.06	The site was proposed as a retail allocation. In line with the Breckland Retail study (2014) and Retail Study Addendum (2017), it is not proposed to allocate retail land through the Local Plan.
Dereham	LP[025]035	Land between Thompson Way and Cowper Road	1.09	The site was proposed as a retail allocation. The site was previously allocated for retail development through the Site Specific Policies and Proposals DPD and was assessed through this process. It is proposed to retain this allocation through the Local Plan.
Dereham	D1	The Old Maltings	6	<p>The site was allocated through the Site Specific Policies and Proposals Development Plan Document, adopted in 2012.</p> <p>The site is allocated for 180 dwellings on a brownfield site within the town centre of Dereham. The site is well located to key services and facilities. It is considered that the site should be saved in the Local Plan.</p>
Dereham	D2	Land off Greenfields	12	The site was allocated through the Site Specific Policies and Proposals Development Plan Document, adopted in 2012.

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
		Road		The site is allocated for 220 dwellings. The site is well located to key services and facilities. It is considered that the site should be saved in the Local Plan.
Dereham	D5	Land east of Dereham Business Park	3.1	<p>The site was allocated through the Site Specific Policies and Proposals Development Plan Document, adopted in 2012.</p> <p>The site is allocated for 3.1 hectares of employment land (B1, B2 and B8). It is considered that the site should be saved in the Local Plan.</p>
Scarning	LP[083]002	Land west of Waples Way.	0.9	<p>The site scores negatively against the Sustainability Appraisal criteria. It is detached from the settlement and is distant from key services and facilities. The site would have an impact upon the nearby SAC and CWS. The site adjoins the A47, but does not benefit from direct access. The site is also subject to flood risk.</p> <p>NCC Highways highlighted that there are severe highways constraints on the site.</p> <p>The Retail Study Update 2014 and the Retail Study Addendum, 2017, indicate that there is no need to allocate additional retail land through the Local Plan.</p>
Scarning	LP[083]003	Land west of New Inn Lane	10.5	<p>The site scores mainly positive and neutral scores when assessed against the Sustainability Appraisal criteria. It is detached from the Dereham settlement boundary and is distant from services and facilities provided in the town. The site is situated within the Old Carr Wooded Valley character area, as defined in the Breckland Settlement Fringe Landscape Assessment, which is of moderate to high sensitivity to change.</p> <p>Norfolk County Council Highways have previously indicated that there are severe</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				highway constraints in relation to this site. For this reason the site is not considered to be a reasonable option for allocation.
Scarning	LP[083]004	Land between Rushmeadow Road and Dereham Road	10.3	<p>The site scores positively when assessed against the Sustainability Appraisal criteria. It is distant from services and facilities within the town meaning increased number of private vehicles on the road increasing the levels of congestion in the district. The site is situated within the Old Carr Wooded Valley character area, as defined in the Breckland Settlement Fringe Landscape Assessment, which is of moderate to high sensitivity to change. The site is within close proximity to Dereham waste water treatment works and so odour may be an issue.</p> <p>Norfolk County Council Highways state that subject to a safe access being achievable and highway drainage issues being resolved the site could be incorporated into the local plan.</p> <p>Due to the distance from the main services and facilities within Dereham and the potential impact on the form and character of the area, it is not considered to be a reasonable location for residential development.</p>
Scarning	LP[83]005	Land west of Meadow Lodge	1	<p>Although this site scores positively on the Sustainability Appraisal criteria it is distant from key services and facilities meaning the number of cars in the area will increase. The site is situated within the Scarning Fen Tributary Farmland character area, as defined in the Breckland Settlement Fringe Landscape Assessment, which is of moderate to high sensitivity to change.</p> <p>Norfolk County Council Highways have commented that there are severe highways constraints associated within this site. For this reason and due to the distance from the services and facilities within the town, it is not considered to be a reasonable option for residential development.</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
Scarning	LP[083]006	Land south of Fen Road	4.15	<p>The site received mainly neutral scores when assessed with the Sustainability Appraisal criteria. The site directly adjoins Scarning Fen which is an SSSI as well as an SAC. It is also distant from services and facilities meaning potential residents would have to drive to retail and employment services. The site is situated within the Scarning Fen Tributary Farmland character area, as defined in the Breckland Settlement Fringe Landscape Assessment, which is of moderate to high sensitivity to change.</p> <p>Norfolk County Council Highways have indicated that there are severe highways constraints impacting upon the site. For this reason the site is not considered to be a reasonable option for allocation.</p>
Scarning	LP[083]007	Land at junction of Fen Road and The Broadway	0.41	<p>This site received mainly neutral scores when assessed against the Sustainability Appraisal criteria. The site is detached from the built up extent from Dereham and is therefore distant from retail and employment services and facilities meaning more cars will be in use in the area. The site is situated within the Scarning Fen Tributary Farmland character area, as defined in the Breckland Settlement Fringe Landscape Assessment, which is of moderate to high sensitivity to change.</p> <p>Norfolk County Council Highways have indicated there are severe highway constraints impacting upon the site. For this reason the site is not considered to be a reasonable option for allocation.</p>
Scarning	LP[083]008	Land east of The Broadway	9.14	<p>The site scores positively and neutrally when assessed against the Sustainability Appraisal criteria. The site is distant from key services and facilities so there will be more use of private vehicles in the area leading to more traffic on the roads. The site is situated within the Scarning Fen Tributary Farmland character area, as defined in the Breckland Settlement Fringe Landscape Assessment, which is of moderate to high sensitivity to change.</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				Norfolk County Council Highways have indicated that there are severe highways constraints impacting upon the site. For this reason the site is not considered to be a reasonable option for allocation.
Scarning	LP[083]009	Land east of The Broadway	3.05	<p>The site received mainly neutral scores when assessed with the Sustainability Appraisal criteria. The site directly adjoins Scarning Fen which is an SSSI as well as an SAC. It is also distant from services and facilities meaning potential residents would have to drive to retail and employment services. The site is situated within the Scarning Fen Tributary Farmland character area, as defined in the Breckland Settlement Fringe Landscape Assessment, which is of moderate to high sensitivity to change.</p> <p>Norfolk County Council Highways have indicated that there are severe highways constraints impacting upon the site. For this reason the site is not considered to be a reasonable option for allocation.</p>
Scarning	LP[083]010	Land east of the Broadway	2.29	<p>The site scores positively and neutrally when assessed against the Sustainability Appraisal criteria. The site is distant from key services and facilities so there will be more use of private vehicles in the area leading to more traffic on the roads. The site is situated within the Scarning Fen Tributary Farmland character area, as defined in the Breckland Settlement Fringe Landscape Assessment, which is of moderate to high sensitivity to change.</p> <p>Norfolk County Council Highways have indicated that there are severe highways constraints impacting upon the site. For this reason the site is not considered to be a reasonable option for allocation.</p>
Scarning	LP[083]011	Land east of The	1.14	This site scores neutrally when assessed with the Sustainability Appraisal criteria however is distant from services and facilities provided within the town increasing the

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
		Broadway		<p>use of private vehicles. It is also in close proximity to an SSSI site, an SAC and a County Wildlife site. The site is situated within the Scarning Fen Tributary Farmland character area, as defined in the Breckland Settlement Fringe Landscape Assessment, which is of moderate to high sensitivity to change.</p> <p>Norfolk County Council Highways have indicated that there are severe highways constraints impacting upon the site. For this reason the site is not considered to be a reasonable option for allocation.</p>
Scarning	LP[083]012	Land south of Scarning Fen	0.57	<p>The site mainly scores neutrally when assessed with the Sustainability Appraisal criteria however is located in close proximity to an SSSI, an SAC and a County Wildlife site. It is also distant from services and facilities so residents would have to drive to retail and employment areas. The site is situated within the Scarning Fen Tributary Farmland character area, as defined in the Breckland Settlement Fringe Landscape Assessment, which is of moderate to high sensitivity to change.</p> <p>Norfolk County Council Highways have indicated that there are severe highways constraints impacting upon the site. For this reason the site is not considered to be a reasonable option for allocation.</p>
Scarning	LP[083]013	Land west and north of The Broadway	23.08	<p>The site received mainly neutral scores when assessed with the Sustainability Appraisal criteria. The site directly adjoins Scarning Fen which is an SSSI as well as an SAC. It is also distant from services and facilities meaning potential residents would have to drive to retail and employment services. The site is situated within the Scarning Fen Tributary Farmland character area, as defined in the Breckland Settlement Fringe Landscape Assessment, which is of moderate to high sensitivity to change.</p> <p>Norfolk County Council Highways have indicated that there are severe highways</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				constraints impacting upon the site. For this reason the site is not considered to be a reasonable option for allocation.
Scarning	LP[083]014	Land west of Fen Road	0.53	<p>The site mainly scores neutrally when assessed with the Sustainability Appraisal criteria however is located in close proximity to an SSSI, an SAC and a County Wildlife site. It is also distant from services and facilities so residents would have to drive to retail and employment areas. The site is situated within the Scarning Fen Tributary Farmland character area, as defined in the Breckland Settlement Fringe Landscape Assessment, which is of moderate to high sensitivity to change.</p> <p>Norfolk County Council Highways have indicated that there are severe highways constraints impacting upon the site. For this reason the site is not considered to be a reasonable option for allocation.</p>
Scarning	LP[083]015	Land to the south of Scarning Fen	0.316	<p>The site received mainly neutral scores when assessed with the Sustainability Appraisal criteria. The site directly adjoins Scarning Fen which is an SSSI as well as an SAC. It is also distant from services and facilities meaning potential residents would have to drive to retail and employment services. The site is situated within the Scarning Fen Tributary Farmland character area, as defined in the Breckland Settlement Fringe Landscape Assessment, which is of moderate to high sensitivity to change.</p> <p>Norfolk County Council Highways object to this site due to there being no means of access. For this reason the site is not considered to be a reasonable option for allocation.</p>
Scarning	LP[083]016	Land north of Scarning Fen	0.17	<p>The site mainly scores neutrally when assessed with the Sustainability Appraisal criteria however is located in close proximity to an SSSI, an SAC and a County Wildlife site. It is also distant from services and facilities so residents would have to drive to retail and employment areas. The site is situated within the Scarning Fen</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				<p>Tributary Farmland character area, as defined in the Breckland Settlement Fringe Landscape Assessment, which is of moderate to high sensitivity to change.</p> <p>Norfolk County Council Highways have indicated that there are severe highways constraints impacting upon the site. For this reason the site is not considered to be a reasonable option for allocation.</p>
Scarning	LP[083]017	Land west of The Broadway	0.35	<p>This site scores neutrally when assessed with the Sustainability Appraisal criteria however is distant from services and facilities provided within the town increasing the use of private vehicles. It is also in close proximity to an SSSI site, an SAC and a County Wildlife site. The site is situated within the Scarning Fen Tributary Farmland character area, as defined in the Breckland Settlement Fringe Landscape Assessment, which is of moderate to high sensitivity to change.</p> <p>Norfolk County Council Highways have indicated that there are severe highways constraints impacting upon the site. For this reason the site is not considered to be a reasonable option for allocation.</p>
Scarning	LP[083]018	Land off Scarning Fen	0.09	<p>The site mainly scores neutrally when assessed with the Sustainability Appraisal criteria however is located in close proximity to an SSSI, an SAC and a County Wildlife site. It is also distant from services and facilities so residents would have to drive to retail and employment areas. The site is situated within the Scarning Fen Tributary Farmland character area, as defined in the Breckland Settlement Fringe Landscape Assessment, which is of moderate to high sensitivity to change.</p> <p>Norfolk County Council Highways have indicated that there are severe highways constraints impacting upon the site. For this reason the site is not considered to be a reasonable option for allocation.</p>
Scarning	LP[083]019	Land off	13.3	<p>This site received positive and neutral scores when assessed with the Sustainability</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
		Draytonhall Lane		<p>Appraisal criteria. The site is within close proximity to an SSSI, an SAC and a County Wildlife site as well as being situated within the Scarning Fen Tributary Farmland character area, as defined in the Breckland Settlement Fringe Landscape Assessment, which is of moderate to high sensitivity to change. The site is also distant from services and facilities in the town so more cars will be using the road adding to congestion and air pollution levels in the area.</p> <p>Norfolk County Council Highways object to the site due to severe highway constraints impacting upon the site. For this reason the site is not considered to be a reasonable option for allocation.</p>
Swaffham	LP[097]001	Land east of West Acre Road	12.60	<p>The site scores neutrally on the Sustainability Appraisal criteria however the site is saved for employment use. Designation of the site for residential use would impact on the employment strategy for the District.</p> <p>NCC Highways indicated that there are ‘severe highways constrains’ regarding the site in the context of a residential development.</p> <p>The site overlaps an area of land that is situated upon a saved employment site (SW3). Due to the highways comments in regards to residential development in this locality and the saved employment designation on the site, it is considered that the site is unreasonable for residential development.</p>
Swaffham	LP[097]002	Land south of Beachamwell Road	12.65	<p>The site scores neutrally on the Sustainability Appraisal criteria and is reasonably well located to services and facilities within the town. It is also adjacent to a recreational area increasing health and wellbeing of potential residents. The site is a greenfield site which has limited screening. The Settlement Fringe Landscape Character Assessment includes this site within the Hilly Whins character area which has a moderate to high</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				<p>sensitivity to change.</p> <p>Norfolk County Council Highways object to this site due to the inability to provide adequate pedestrian and vehicular access.</p> <p>The site is not considered suitable for allocation due to the concerns raised by NCC Highways.</p>
Swaffham	LP[097]003	Land north of Beachamwell Road	11.61	<p>Although the site scores neutrally when assessed against the Sustainability Appraisal criteria it is detached from the settlement boundary making it distant from services and facilities within the town. This would increase the use of private vehicles meaning more congestion and air pollution levels. It is a greenfield site that is currently in arable use and has no screening throughout the site. The Settlement Fringe Landscape Character Assessment includes this site within the Hilly Whins character area which has a moderate to high sensitivity to change.</p> <p>Norfolk County Council Highways have indicated that there are severe highways constraints impacting the site.</p> <p>The site is not considered suitable for allocation due to the concerns raised by NCC Highways.</p>
Swaffham	LP[097]004	Land west of Greenacre Barn	3.96	<p>This site scores neutrally when assessed against the Sustainability Appraisal criteria. It is located with reasonable access to the services and facilities within the town reducing the use of cars used in the area and increasing the vitality of the services. The Settlement Fringe Landscape Character Assessment includes this site within the Clarence Hills Open Tributary Farmland character area which has a moderate to</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				<p>sensitivity to change. The site may also have an impact upon the historic environment.</p> <p>Norfolk County Council Highways have indicated that there are severe highway constraints associated with this site.</p> <p>The site is not considered suitable for allocation due to the concerns raised by NCC Highways and the potential impact upon the natural and historic environment.</p>
Swaffham	LP[097]005	Land west of Westacre Road	1.16	<p>This site received mainly neutral scores when assessed against the Sustainability Appraisal Assessment criteria. The site is located close to the town centre with services and facilities within close proximity. However the site is also near to the A47 and there may be noise constraints. The Settlement Fringe Landscape Character Assessment includes this site within the Hilly Whins character area which has a moderate to high sensitivity to change. It is a greenfield site and Westacre Road is rural in character so development will cause implications to the landscape.</p> <p>Norfolk County Council Highways indicate that Westacre Road is a restricted width due to the old railway crossing which will impact site access.</p> <p>The site is not considered suitable for allocation due to the concerns raised by NCC Highways and the close proximity of the site to the saved employment site (SW3).</p>
Swaffham	LP[097]006 Proposed Allocation	Land west of Mill House	2.10	<p>The site received mainly neutral scores when assessed against the Sustainability Appraisal criteria. It is within close proximity to key services and facilities. This would reduce the number of private vehicles in the area and increase the vitality of the local services and facilities. Land to the north of the site has planning permission and land to the south is currently residential, which would mean impacts upon the landscape would be minimal. The site is included within the Clarence Hills Open</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				<p>Tributary Farmland character area, as defined in the Breckland Settlement Fringe Landscape Assessment, which is of moderate sensitivity to change.</p> <p>NCC Highways highlighted that the site would be suitable when considered with the surrounding sites.</p> <p>The Historic Characterisation Study stated that the site would have limited impact on the historic environment.</p> <p>The Sequential Test Report states that the site is within Flood Zone 1 which is acceptable for this proposed development.</p> <p>The site currently has outline planning permission for 51 dwellings.</p>
Swaffham	LP[097]007	Land at 27 London Street, Swaffham	0.04	The site has not been considered for allocation through the Local Plan due to the size of the site being below the threshold.
Swaffham	LP[097]008 Proposed Allocation	Land north of Mill House	3.14	The site received mainly neutral scores when assessed against the Sustainability Appraisal criteria. It is within close proximity to the employment area and the town centre reducing the number of private vehicles in the area and increasing the vitality of the services and facilities within the town. Land to the north and south of the site has planning permission and there is residential development to the west meaning the implications to the landscape are low. The site is included within the Clarence Hills Open Tributary Farmland character area, as defined in the Breckland Settlement Fringe Landscape Assessment, which is of moderate sensitivity to change.

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				<p>Norfolk County Council have indicated that whilst there are some highways constraints associated with the site these can be mitigated.</p> <p>The Historic Characterisation Study stated that the site would have limited impact on the historic environment.</p> <p>The Sequential Test Report states that the site is within Flood Zone 1 which is acceptable for this proposed development.</p>
Swaffham	LP[097]009 Proposed Allocation	Land south of Downlands	9.58	<p>The site scores neutrally when assessed against the Sustainability Appraisal criteria. It is distant from the town centre and employment areas however is close to two schools. As the site is bordered on three sides by residential development it is unlikely to impact upon the landscape. The site is included within the Clarence Hills Open Tributary Farmland character area, as defined in the Breckland Settlement Fringe Landscape Assessment, which is of moderate sensitivity to change.</p> <p>Norfolk County Council Highways have not provided any objections to the site.</p> <p>The Historic Characterisation Study stated that the site must respect the landscape character sensitivity of the area and have regard to nearby form and character.</p> <p>The Sequential Test Report states that the site is within Flood Zone 1 which is acceptable for this proposed development.</p> <p>The site currently has a planning application which has a decision to grant subject to a S.106 agreement for 175 dwellings.</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
Swaffham	LP[097]010 Proposed Allocation	Land south of Norwich Road	6.84	<p>This site scores neutrally on the Sustainability Appraisal criteria. Whilst the site is located outside of the town's settlement boundary it is bordered by residential development to the west and south west. There is low density residential to the north. The proposal would therefore be well related to the built development of the town. The site is reasonably well located to the town centre, however it is further from other services and facilities within the town. The site is included within the Clarence Hills Open Tributary Farmland character area, as defined in the Breckland Settlement Fringe Landscape Assessment, which is of moderate sensitivity to change. There are many Grade II listed buildings in close proximity to the site which may be impacted.</p> <p>Norfolk County Council Highways indicate that access can be achieved subject to improvements to the footway and cycleway along Norwich Road.</p> <p>The Historic Characterisation Study stated that the site must respect the landscape character sensitivity of the area and have regard to nearby form and character.</p> <p>The Sequential Test Report states that the site is within Flood Zone 1 which is acceptable for this proposed development.</p> <p>The site currently has a planning application which has a decision to grant subject to a S.106 agreement for 185 dwellings.</p>
Swaffham	LP[097]011	Land to the north of the Green Britain employment area	3.04	<p>Although the site scored neutrally when assessed against the Sustainability Appraisal criteria it was allocated through the Site Specifics Policies and Proposals for employment use. Designation of the site for residential development would impact on the employment strategy for the District.</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				<p>NCC Highways indicated that there are ‘severe highways constrains’ regarding the site in the context of a residential development.</p> <p>The site overlaps an area of land that is situated upon a saved employment site (SW2). Due to the highways comments in regards to residential development in this locality and the saved employment designation on the site, it is considered that the site is unreasonable for residential development.</p>
Swaffham	LP[097]012	Land south of A47	7.47	Although the site scores neutrally when assessed against the Sustainability Appraisal criteria it already has planning approval so is included within the commitments and completions for Swaffham.
Swaffham	LP[097]013 Proposed Allocation	Land north of Sporle Road	6.07	<p>The site scores neutrally when assessed against the Sustainability Appraisal criteria. The site is currently the subject of a planning application. Although it is currently located outside the town’s designated settlement boundary, however it is in close proximity to it. The site is closely linked to the built form of the town to the west. The site is included within the Clarence Hills Open Tributary Farmland character area, as defined in the Breckland Settlement Fringe Landscape Assessment, which is of moderate sensitivity to change. The site may have an impact upon 3 nearby Grade II listed buildings.</p> <p>Norfolk County Council Highways indicate that whilst Sporle Road is currently restricted width, subject to appropriate conditions being attached to the planning approval, satisfactory road widening can occur.</p> <p>The Historic Characterisation Study stated that the site must respect the landscape character sensitivity of the area and have regard to nearby form and character.</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				<p>The Sequential Test Report states that the site is within Flood Zone 1 which is acceptable for this proposed development.</p> <p>The site has outline planning permission for 130 dwellings.</p>
Swaffham	LP[097]014	Land west of Brandon Road	12.21	<p>This site receives mainly neutral scores when assessed against the Sustainability Appraisal criteria. The site directly adjoins residential development to the north, and there is also residential development currently being constructed to the east. It is distant from a number of services and facilities within the town increasing the number of vehicles in the area however it is within good proximity of the junior and high school. The site is nearby a SPA for woodlark and nightjar. The Settlement Fringe Landscape Character Assessment includes this site within the Hilly Whins character area which has a moderate to high sensitivity to change.</p> <p>Norfolk County Council Highways have raised no concerns with this site.</p> <p>The Historic Characterisation Study stated that the site must respect the landscape character sensitivity of the area and have regard to nearby form and character.</p> <p>The Sequential Test Report states that the site is within Flood Zone 1 which is acceptable for this proposed development.</p> <p>The site is not considered to be as reasonable as the proposed allocations, mainly due to the site being situated within an area of moderate-high landscape sensitivity.</p>
Swaffham	LP[097]015	Land at north	18.44	<p>This site received mainly neutral scores with some negative scores when assessed</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
		east sector of Swaffham		<p>against the Sustainability Appraisal criteria. This site is detached from the built up extent of Swaffham by sites LP[097]013 and LP[097]019 and is therefore some distance away from services and facilities within the town considerably increasing the number of cars in the area. The site directly adjoins the A47 and noise attenuation measures would be required. The Settlement Fringe Landscape Character Assessment includes this site within the Washpit Drove Open Plateau Farmland character area which has a moderate to high sensitivity to change.</p> <p>Norfolk County Council Highways have indicated that there are highways constraints on this area.</p> <p>The site is not considered suitable for allocation due to the concerns raised by NCC Highways.</p>
Swaffham	LP[097]016	Land south of Princes Street	2.02	<p>This site scores neutrally and negatively when assessed against the Sustainability Appraisal criteria. Although this site is in close proximity to services and facilities within the town it was allocated as open space through the Site Specifics Policies and Proposals DPD. The Settlement Fringe Landscape Character Assessment includes this site within the Hilly Whins character area which has a moderate to high sensitivity to change.</p> <p>Norfolk County Council Highways have indicated that the site suffers from severe highways constraints.</p> <p>The site is not considered suitable for allocation due to the concerns raised by NCC Highways.</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
Swaffham	LP[097]018 Proposed Allocation	Land to the north of Norwich Road	5.87	<p>This site scored neutrally when assessed against the Sustainability Appraisal criteria. The site is well located in relation to the town centre which will reduce the numbers of cars, decreasing the levels of congestion and air pollution. The site borders residential development to the north and low density residential development to the south limiting the amount of implications to the landscape. The site is included within the Clarence Hills Open Tributary Farmland character area, as defined in the Breckland Settlement Fringe Landscape Assessment, which is of moderate sensitivity to change. The site may have an impact upon a Grade I and several Grade II listed buildings which are within a short distance from the site.</p> <p>Norfolk County Council Highways indicated that subject to appropriate conditions being secured through the planning permission, they will not object to the development. Highways conditions include the requirements for footpaths and cycle ways to the town.</p> <p>The Historic Characterisation Study stated that the site must respect the landscape character sensitivity of the area and have regard to nearby form and character.</p> <p>The Sequential Test Report states that the site is within Flood Zone 1 which is acceptable for this proposed development.</p> <p>The site currently has a planning application which has a decision to grant subject to a S.106 agreement for 165 dwellings.</p>
Swaffham	LP[097]019	Land to the south of Sporle Road	5.12	<p>The site receives mostly neutral scores when assessed against the Sustainability Appraisal criteria. The site location provides good access to the town centre and is reasonably close to the employment areas. The site is included within the Clarence</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				<p>Hills Open Tributary Farmland character area, as defined in the Breckland Settlement Fringe Landscape Assessment, which is of moderate sensitivity to change. It is considered that this site is not suitable for development without the surrounding sites as it would have implications for the surrounding landscape character.</p> <p>Norfolk County Council Highways indicate that there are highways constraints due to the width of the road however these could be overcome if the site was developed in conjunction with surrounding sites.</p> <p>The site is not considered suitable for allocation due to the concerns raised by NCC Highways.</p>
Swaffham	LP[097]020	Land to the east of Swaffham adjacent the old railway line	6.05	<p>The site received a mix of neutral and negative scores when assessed with the Sustainability Appraisal criteria. This site is detached from the town meaning services and facilities are distant increasing the use of private vehicles in the area. The Settlement Fringe Landscape Character Assessment includes this site within the Washpit Drove Open Plateau Farmland character area which has a moderate to high sensitivity to change.</p> <p>Norfolk County Council Highways object to this site due to it having an unsuitable location.</p> <p>The site is not considered suitable for allocation due to the concerns raised by NCC Highways.</p>
Swaffham	LP[097]022	Land to the north of the	3	<p>The site is the same extent as SW2. As it is proposed to save the existing employment allocation in the town the site has not been assessed.</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
		Eco-Tech Centre		
Swaffham	SW2	Land to the north of the Eco-Tech Centre	3	<p>The site was allocated through the Site Specific Policies and Proposals Development Plan Document, adopted in 2012.</p> <p>The site is allocated for approximately 3 hectares of employment development. It is proposed to save the existing allocations within the local plan.</p> <p>The site is within close proximity to the existing Ecotech Park General Employment Area and represents a natural expansion to the employment area. The site is also well situated to the A47 and to Swaffham town centre.</p>
Swaffham	SW2	Land to the east of Brandon Road and north of the former Redland Tiles site	5.8	<p>The site was allocated through the Site Specific Policies and Proposals Development Plan Document, adopted in 2012.</p> <p>The site is allocated for approximately 5.8 hectares of employment development. It is proposed to save the existing allocations within the local plan.</p> <p>The site is within close proximity to the existing Ecotech Park General Employment Area and represents a natural expansion to the employment area. The site is also well situated to the A47 and to Swaffham town centre.</p>
Thetford	LP[099]001 Proposed Allocation	Thetford SUE	266ha	<p>The Emerging Site Options Sustainability Appraisal identified that the site has a positive impact when measured against the Sustainability Appraisal criteria. The site is within close proximity to the existing services and facilities within the town.</p> <p>The potential size of the site provides the critical mass to provide sustainable transport</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				options and further services and facilities. This site was identified as the location for the Thetford Sustainable Urban Extension through the Thetford Area Action Plan Development Plan document which was adopted in 2012. The site has the benefit of outline planning permission.
Brettenham (Thetford)	LP[013]001	Land to the east of Arlington Way	173ha	The Emerging Site Options Sustainability Appraisal identified that the site has a negative impact when measured against the Sustainability Appraisal criteria. This is primarily due to the site being situated within the SPA Stone Curlew buffer. This is a fundamental constraint to the development of the site.
Brettenham (Thetford)	LP[013]006	Land to the east of Arlington Way	7.2ha	This is a smaller version of site LP[013]001. The Emerging Site Options Sustainability Appraisal identified that the site has a negative impact when measured against the Sustainability Appraisal criteria. This is primarily due to the site being situated within the SPA Stone Curlew buffer. This is a fundamental constraint to the development of the site.
Watton	LP[104]001	Land adjacent to Linden Court	1.44	<p>This site mainly receives positive and neutral scores when assessed against the Sustainability Appraisal criteria. The site is located within the settlement boundary in close proximity to the town centre reducing the number of private vehicles in the area and increasing the vitality of services and facilities within the town. There are existing residential properties nearby so there will be reduced implications to the landscape.</p> <p>Norfolk County Council Highways have not commented on this site however the town council consider it to be suitable for development if access is achieved through Norwich Road.</p> <p>Officers contacted the landowner of the submitted site. On investigation it was</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				determined that the site was not deliverable as it was in 3 separate ownerships, one of whom had not expressed intention to sell. The remaining area was not accessible, and viability was queried as 2/3 houses would have to be demolished to form the access to the site.
Watton	LP[104]002	Land west of Saham Road	3.27	<p>The site scores neutrally when assessed against the Sustainability Appraisal criteria. It is within close proximity to the town centre, services and facilities and schools. It is located within the Watton Brooke Tributary Farmland character area in the Breckland District Settlement Fringe Landscape Assessment which has a moderate to high sensitivity to change. There is limited screening of the site.</p> <p>Norfolk County Council Highways have not raised any concerns with this site.</p> <p>This site already has planning permission for residential development.</p>
Watton	LP[104]003	Land surrounding Trenchard Crescent	10.55	Although this site scored neutrally when assessed against the Sustainability Appraisal criteria it was allocated through the Sites Specifics Policies and Proposals DPD and is currently the subject of a planning application. The site has been removed from the assessment to avoid double counting.
Watton	LP[104]004	Land west of Thetford Road	6.80	<p>The site scored an even mix of positive, neutral and negative scores when assessed against the Sustainability Appraisal criteria. It is within the settlement boundary and is therefore close to services and facilities that the town provides reducing the number of vehicles in the area. It scores negatively against criteria 6 due to the surface water flooding on the site.</p> <p>The site has planning permission and is currently under construction.</p>
Watton	LP[104]005	Land east of Thetford Road	7.69	The site received mainly neutral scores when assessed against the Sustainability Appraisal criteria. This site is on the edge of the current settlement boundary and so is in close proximity to the town centre and the services it provides. This could reduce

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				<p>the number of vehicles and increase the vitality of the services. It is located within the Watton Airfield Plateau character area in the Breckland District Settlement Fringe Landscape Assessment which has a low sensitivity to change. The site scores negatively against criteria 6 due to surface water flooding on the site. It also has the potential to impact the historic environment nearby.</p> <p>The site already has planning permission.</p>
Watton	LP[104]006	Land adjacent to Hillwood Farm	4.63	<p>When assessed against the Sustainability Appraisal the site scores negatively against criteria 6 due to surface water flooding on the site. Development on this site could have an impact on the historic environment. It is also distant from some key services and facilities reducing the use of cars. It is located within the Watton Brooke Tributary Farmland character area in the Breckland District Settlement Fringe Landscape Assessment which has a moderate to high sensitivity to change.</p> <p>The site has planning permission for residential development.</p>
Watton	LP[104]007	Land off Swaffham Road	0.92	<p>The site scores positively when assessed against the Sustainability Appraisal criteria due to the fact that it is well related to local services and bus stops but is distant from the town. It is well positioned near the Threxton Road general employment area. It is located within the Watton Brooke Tributary Farmland character area in the Breckland District Settlement Fringe Landscape Assessment which has a moderate to high sensitivity to change. The site scores negatively against criteria 6 of the Sustainability Appraisal Criteria due to the surface water flooding on the site.</p> <p>Norfolk County Council Highways have indicated that there are severe highways constraints for this site due to a restricted width of the access.</p> <p>The site has planning permission for residential development.</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
Watton	LP[104]008 Proposed Allocation	Land east of Saham Road	4.41	<p>The site scores relatively positively when assessed against the Sustainability Appraisal criteria. The site is within walking distance to local facilities.</p> <p>The site was previously identified as a reasonable alternative option. A new site submitted during the Preferred Sites and Settlement Boundaries consultation in October 2016 (site LP[104]019), immediately adjacent to site 008 would connect the site to the built up area of Watton. If developed together, this would provide the opportunity for an additional vehicle connection from Sharman Avenue and would integrate the site with existing development to the south. In combination these sites would help meet the level of new residential development sought for Watton in an accessible location, close to the town centre services and facilities.</p> <p>The site is located within a character area with a moderate to high sensitivity to change in the Breckland District Settlement Fringe Landscape Assessment, and therefore any proposal would need to have regard to the potential impact of the development on the wider landscape .</p> <p>NCC Highways have provided an informal comment stating; ‘In combination the two sites present the opportunity to link Sharman Avenue and Saham Road and if both are allocated the plan should secure the investigation and, if beneficial, delivery of a link’. Landowners of the sites have confirmed deliverability of this option.</p> <p>The Historic Characterisation Study states there will be limited impact on the historic environment, but development proposals should have regard to the unlisted barn on the south west corner of the site on Saham Road.</p> <p>The site is not within the SPA buffer for Stone Curlews.</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
Watton	LP[104]009	Land south of Church Road	2.66	<p>The site received mainly neutral scores when assessed against the Sustainability Appraisal criteria. The site is close to the town centre and employment areas. It scores negatively against criteria 6 due to the surface water flooding on the site and could impact a Grade II listed building nearby. It is also located within a character area with a moderate to high sensitivity to change in the Breckland District Settlement Fringe Landscape Assessment.</p> <p>Norfolk County Council Highways have not raised concerns with this site.</p>
Watton	LP[104]010	Land off one tree cottage	9.0	<p>When assessed with the Sustainability Appraisal criteria the site had a majority of neutral scores. It is distant from some key services and facilities leading to an increase in traffic congestion in the area. It is also located near an SSSI and designated woodland. As the site directly adjoins an employment area there will need to be noise considerations put in place. . It is located within the Watton Airfield Plateau character area in the Breckland District Settlement Fringe Landscape Assessment which has a low sensitivity to change.</p> <p>Norfolk County Council Highways have indicated the site suffers from severe highways constraints.</p>
Watton	LP[104]011	Land adjacent 26 Watton Green	1.06	<p>The site scores neutrally when assessed against the Sustainability Appraisal criteria. It is distant from some key services and facilities which could have an increase in car use. It is located within the Watton Brooke Tributary Farmland character area in the Breckland District Settlement Fringe Landscape Assessment which has a moderate to high sensitivity to change. The site is associated with Rokeles Hall, a Grade II listed building. Development of the site may impact upon the setting of the listed building. The site scores negatively against criteria 6 due to surface water flooding on the site.</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				Norfolk County Council Highways have indicated that this site has severe highways constraints.
Watton	LP[104]012	Watton Sports Centre	8.70	<p>This site receives mainly neutral scores when assessed against the Sustainability Appraisal criteria. The site is located on the edge of the settlement boundary but is close to some services and facilities provided within the town. This site is currently the location of Watton Sports Centre and is designated open space. The site has been promoted by the sports centre in order to modernise the recreation centre. Without clear plans for the modernisation it is unclear the impact this will have on the sports centre. It is located within the Watton Brooke Tributary Farmland character area in the Breckland District Settlement Fringe Landscape Assessment which has a moderate to high sensitivity to change.</p> <p>Norfolk County Council Highways have not raised any concerns over this site.</p>
Watton	LP[104]013	Land south west of Griston Road	2.03	<p>The site mainly receives neutral scores when assessed with the Sustainability Appraisal criteria. This is because it is distant from some key services and facilities which could lead to an increase in traffic congestion and air pollution levels. The site is within close proximity to the employment area so could reduce some of these levels. It is located within the Watton Brooke Tributary Farmland character area in the Breckland District Settlement Fringe Landscape Assessment which has a moderate to high sensitivity to change.</p> <p>Norfolk County Council Highways have indicated that there are severe highways constraints with the site.</p>
Watton	LP[104]014	Land adjacent to Mill Road	0.14	When assessed against the Sustainability Appraisal criteria this site receives negative and neutral scores. This is because there is surface water flooding on the site and development of the area could further increase this problem. It is currently designated as open space associated with the dwellings on Mill Road. This site is just outside of

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				<p>the settlement boundary so is within close proximity to key services and facilities reducing the use of private vehicles. It is located within the Watton Airfield plateau character area in the Breckland District Settlement Fringe Landscape Assessment which has a low sensitivity to change.</p> <p>Norfolk County Council Highways have raised no concerns with this site. The site is below the size threshold for allocation.</p>
Watton	LP[104]015 Proposed Allocation	Land north of Norwich Road	2.78	<p>The site scores fairly neutrally in the SA but scores positively in relation to ensuring all groups have appropriate housing to meet their needs due to the proposed use of a care home. The site is adjacent to the Norwich Road general employment area providing employment opportunities to potential residents. It does mean some noise attenuation measures may be required if this site is developed. It is distant from some key services and facilities meaning there may be an increase in cars in the area. To the west of the site is residential development and there is significant screening surrounding the site so there will be limited impacts to the landscapes character and on the two Grade II listed buildings nearby. It is located within the Watton Brook Tributary Farmland character area in the Breckland District Settlement Fringe Landscape Assessment which has a moderate to high sensitivity to change. Norfolk County Council Highways have raised no concerns with this site.</p> <p>The site is considered suitable for allocation as it is easily accessible, close to local services and would form infill development between established residential and employment areas.</p>
Watton	LP[104]016	Land west of Westfield Infant Nursery School	8.4	<p>This site scores a mix of positive, neutral and negative scores when assessed against the Sustainability Appraisal criteria because it falls partially within the 1500m buffer zone for Stone Curlew. This site is well related to the services and facilities within the town, including the town centre, Threxton Road general employment areas and the town's schools. The site is situated upon greenfield land of grade 3 agricultural land</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				<p>quality. The site is subject to areas of flood risk. It is located within the Watton Airfield Plateau character area in the Breckland District Settlement Fringe Landscape Assessment which has a low sensitivity to change.</p> <p>Norfolk County Council Highways have not raised any objections to this site subject to conditions.</p> <p>The site has recently been the subject of an outline planning application for 177 dwellings which was refused.</p> <p>The site is situated within the SPA buffer. As a result the site is not considered to be as suitable as the proposed allocations.</p>
Watton	LP[104]017	Land to the east of Merton Road	4.7	<p>The site scores neutrally against the Sustainability Appraisal criteria. The site is situated upon greenfield land of grade 3 agricultural land quality. The site is adjacent to the high school and is situated close to the designated town centre, decreasing the use of private vehicles and increasing the vitality of the town. However the site falls within the buffer of the Breckland Special Protection Area and Stone Curlews and so was highlighted by the HRA as being recommended for removal. It is located within the Watton Airfield Plateau character area in the Breckland District Settlement Fringe Landscape Assessment which has a low sensitivity to change.</p> <p>Norfolk County Council Highways have not raised any objections to the development of the site.</p> <p>The site is situated partially within the SPA buffer. As a result the site is not considered to be as suitable as the proposed allocations.</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
Watton	LP[104]018	Land between Long Bridle Road and Jubilee Road		<p>. This site mostly receives negative scores when assessed against the Sustainability Appraisal criteria. This is because there is surface water flooding on the site. It is distant from the town centre and other key services and facilities located within the town, increasing the amount of cars on the road. It is located within the Watton Airfield Plateau character area in the Breckland District Settlement Fringe Landscape Assessment which has a low sensitivity to change. The site is situated upon greenfield land of grade 3 agricultural land quality.</p> <p>Norfolk County Council Highways have indicated that there are severe highways constraints relating to this site due to there being no obvious access point to the site.</p> <p>The site is situated within the SPA buffer. As a result the site is not considered to be as suitable as the proposed allocations.</p>
Watton	LP[104]019 Proposed Allocation	Land off Sharman Avenue	2.2	<p>The site scores neutrally against the Sustainability Appraisal criteria. The site is situated upon greenfield land of grade 3 agricultural land quality. The site is subject to areas of surface water flood risk (1 in 1000 year event) along the southern boundary of the site.</p> <p>The site is situated within close proximity to the town centre and the key services and facilities. The site is bounded by residential development to the east, south and west and therefore constitutes an infill site with limited impact on the landscape if developed as a single site. The site is accessible from Sharman Avenue. The Highways Authority informally commented that if the site were to be developed with adjoining site LP[104]008 there is potential to form a link road between Saham Road and Sharman Avenue to provide access to the new development. The site combined with site LP[104]008 offers the opportunity to accommodate the scale of development</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				sought for Watton in a location which is not within the protected SPA buffer for Stone Curlews and is accessible to existing services and facilities.
Watton	LP[104]020		0.17	The site was proposed as a retail allocation. In line with the Breckland Retail study (2014) and Retail Study Addendum (2017), it is not proposed to allocate retail land through the Local Plan.
Watton	LP[104]021		0.74	The site scores neutrally against the Sustainability Appraisal criteria. The site is situated upon designated open space. The site is subject to areas of flood risk. The site is not a preferred location due to the loss of public open space.
Watton	W2	Land to the south of Norwich Road – Former RAF Officers Mess	10.55	The site was allocated through the Site Specific Policies and Proposals Development Plan Document, adopted in 2012. The site is allocated for approximately 72 dwellings. The site is situated within the settlement boundary and is within close proximity to key services and facilities. It is considered that the site should be saved in the Local Plan.
Watton	W4	Land adjacent to Swaffham Road	1	The site was allocated through the Site Specific Policies and Proposals Development Plan Document, adopted in 2012. The site is allocated for approximately 17 dwellings. The site is situated within the settlement boundary and is within close proximity to key services and facilities. It is considered that the site should be saved in the Local Plan.
Carbrooke	LP[017]007	Land off	2.94	The site scores neutrally when assessed against the Sustainability Appraisal criteria.

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
(Watton)		Lancaster Avenue		The site has planning permission for residential development and therefore does not require allocation to be delivered.

APPENDIX 5- Sites submitted in Local Service Centres

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
Ashill	LP[001]001	Land adjacent the lodge Care Home	6.7	<p>The site scores neutrally against the Sustainability Appraisal criteria. The site is, however, distant from services and facilities with no pedestrian access to the village. The sustainability appraisal also shows that the site is subject to surface water flooding.</p> <p>The site is not considered to be suitable for allocation due to the distance of the site from the existing settlement boundary. The site is situated in an unsustainable location.</p>
Ashill	LP[001]002	Land to the north of St.Nicholas' Church	32.5	<p>The site scores neutrally against the Sustainability Appraisal criteria. The site is subject to surface water flooding. Development of the site would have an impact upon the nearby Grade 1 listed building.</p> <p>The site is situated within the 1500m SPA buffer and therefore is not considered to be a suitable site for allocation through the Local Plan.</p>
Ashill	LP[001]003	Land to the south of St.Nicholas' Church	0.9	<p>The site scores neutrally against the Sustainability Appraisal criteria. Development of the site would have an impact upon the nearby Grade 1 listed building. Whilst the site is within close proximity to the settlement boundary it is more distant to key services and facilities than other sites submitted through the Local Plan process.</p> <p>Due to the potential impact upon the historic environment it is considered that the site unreasonable for allocation through the Local Plan.</p>
Ashill	LP[001]004	Land to the south of the	0.6	<p>The site scores positively against the Sustainability Appraisal criteria. The site is within close proximity to the key services and facilities within the village.</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
		community centre.		<p>No identified access that would be considered to be suitable.</p> <p>Due to the lack of access the site is not considered suitable for allocation through the Local Plan.</p>
Ashill	LP[001]005	Land to the east of Watton Road	0.19	The site scores positively against the Sustainability Appraisal criteria. The site is within close proximity to the key services and facilities within the village. However, the site is further from the key services than other sites put forward through the local plan process. Therefore the site is not considered for allocation through the Local Plan.
Ashill	LP[001]006	Land to the north of Meadow Barn	0.33	<p>The site scores neutrally against the Sustainability Appraisal criteria. The site is, however, distant from services and facilities with no pedestrian access to the village.</p> <p>The site is not considered to be suitable for allocation due to the distance of the site from the existing settlement boundary. The site is therefore not considered suitable for allocation through the Local Plan.</p>
Ashill	LP[001]007	Land to the west of Meadow Barn	0.37	<p>The site scores neutrally against the Sustainability Appraisal criteria. The site is, however, distant from services and facilities with no pedestrian access to the village.</p> <p>The site is not considered to be suitable for allocation due to the distance of the site from the existing settlement boundary. The site is situated in an unsustainable location.</p>
Ashill	LP[001]008	Land west of Hale Road	5.11	The site scores positively against the Sustainability Appraisal criteria. The site is within close proximity to the key services and facilities within the village.

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				<p>The road frontage of the site is now subject to a residential planning permission for 7 dwellings (3PL/2017/0387/D).</p> <p>The site has been included within the completions and commitments figure for Ashill and is not proposed as an allocation through the Local Plan.</p>
Ashill	LP[001]009 Proposed Allocation	Land between Church Street and Hale Road	0.8	<p>The site scores positively against the Sustainability Appraisal criteria. The site is within close proximity to the key services and facilities within the village. The Sustainability Appraisal highlights that the site is currently situated upon designated open space.</p> <p>NCC Highways would not object to the site being in the Local Plan subject to safe access, footpath improvements and adequate visibility.</p> <p>Through further discussions with the Parish Council it is proposed that the allotments will be reallocated prior to the development of the site.</p>
Ashill	LP[001]010	Land to the rear of Old Hall Farm	0.4	<p>The site scores neutrally against the Sustainability Appraisal criteria. However, the site is distant from many of the key services and facilities within the village.</p> <p>The site is not considered to be suitable for allocation due to the distance of the site from the existing settlement boundary. The site is situated in an unsustainable location.</p>
Ashill	LP[001]011		0.15	<p>The site scores neutrally against the Sustainability Appraisal criteria. However, the site is distant from many of the key services and facilities within the village.</p> <p>NCC Highways commented that they would object to the site in being in local plan due to Heath Road in its current form is inadequate to cater for further development.</p> <p>Due to the highways constraints it is not considered to be suitable for allocation through</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				the Local Plan.
Ashill	LP[001]012		0.1	<p>The site scores neutrally against the Sustainability Appraisal criteria. However, the site is distant from many of the key services and facilities within the village.</p> <p>NCC Highways commented that they would object to the site in being in local plan due to Heath Road in its current form is inadequate to cater for further development.</p> <p>Due to the highways constraints it is not considered to be suitable for allocation through the Local Plan.</p>
Banham	LP[003]001	Land rear of 61 Church Hill	0.07	The site was not assessed through the site selection process due to the site being below the size threshold.
Banham	LP[003]002	Land adjacent to Rectory Farm	0.13	<p>The site scores neutrally against the Sustainability Framework. The site is situated within close proximity to the existing settlement boundary, which would help to support the facilities within the village and encourage sustainable transport. The site is situated within an area of moderate-high landscape sensitivity and may have a potential impact upon the historic environment.</p> <p>NCC highways raised severe highways constraints regarding the site.</p>
Banham	LP[003]003	Land South of Greyhound Lane	1.24	The site scores neutrally against the Sustainability Framework. The site is situated within close proximity to the existing settlement boundary, which would help to support the facilities within the village and encourage sustainable transport. The site is situated within an area of flood risk and an area of moderate-high landscape sensitivity. The site is within Banham Conservation Area.

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				<p>NCC highways commented that the site would not be suitable for increased residential development in this location due to the visibility at the junction of Greyhound Lane and Crown Street.</p> <p>The site is not considered to be suitable for residential development, but has been proposed as open space in conjunction with the residential development of sites LP[003]009 and LP[003]012 to offset the loss of open space on site 009.</p>
Banham	LP[003]004	Land South of Heath Road	0.15	<p>The site scores neutrally against the Sustainability Framework. The site is situated within close proximity to the settlement boundary and the key services and facilities within the village. However, the SA also highlights that the site adjoins the conservation area and represents a gap in the conservation area along Heath Road.</p> <p>The Sequential Test shows that 100% of the site is subject to surface water flooding.</p>
Banham	LP[003]005	Land adjacent to Hillcrest, Mill Road	0.21	<p>The site scores neutrally against the Sustainability Framework. The site adjoins the existing settlement boundary, but is further from other sites submitted through the Local Plan process. The SA highlights that development of the site may have a potential impact upon the nearby listed building (Hillcrest, Mill Road).</p>
Banham	LP[003]006	Beckhall Manor, Dam Brigg	0.35	<p>The site scores neutrally against the SA criteria. The SA does highlight that the site is distant from key services and facilities.</p> <p>NCC Highways raised severe highways constraints regarding the site.</p>
Banham	LP[003]007	Land adjacent to	0.41	<p>The site scores neutrally against the SA criteria. The SA does highlight that the site is distant from key services and facilities.</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
		Beckhall Manor		NCC Highways raised severe highways constraints regarding the site.
Banham	LP[003]008	Land south of Kenninghall Road	2.61	The site has planning permission for 43 dwellings. This has been included within the commitments and completions and is considered to be unreasonable for allocation through the Local Plan.
Banham	LP[003]009 Proposed Allocation	Land off Gaymer Close	0.74	<p>The site scores neutrally against the SA criteria. The SA highlights that the site is situated within close proximity to key services and facilities. The SA also shows that the site is situated on designated open space and is in an area of moderate-high landscape sensitivity.</p> <p>NCC Highways raised concerns about further vehicular movements on the Greyhound Lane junction. However, the proposed allocation could be served via Wayland Way with a footpath link back to Greyhound Lane.</p> <p>Although the site is situated upon an area of designated open space it is proposed that the site will be allocated alongside LP[003]003 and 012 with a requirement for equivalent replacement new open space to offset the loss of open space on site 009.</p>
Banham	LP[003]010	Land to the south of Heath Road	1.7	<p>The SA shows that the site is within close proximity to key services and facilities, which would be easily accessible to new residents. However, the SA also highlights that the site is situated within an area of moderate-high landscape sensitivity and is subject to areas of surface water flooding.</p> <p>NCC Highways commented that Heath Road in its current form is inadequate to cater for further development.</p>
Banham	LP[003]011	Land to the north of	2.6	The SA shows that the site is within close proximity to key services and facilities, but there is no footpath to enable safe access for new residents. The SA also highlights that

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
		Heath Road		<p>the site is subject to areas of surface water flooding.</p> <p>NCC Highways commented that Heath Road in its current form is inadequate to cater for further development.</p>
Banham	LP[003]012 Proposed Allocation	Land to the east of Greyhound Lane	1.3	<p>The SA shows that the site is within close proximity to key services and facilities, which would enable walking/cycling access for new residents to the village facilities. The SA shows that the site is situated within an area of moderate-high landscape sensitivity.</p> <p>NCC Highways raised concerns about further vehicular movements on the Greyhound Lane junction. However, the proposed allocation could be served via Wayland Way with a footpath link back to Greyhound Lane.</p> <p>It is proposed that the site will be allocated alongside LP[003]003 and 012.</p>
Bawdeswell	LP[004]001	Land adjacent Paradise Lane	0.07ha	The site was not assessed through the site selection process due to the site being below the size threshold.
Bawdeswell	LP[004]002	Land at and adjacent to the Chestnuts	0.8ha	<p>The site scores negatively against the sustainability appraisal criteria. Although the site is situated within close proximity to the existing settlement boundary the site is subject to high surface water flood risk and would have an impact upon the conservation area.</p> <p>NCC Highways commented that Dereham Road in its current form is inadequate to cater for further development and that significant improvements would be required. In the absence of a suitable proposal the Highway Authority would object to this site in being in the Local Plan.</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
Bawdeswell	LP[004]003	Land east of Dereham Road	0.8ha	<p>The site scores negatively against the sustainability appraisal criteria. Although the site is situated within close proximity to the existing settlement boundary the site is subject to high surface water flood risk and would have an impact upon the conservation area.</p> <p>NCC Highways commented that Dereham Road in its current form is inadequate to cater for further development and that significant improvements would be required. In the absence of a suitable proposal the Highway Authority would object to this site in being in the Local Plan.</p>
Bawdeswell	LP[004]004	Land to the east of Paradise Lane	0.5ha	<p>The site scores negatively against the sustainability appraisal criteria. Although the site is situated within close proximity to the existing settlement boundary the site is subject to surface water flooding.</p> <p>NCC Highways commented that the proposed access is on a private road and the requisition of third party land would be required in order to bring it up to adoptable standard. As a result the Highway Authority would object to this site in being in the Local Plan.</p>
Bawdeswell	LP[004]005	Land west of Reepham Road	0.2ha	<p>The site scores neutrally against the sustainability appraisal criteria. Although the site is situated within close proximity to the existing settlement boundary the site is subject to a small amount of surface water flooding and is within close proximity to the conservation area.</p> <p>The Sequential Test report highlighted that the site is subject to a small amount of surface water flooding.</p> <p>The Historical Characterisation Study highlighted that development considerations</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				<p>should respect the site's location on the edge of the settlement the site being a prominent gateway into the village.</p> <p>NCC Highways commented that there is a lack of footways and whilst this would not be the preferred location the Highway Authority would not object to this site in being in the Local Plan.</p> <p>Considered a reasonable alternative during the Preferred Sites and Settlement Boundaries consultation the site is not considered to be as suitable for allocation as site LP[004]008.</p>
Bawdeswel 1	LP[004]006	Land off Norwich Road	1.8ha	<p>The site scores neutrally against the sustainability appraisal criteria. Although the site is situated within close proximity to the existing settlement boundary the site is subject to a small amount of surface water flooding.</p> <p>NCC Highways commented that subject to safe access onto Norwich Road and adequate visibility and improvements to the footpath network the Highway Authority would not object to the site in being in the Local Plan.</p> <p>The site was considered not to be suitable for allocation due to the location of the site in relation to the existing settlement.</p>
Bawdeswel 1	LP[004]007	Land off Reepham Road	2.2ha	<p>The site scores neutrally against the sustainability appraisal criteria. Although the site is situated within close proximity to the existing settlement boundary the site is subject to a small amount of surface water flooding and is within close proximity to the conservation area.</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				<p>The Sequential Test report highlighted that the site is subject to a small amount of surface water flooding.</p> <p>The Historical Characterisation Study highlighted that development considerations should respect the site's proximity to the conservation area.</p> <p>NCC Highways commented that subject to safe access onto B1145 and adequate visibility and improvements to the footpath network the Highway Authority would not object to the site in being in the Local Plan.</p> <p>Considered a reasonable alternative during the Preferred Sites and Settlement Boundaries consultation the site is not considered to be as suitable for allocation as site LP[004]008.</p>
Bawdeswell	LP[004]008 Proposed Allocation	Land off Hall Road	1.7ha	<p>The site scores neutrally against the sustainability appraisal criteria. Although the site is situated within close proximity to the existing settlement boundary the site is subject to a small amount of surface water flooding. The site is within walking distance to village services and facilities and would constitute infill development as it is surrounded by development on three sides.</p> <p>The Sequential Test report highlighted that the site is subject to 15% surface water flooding on the site.</p> <p>The Historical Characterisation Study highlighted that development of the site would have limited impact upon the historic environment.</p> <p>The site has outline planning permission for 40 dwellings subject to a S106 legal</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				agreement.
Garboldisham	LP[031]001 (Same site as LP[031]007)	Land to the east of Back Street	0.1	<p>The site scores negatively when assessed against the sustainability appraisal criteria. Although the site is located within close proximity of services and facilities, it is highlighted that development of the site would have a significant impact upon the historic environment.</p> <p>NCC Highways commented that Back Street is not suitable for a high level of additional traffic and whilst the highways authority would not object to the site being in the Local Plan, it would only be possible were the site for fewer dwellings.</p>
Garboldisham	LP[031]002	Land adjacent to Mill Lane	1.98	<p>The site scores negatively when assessed against the sustainability appraisal criteria. The site is distant from the existing settlement boundary and is subject to a small amount of surface water flooding.</p> <p>NCC Highways commented that the site is not suitable for allocation due to the local road network being narrow and inadequate.</p>
Garboldisham	LP[031]003	Land to the rear of Back Street	2.68	<p>The site scores neutrally against the sustainability appraisal criteria. Development of the site would have an impact upon the conservation area. The site is subject to a small amount of surface water flooding along the entrance onto Back Street. The site is, however, within close proximity to key services and facilities.</p> <p>NCC Highways commented that site is not suitable for allocation as the local road network is narrow and inadequate. Even if the site were to be reduced in size, the Highway Authority would object to the site in being in the local plan.</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
Garboldisham	LP[031]004 Proposed Allocation	Land to the west of Hopton Road (south)	1.07	<p>The site scores neutrally against the sustainability appraisal criteria. Although the site is subject to surface water flooding along the rear boundary of the site, it is within close proximity to the existing built up settlement. This would offer the opportunity to reduce use of the private car and would increase the vitality of the services and facilities within the village.</p> <p>The Sequential Test report indicated that approximately 30% of the site is subject to surface water flooding. The study concluded that a site specific flood risk assessment should address identified issues and the use of SUDs should be implemented to manage increased run off from new development.</p> <p>The Historical Characterisation Study indicated that the site should be developed in tandem with site LP[031]005 to help create development that respects levels and views to the wider landscape.</p>
Garboldisham	LP[031]005 Proposed Allocation	Land to the west of Hopton Road (north)	0.45	<p>The site scores neutrally against the sustainability appraisal criteria. Although the site is subject to surface water flooding to the rear of the site, it is within close proximity to the existing built up settlement. This would offer the opportunity to reduce use of the private car and would increase the vitality of the services and facilities within the village.</p> <p>The Sequential Test report indicated that approximately 25% of the site is subject to surface water flooding. The study concluded that a site specific flood risk assessment should address identified issues and the use of SUDs should be implemented to manage increased run off from new development.</p> <p>The Historical Characterisation Study indicated that the site should be developed in</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				tandem with site LP[031]004 to help create development that respects levels and views to the wider landscape.
Garboldish am	LP[031]006	Land to the north of Church Road	2	<p>The site scores neutrally against the sustainability criteria. The site is adjacent to the conservation and may have an impact upon the historic environment. The site is also within close proximity to the services and facilities within the village. The SA also highlighted the nearby surface water flooding along Lovers Lane and Church Road.</p> <p>NCC Highways commented that Church Lane is not suitable for additional traffic due to its restricted width. It is not considered that the highways can be suitably widened to achieve adequate access, for this reason the site is considered to be an unreasonable option.</p>
Garboldish am	LP[031]007 (Same site as LP[031]001)	Land to the east of Back Street	0.1	<p>The site scores negatively when assessed against the sustainability appraisal criteria. Although the site is located within close proximity of services and facilities, it is highlighted that development of the site would have a significant impact upon the historic environment.</p> <p>NCC Highways commented that Back Street is not suitable for a high level of additional traffic and whilst the highways authority would not object to the site being in the Local Plan, it would only be possible were the site for fewer dwellings.</p>
Garboldish am	LP[031]008	Land to the east of the Street	1.9	The site scores neutrally against the sustainability criteria. The site is adjacent to the conservation and may have an impact upon the historic environment. The site is also within close proximity to the services and facilities within the village. The SA also highlighted the nearby surface water flooding along the eastern edge of the site.

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				NCC highways commented that there is no access identified as suitable and that the Highway Authority would object to this site in being in the local plan. For this reason the site is considered to be an unreasonable option.
Garboldish am	LP[031]009	Land off Harbour Lane	1.6	<p>The site scores neutrally against the sustainability criteria. The site is within close proximity to the services and facilities within the village. The SA also highlighted the surface water flooding along the south eastern section of the site.</p> <p>NCC highways commented that there is no access identified as suitable and that the Highway Authority would object to this site in being in the local plan. For this reason the site is considered to be an unreasonable option.</p>
Garboldish am	LP[031]010 (smaller version of site LP[031]003)	Land at Back Street	1	<p>The site scores neutrally against the sustainability appraisal criteria. Development of the site would have an impact upon the conservation area. The site is subject to a small amount of surface water flooding along the entrance onto Back Street. The site is, however, within close proximity to key services and facilities.</p> <p>NCC Highways commented that site is not suitable for allocation as the local road network is narrow and inadequate. Even if the site were to be reduced in size, the Highway Authority would object to the site in being in the local plan.</p>
Garboldish am	LP[031]011	Land adjacent to the Old Mill House	1.3	<p>The site scores negatively when assessed against the sustainability appraisal criteria. The site is distant from the existing settlement boundary.</p> <p>NCC Highways commented that the site is not suitable for allocation due to the local road network being narrow and inadequate. For this reason the site is considered to be an unreasonable option.</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
Great Ellingham	LP[037]001	Land adjacent to Oakcroft, Watton Road	0.29	<p>The site scores negatively against the Sustainability Appraisal criteria due to the site being situated within a groundwater source protection zone and being subject to surface water flooding. The site is also distant from the existing settlement boundary and the services and facilities within the village.</p> <p>NCC Highways commented that the site is located in an unsustainable location and that the Highway Authority would object to this site in being in the Local Plan.</p> <p>The local Plan does not propose to allocate in Great Ellingham due to sufficient land being identified within the village through planning permissions.</p>
Great Ellingham	LP[037]002	Land off Bow Street	1.77	<p>The site scores negatively against the Sustainability Appraisal criteria due to the site being situated within a groundwater source protection zone. The site is also distant from the existing settlement boundary and the services and facilities within the village.</p> <p>NCC Highways commented that the site is located in an unsustainable location and that the Highway Authority would object to this site in being in the Local Plan.</p> <p>The local Plan does not propose to allocate in Great Ellingham due to sufficient land being identified within the village through planning permissions.</p>
Great Ellingham	LP[037]003	80 Long Street	0.38	<p>The site scores negatively against the Sustainability Appraisal criteria due to the site being subject to areas of surface water flooding and the site being distant from key services and facilities.</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				<p>NCC Highways commented that the site is located in an unsustainable location and that the Highway Authority would object to this site in being in the Local Plan.</p> <p>The local Plan does not propose to allocate in Great Ellingham due to sufficient land being identified within the village through planning permissions.</p>
Great Ellingham	LP[037]004	Land adjacent to Gt. Ellingham Methodist	0.58	<p>The site scores neutrally against the Sustainability Appraisal criteria. The site is situated within a groundwater source protection zone, but it within close proximity to key services and facilities.</p> <p>NCC Highways commented that subject to a safe access providing adequate visibility and improvements to the footpath network, the Highway Authority would not object to this site in being in the Local Plan.</p> <p>The Sequential Test shows that the site would not have a negative impact upon flooding or increase flood risk in the area.</p> <p>The Historic Characterisation Study highlights that development of the site must respect the setting of designated and non-designated heritage assets and the retention of views to the wider landscape.</p> <p>The local Plan does not propose to allocate in Great Ellingham due to sufficient land being identified within the village through planning permissions.</p>
Great Ellingham	LP[037]005	Land south of 68 Long Road	0.25	<p>The site scores negatively against the Sustainability Appraisal criteria due to the site being subject to areas of surface water flooding and the site being distant from key services and facilities.</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				<p>NCC Highways commented that the site is located in an unsustainable location and that the Highway Authority would object to this site in being in the Local Plan.</p> <p>The local Plan does not propose to allocate in Great Ellingham due to sufficient land being identified within the village through planning permissions.</p>
Great Ellingham	LP[037]006	Land behind Chestnut Grove	2.4	<p>The site scores neutrally against the Sustainability Appraisal criteria. The site is situated within a groundwater source protection zone, but it within close proximity to key services and facilities. The site is also subject to a small amount of surface water flooding around the site.</p> <p>NCC Highways commented that the road network is inadequate and that the Highway Authority would object to this site in being in the Local Plan.</p> <p>The local Plan does not propose to allocate in Great Ellingham due to sufficient land being identified within the village through planning permissions.</p>
Great Ellingham	LP[037]007	Southern part of Town Green, Long Street	0.48	<p>The site scores neutrally against the Sustainability Appraisal criteria. The site is situated within a groundwater source protection zone, but it within close proximity to key services and facilities. The site is also subject to a small amount of surface water flooding around the site.</p> <p>NCC Highways commented that subject to a safe access providing adequate visibility and improvements to the footpath network, the Highway Authority would not object to this site in being in the Local Plan.</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				The local Plan does not propose to allocate in Great Ellingham due to sufficient land being identified within the village through planning permissions.
Great Ellingham	LP[037]008	Northern part of Town Green, Long Street	0.29	<p>The site scores neutrally against the Sustainability Appraisal criteria. The site is situated within a groundwater source protection zone, but it within close proximity to key services and facilities. The site is also subject to a small amount of surface water flooding around the site.</p> <p>NCC Highways commented that subject to a safe access providing adequate visibility and improvements to the footpath network, the Highway Authority would not object to this site in being in the Local Plan.</p> <p>The local Plan does not propose to allocate in Great Ellingham due to sufficient land being identified within the village through planning permissions.</p>
Great Ellingham	LP[037]009	Land at Manderley, Deopham Road	0.6	<p>The site scores neutrally against the Sustainability Appraisal criteria. The site is situated within a groundwater source protection zone, but it within close proximity to key services and facilities.</p> <p>NCC Highways commented that Deopham Road in its current form is inadequate to cater for further development by way of limited width, lack of pedestrian provision and substandard junction with Attleborough Road. It is acknowledged that whilst improvements can be made to vehicular access without suitable pedestrian links to the local school and other services, the Highway Authority would object to this site in being in the Local Plan.</p> <p>The local Plan does not propose to allocate in Great Ellingham due to sufficient land</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				being identified within the village through planning permissions.
Great Ellingham	LP[037]010	The conifers, Hingham Road	0.2	<p>The site scores neutrally against the Sustainability Appraisal criteria. The site is situated within a groundwater source protection zone, but it within close proximity to key services and facilities. The site is also subject to a small amount of surface water flooding around the site.</p> <p>NCC Highways commented that the site not suitable for allocation due to concerns raised regarding the suitability of the Hingham Road/Attleborough Road junction to cater for additional development. The Highway Authority would object to this site in being in the Local Plan.</p> <p>The local Plan does not propose to allocate in Great Ellingham due to sufficient land being identified within the village through planning permissions.</p>
Great Ellingham	LP[037]011	Land rear of 16-18 Long Street	0.3	<p>The site scores neutrally against the Sustainability Appraisal criteria. The site is situated within a groundwater source protection zone, but it within close proximity to key services and facilities. The site is also subject to surface water flooding.</p> <p>NCC Highways commented that there is no clear means of access to the local highway network. The Highway Authority would object to this site in being in the Local Plan.</p> <p>The local Plan does not propose to allocate in Great Ellingham due to sufficient land being identified within the village through planning permissions.</p>
Great Ellingham	LP[037]012	Land north of White House	0.49	The site scores negatively against the Sustainability Appraisal criteria due to the site being subject to areas of surface water flooding and the site being distant from key

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
		Farm, Long Street		<p>services and facilities. The site is also subject to surface water flooding.</p> <p>NCC Highways commented that the site is located in an unsustainable location and that the Highway Authority would object to this site in being in the Local Plan.</p> <p>The local Plan does not propose to allocate in Great Ellingham due to sufficient land being identified within the village through planning permissions.</p>
Great Ellingham	LP[037]013	Land adjacent to the Old Queens Head	0.45	<p>The site scores negatively against the Sustainability Appraisal criteria due to the site being subject to areas of surface water flooding and the site being distant from key services and facilities.</p> <p>NCC Highways commented that the site is located in an unsustainable location and that the Highway Authority would object to this site in being in the Local Plan.</p> <p>The local Plan does not propose to allocate in Great Ellingham due to sufficient land being identified within the village through planning permissions.</p>
Great Ellingham	LP[037]014	Land and buildings east of Attleborough Road	3.17	<p>The site scores neutrally against the Sustainability Appraisal criteria. The site is situated within a groundwater source protection zone, but it within close proximity to key services and facilities. The site is also situated on brownfield land.</p> <p>NCC Highways commented that the Highway Authority would not object to this site in being in the Local subject to safe access providing adequate visibility and improvement to the footpath network.</p> <p>The local Plan does not propose to allocate in Great Ellingham due to sufficient land</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				being identified within the village through planning permissions.
Great Ellingham	LP[037]015	Land off Glebe Meadow	0.4	<p>The site scores neutrally against the Sustainability Appraisal criteria. The site is situated within a groundwater source protection zone, but it within close proximity to key services and facilities. The site is also subject to a small amount of surface water flooding around the site.</p> <p>NCC Highways commented that if this site is to be supported access should be taken from Glebe Meadow. Subject to a safe access providing adequate visibility and improvements to the footpath network, the Highway Authority would not object to this site in being in the Local Plan.</p> <p>The Historic Characterisation Study indicated that development of the site would have limited impact upon the historic environment.</p> <p>The local Plan does not propose to allocate in Great Ellingham due to sufficient land being identified within the village through planning permissions.</p>
Great Ellingham	LP[037]016	Land along Hingham Road and Attleborough Road	1.57	<p>The site scores neutrally against the Sustainability Appraisal criteria. The site is situated within a groundwater source protection zone, but it within close proximity to key services and facilities. The site is also subject to a small amount of surface water flooding around the site.</p> <p>NCC Highways commented that subject to a safe access providing adequate visibility and improvements to the footpath network, the Highway Authority would not object to this site in being in the Local Plan.</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				<p>The Sequential Test highlighted that the site is subject to a small amount of surface water flooding on the site.</p> <p>The Historic Characterisation Study indicated that development of the site would have to respect the setting of designated and non-designated heritage assets and the retention of views to the wider landscape.</p> <p>The local Plan does not propose to allocate in Great Ellingham due to sufficient land being identified within the village through planning permissions.</p>
Great Ellingham	LP[037]017	Land east of Hingham Road	1.31	<p>The site scores neutrally against the Sustainability Appraisal criteria. The site is situated within a groundwater source protection zone, but it within close proximity to key services and facilities. The site is also subject to a small amount of surface water flooding around the site.</p> <p>NCC Highways commented that the site not suitable for allocation due to concerns raised regarding the suitability of the Hingham Road/Attleborough Road junction to cater for additional development. The Highway Authority would object to this site in being in the Local Plan.</p> <p>The local Plan does not propose to allocate in Great Ellingham due to sufficient land being identified within the village through planning permissions.</p>
Great Ellingham	LP[037]018	Land behind 25-31 Long Street	1.07	<p>The site scores neutrally against the Sustainability Appraisal criteria. The site is situated within a groundwater source protection zone, but it within close proximity to key services and facilities.</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				<p>NCC Highways commented that there is no clear means of access to the local highway network and that the site should only come forward as part of a comprehensive scheme together with LP[037]019. As a result, the Highway Authority would object to this site in being in the Local Plan.</p> <p>The local Plan does not propose to allocate in Great Ellingham due to sufficient land being identified within the village through planning permissions.</p>
Great Ellingham	LP[037]019	Land south west of Attleborough Road	10.4	<p>The site scores neutrally against the Sustainability Appraisal criteria. The site is situated within a groundwater source protection zone, but it within close proximity to key services and facilities.</p> <p>NCC Highways commented that subject to a safe access providing adequate visibility and improvements to the footpath network, the Highway Authority would not object to this site in being in the Local Plan.</p> <p>The Sequential Test highlighted that the site is subject to a small amount of surface water flooding on the site.</p> <p>The Historic Characterisation Study indicated that development of the site would have a severe impact upon the landscape and designated heritage assets.</p> <p>The local Plan does not propose to allocate in Great Ellingham due to sufficient land being identified within the village through planning permissions.</p>
Great	LP[037]020	Land	2.5	The site scores neutrally against the Sustainability Appraisal criteria. The site is situated

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
Ellingham		adjacent to Bury Hall		<p>within a groundwater source protection zone, but it within close proximity to key services and facilities. The site is also subject to a small amount of surface water flooding around the site.</p> <p>NCC Highways commented that there is no clear means of access to the public highway network unless it comes forward in combination with site LP[037]016 and would not object if this were the case.</p> <p>The Historic Characterisation Study indicated that development of the site would have to take into consideration the impact upon the setting of the wider landscape and the impact upon designated and non-designated heritage assets.</p> <p>The local Plan does not propose to allocate in Great Ellingham due to sufficient land being identified within the village through planning permissions.</p>
Great Ellingham	LP[037]021	Land off Bow Street	0.35	<p>The site scores negatively against the Sustainability Appraisal criteria due to the site being situated within a groundwater source protection zone. The site is also distant from the existing settlement boundary and the services and facilities within the village.</p> <p>NCC Highways commented that the site is located in an unsustainable location and that the Highway Authority would object to this site in being in the Local Plan.</p> <p>The local Plan does not propose to allocate in Great Ellingham due to sufficient land being identified within the village through planning permissions.</p>
Harling	LP[042]001 Proposed Allocation	Land north of Kenninghall	8.39	<p>This site scores positively when assessed against the Sustainability Appraisal criteria. The site is within 800m (10 minutes walking distance) to key services, meaning that the site is sustainable and will limit the use of personal car journeys. The development could</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
		Road		<p>also impact the nearby Grade II listed buildings. There is existing development to the west and south west of the site. The site to the south has a planning application for 37 dwellings. The site is partially subject to a planning application.</p> <p>Norfolk County Council Highways state that subject to a safe access and adequate visibility being achieved, they would not object to this site being included in the Local Plan.</p> <p>The Historic Characterisation Study states that development would have limited impact on the historic environment.</p> <p>This site represents the full proposed allocation for Harling. No fundamental constraints to the development of the site have been identified through the site assessment.</p>
Harling	LP[042]002	Land off the Glebe	2.64	<p>This site scores neutrally when assessed against the Sustainability Appraisal criteria. It is situated close to key services and facilities located within the village. Breckland District Settlement Fringe Landscape Assessment defines this site as being situated within an area of moderate to high landscape sensitivity. Development of the site may have an impact upon the SSSI and CWS that lie downstream of the site. Development of the site may also have an impact upon the character and appearance of the conservation area.</p> <p>Norfolk County Council Highways raised no objections to the development of this site.</p> <p>Due to the potential impacts upon the natural and historic environment this site is considered to be an unreasonable option for development.</p>
Harling	LP[042]003	Land west of Ash Lodge	1.42	<p>Although this site scores positively when assessed against the Sustainability Appraisal criteria, it is thought to have highways constraints that make this site unsuitable for allocation. The site is situated near the existing settlement boundary however it is</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				<p>detached from the built up extent of the settlement. It is within close proximity to key services and facilities. Breckland District Settlement Fringe Landscape Assessment identifies this site as having a moderate sensitivity to change.</p> <p>Norfolk County Council Highways commented that the local road network appears inadequate for allocation. For this reason the site is considered to be an unreasonable option for development.</p>
Harling	LP[042]004	Land adjacent to The Cottage	0.22	<p>This site receives neutral and positive scores when assessed against the Sustainability Appraisal however it has severe highways constraints so is unreasonable for allocation through the Local Plan. It is located within close proximity to the existing settlement boundary and is within 10 minutes walking distance to key services and facilities. The site is situated near an area of Flood Zone 3a.</p> <p>Norfolk County Council Highways state that this site is not suitable for allocation due to an unsuitable private road. The local junction has severely restrained visibility and would not support additional vehicular movements. For this reason the site is considered to be an unreasonable option for allocation.</p>
Harling	LP[042]005	Land west of West Harling Road	0.59	<p>This site scores neutrally when assessed against the Sustainability Appraisal criteria. It is situated within close proximity to the existing settlement boundary and is a 10 minute walk to a shop and a bus stop. The site is located within an area of moderate landscape sensitivity in the Breckland District Settlement Fringe Landscape Assessment. The site is considered to be unreasonable for allocation through the Local Plan due to the proximity to areas of flood risk (Zone 2) and the potential impact upon the CWS downstream.</p> <p>Norfolk County Council Highways have raised no concerns with this site.</p> <p>The site is considered to be an unreasonable option for allocation due to the potential</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				impact upon the natural environment.
Harling	LP[042]006	Land adjacent to The Cottage	0.25	<p>This site scores neutrally when assessed against the Sustainability Appraisal criteria. The site adjoins the existing settlement boundary and is within 800m to a shop and a bus stop. The Breckland District Settlement Fringe Landscape Assessment identifies this site as having a moderate sensitivity to change. This site is seen as unsuitable for allocation due to the proximity to areas of flood risk (Zone 2) and the potential impact upon the CWS downstream.</p> <p>Norfolk County Council Highways have raised no concerns over development of this site.</p> <p>The site is considered to be an unreasonable option for development due to its potential to impact upon the natural environment.</p>
Harling	LP[042]007	Land behind 7-19 West Harling Road	1.59	<p>Although this site receives neutral and positive scores when assessed against the Sustainability Appraisal criteria it has severe highways constraints that make it unsuitable for allocation through the Local Plan. The site adjoins the existing settlement boundary and is with 800m to key services. The site is situated within an area of moderate sensitivity to change in the Breckland District Settlement Fringe Landscape Assessment.</p> <p>Norfolk County Council Highways object to this development as it is located on the edge of the settlement with a narrow access. For this reason the site is considered to be an unreasonable option for development.</p>
Harling	LP[042]008	Land west of Garboldisham Road	0.59	<p>This site scores positively when assessed against the Sustainability Appraisal criteria. This is because it is within close proximity to key services and facilities and so is in a sustainable location, limiting the amount of private car journeys in and out of the village. The development may have an impact upon the adjoining conservation area and nearby</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				<p>listed buildings.</p> <p>Norfolk County Council Highways have not raised any concerns over development of this site.</p> <p>The Historic Characterisation Study states that development of this site may have a limited impact on the historic environment. Whilst the site scores well through the site assessment, it is not considered to be as suitable as the proposed allocation.</p>
Harling	LP[042]009	Land behind Church Road	1.69	<p>When assessed against the Sustainability Appraisal criteria this site scores neutrally. It adjoins the existing settlement boundary and is therefore well related to services and facilities within the village decreasing the amount of private journeys being made in the area. The Breckland District Settlement Fringe Landscape Assessment identifies this site as having a moderate sensitivity to change. Development of the site may have an impact upon the adjoining conservation area and nearby listed buildings.</p> <p>Norfolk County Council Highways commented that there is no access identified as suitable and would therefore object to this site being in the Local Plan. For this reason the site is considered to be an unreasonable option for development.</p>
Harling	LP[042]010	Cloverfield Estate	3.85	<p>This site scores positively when assessed against the Sustainability Appraisal however it is already subject to planning permission for residential development. The site is therefore included within the committed figures for Harling and it is not considered necessary to allocate the land.</p>
Harling	LP[042]011	Land west of Little Rowley	2.32	<p>This site receives both positive and neutral scores when assessed against the Sustainability Appraisal criteria. This is because it is well related to services and facilities within the town. The Breckland District Settlement Fringe Landscape Assessment identifies this site as having a moderate sensitivity to change. The site is opposite The Crescent which includes a number of grade II listed buildings which were</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				<p>designed by George Skipper. However due to the potential impact upon the adjacent listed buildings at The Crescent the site is unreasonable for allocation through the Local Plan.</p> <p>Norfolk County Council Highways have raised no issues regarding the site.</p> <p>Due to the impact upon the historic environment the site is considered to be an unreasonable option.</p>
Harling	LP[042]014	Land east of Little Rowley	2.22	<p>This site scores positively when assessed against the Sustainability Appraisal criteria however due to potential impacts to the landscape it is considered that this site is not suitable for allocation through the Local Plan. This site is distant from the existing settlement boundary and is therefore not well related to services and facilities within the village. The site is situated within a character area of moderate sensitivity to change in the Breckland District Settlement Fringe Landscape Assessment.</p> <p>Norfolk County Council Highways raised no concerns regarding the site.</p> <p>Due to the location of the site the development of this site would impact upon the form and character of the area. It would create a higher density development to the south of Lopham Road where there is currently only a sporadic number of dwellings. For this reason the site is considered to be an unreasonable option.</p>
Harling	LP[042]015	Land north of the Paddocks	5.90	<p>This site scores neutrally when assessed against the Sustainability Appraisal. The site is distant from the existing settlement boundary and is therefore not well related to services and facilities within the village increasing the amount of private car journeys being made in the surrounding areas.</p> <p>Norfolk County Council Highways have raised no objections regarding this site.</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				<p>The majority of the site is within Flood Zone 2, however parts of the site are located within flood zones 3a and 3b. Due to the risk of flooding on the site it is not considered that it is suitable for allocation through the local Plan.</p> <p>The site is detached from the built up extent of the village and development in this location would impact negatively upon the form and character of the area.</p>
Harling	LP[042]016	Land south of Kenninghall Road	0.54	<p>This site scores positively when assessed against the Sustainability Appraisal criteria. It is within close proximity to the existing settlement boundary and is therefore well related to services and facilities provided by the village, meaning it is in a sustainable location, limiting the amount of private car journeys being made in the surrounding area. The Breckland Settlement Fringe Landscape Assessment indicates that the site is situated within an area of moderate sensitivity to change.</p> <p>Norfolk County Council Highways have raised no objections regarding the development of this site.</p> <p>Whilst the site is well related to the services and facilities in Harling, development to the south of Kenninghall Road is at a lower density than to the north. The development is likely to impact upon the form and character of the area.</p>
Harling	LP[042]017	Land behind Church Road	0.12	<p>This site scores positively when assessed against the Sustainability Appraisal criteria however is unsuitable for allocation through the Local Plan due to highway constraints. Norfolk County Council Highways commented that there are no identified means of access and so would object to this site being included in the Local Plan. For this reason the site is considered to be an unreasonable option.</p> <p>The site is also located to the rear of the existing development along Church Road and</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				Memorial Green, therefore development in this area would be contrary to the form and character of the area.
Harling	LP[042]018	Land north of the Paddocks	0.5	<p>This site scores positively when assessed against the Sustainability Appraisal criteria however is unsuitable for allocation through the Local Plan due to highway constraints.</p> <p>Norfolk County Council Highways commented that the local road network is narrow and inadequate and the site is in an unsuitable location. Therefore they would object to this site being included in the Local Plan.</p> <p>The site is also located within an area of flood zone 2, therefore it is not considered to be a suitable location for development.</p>
Harling	LP[042]019	Land east of Ash Lodge	6	<p>This site scores positively when assessed against the Sustainability Appraisal criteria however is unsuitable for allocation through the Local Plan due to severe highways constraints.</p> <p>Norfolk County Council Highways object to this site being included in the local plan as the local road network is inadequate and narrow. The site is detached from the settlement and development in this location would impact upon the landscape and townscape. This is a gateway location into Harling, which is characterised with low density dwellings and sporadic farmsteads. Higher density development in this area would be out of keeping.</p>
Harling	LP[042]020	Land north of Kenninghall Road	3	<p>This site scores positively when assessed against the Sustainability Appraisal Criteria. Norfolk County Council Highways commented that the site has limitations however these could be overcome by widening the footpath to a width of 1.5m to join up with existing provisions. Subject to these conditions they would not object to this site being included in the Local Plan.</p> <p>Development of this site would extend the built form further along Kenninghall Road</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				into areas which are more rural in character.
Hockering	LP[044]001	Land and buildings at Manor Farm	1.93	<p>This site scores neutrally when assessed against the Sustainability Appraisal. The site adjoins the existing settlement boundary and so is within close proximity to key services and facilities provided within the village. Historic England raised concerns around the impact upon several nearby listed buildings and Natural England raised concerns over the proximity to Hockering Wood SSSI. Development of the site would either result in the loss of the Grade II listed Manor House and the Tithe Barn or severely impact the setting of the building.</p> <p>Norfolk County Council Highways raised no concerns over the development of this site.</p>
Hockering	LP[044]002	New Build and Cattery	0.28	<p>When assessed against the Sustainability Appraisal criteria this site scores neutrally. It is currently brownfield land and contains agricultural buildings. As it is distant from the existing settlement boundary it is not well related to key services and facilities within the village increasing the use of private car journeys being made.</p> <p>Norfolk County Council have raised no objections to development of this site.</p> <p>The site is currently subject to an application for 6 dwellings.</p>
Hockering	LP[044]003	Playing Field at Heath Road	1.17	<p>The site scores neutrally when assessed against the Sustainability Appraisal criteria. The site is currently subject to a planning permission for 18 dwellings and therefore has not been considered for allocation through the Local Plan.</p>
Hockering	LP[044]004	Land off the Street	15.15	<p>The site adjoins the existing settlement boundary and is therefore within close proximity to key services and facilities provided by the village. This will reduce the amount of traffic in the surrounding areas.</p> <p>Norfolk County Council Highways commented that no access has been identified that would be suitable onto The Street. If access could be created onto The Street they would</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				<p>not object to this site. Access may be achievable onto Heath Road with improvements made to the footpath network.</p> <p>The site comprises a larger amount of land than necessary to deliver the scale of development sought in Hockering. The site was therefore reduced and split into parcels LP[044]004A and LP[044]004B.</p>
Hockering	LP[044]004 A	Land off the street	0.81	<p>This site scores positively when assessed against the Sustainability Appraisal criteria. This site forms part of a significantly larger site. It adjoins the existing site boundary and is therefore well related to key services and facilities within the village reducing the amount of private car journeys in the surrounding area. It is also well related to the A47 however this may mean noise attenuation measures will have to be put in place around the site.</p> <p>Norfolk County Council Highways commented that if access could be created onto The Street they would not object to a smaller allocation. Subject to a safe access and adequate visibility being achievable, and the introduction of a part time 20mph speed limit outside the school, the Highway Authority would not object to this site in being in the local plan.</p> <p>The LLFA and the surface water flood map indicate that approximately 60% of the site is situated within 1 in 100, 1 in 1000 year flood event and to a lesser extent, 1 in 30 year flood event. The location of the surface water flooding is predominantly along the southern and south eastern edge of the site which provides access to the site. In line with the sequential approach to site selection, as other reasonable alternative options are available in Hockering, there is no overriding need to allocate a site at risk of surface water flooding.</p>
Hockering	LP[044]004	Land to the	0.8	This site scores positively when assessed against the Sustainability Appraisal criteria.

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
	B	east of Heath Road		<p>This site was originally submitted as part of a significantly larger site (LP[044]004), however this has been reduced to reflect the housing target within the village. The site is located on a gateway into the village from the north and the scale of development should reflect this location. Adjacent to the site is the playing field and there are good links into the villages from the site. It is within close proximity to key services and facilities reducing the amount of congestion in the surrounding areas.</p> <p>Norfolk County Council Highways commented that access may be achievable onto Heath Road with improvements being made to the footpath network so they would not object to this site being included in the Local Plan. This site forms part of the final allocation LP[044]005.</p>
Hockering	LP[044]005 Proposed Allocation	Land to the east of Heath Road	1.2	<p>The site scores positively when assessed against the Sustainability Appraisal criteria. The site comprises LP[044]004B and additional land to the north to provide for the scale of development sought for Hockering. The site is located on a gateway into the village from the north and the scale of development should reflect this location. Adjacent to the site is the playing field and there are good links into the villages from the site. It is within close proximity to key services and facilities reducing the amount of congestion in the surrounding areas.</p> <p>Norfolk County Council Highways commented that access may be achievable onto Heath Road with improvements being made to the footpath network so they would not object to this site being included in the Local Plan. The site is under two separate ownerships and part of the site has outline planning permission for residential development subject to a 106 agreement.</p>
Hockering	LP[044]006	Land west of Heath Road	1.6	<p>The site scores neutrally when assessed against the Sustainability Appraisal criteria. The site includes LP[044]003 but extends further to the west. The site is close to services and facilities and has good access to Heath Road. The frontage of the site has full planning</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				permission for 18 dwellings. Development on the rear part of the site would have a potential adverse impact on the landscape as it would result in the settlement extending out into the countryside to the west, and would potentially have an impact on the setting of the Grade II listed Manor House and the Tithe Barn to the south. The southern boundary of the site is subject to surface water flood risk.
Kenninghal I	LP[051]001	Land to the rear of King Halla, Banham Road	0.19	<p>This site scores neutrally when assessed against the Sustainability Appraisal criteria. It is within close proximity to a shop, school and a bus stop. Development of the site may have an impact upon the adjoining conservation area and the historic environment. The site is situated upon greenfield land of grade 3 land. The Breckland District Landscape Character Assessment shows that the site is situated within the Buckenhams Settled Tributary Farmland character area. Development considerations include: Conserving the existing small scale rural road pattern; conserving views to land mark features within the village; seeking to minimise lighting; and ensuring that boundary treatment on settlement edges reflects the surrounding rural character.</p> <p>NCC Highways raised no objections regarding the site; however no access has been indicated and it is unclear how this would be overcome.</p> <p>Due to the lack of access to the site and the potential impact upon the adjoining conservation area it is considered that the site is not suitable for allocation through the Local Plan.</p>
Kenninghal I	LP[051]002	Land rear of Black Barn	0.07	The site was not assessed through the site selection process due to the site being below the size threshold.
Kenninghal II	LP[051]003 Proposed	Land off Powell Close	0.60	This site scores neutrally when assessed against the Sustainability Appraisal criteria. The site is situated upon partial brownfield partial greenfield land with existing development

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
	Allocation			<p>to the north and west of the site with agricultural land to the south and east. The site is within a short walk to key services, meaning that the site is sustainable and will limit the use of personal car journeys. The site is situated upon partial brownfield, partial greenfield land of Grade 3 agricultural quality.</p> <p>The Breckland District Landscape Character Assessment shows that the site is situated within the Buckenham Settled Tributary Farmland character area. Development considerations include: Conserving the existing small scale rural road pattern; conserving views to land mark features within the village; seeking to minimise lighting; and ensuring that boundary treatment on settlement edges reflects the surrounding rural character. Development of the site may have an impact upon the adjoining conservation area. The site may have an impact upon the nearby Grade II listed buildings.</p> <p>NCC Highways commented that subject to a safe access and adequate visibility the Highway Authority would not object to a smaller allocation of less than 8 dwellings in the local plan. The Highway Authority also commented that it would be possible to access LP[051]008 through LP[051]003, but concerns remain over the combined scale of land at this location.</p> <p>The Historic Characterisation Study states that development of the site should be subject to policy requirements such as respecting the setting of the conservation area and designated heritage assets and respecting the existing pattern of established development.</p>
Kenninghall	LP[051]004	Land east of Street Farm Barn	0.25	When assessed against the Sustainability Appraisal criteria this site scores neutrally. The site adjoins the existing settlement boundary and so is well related to services and facilities provided within the village. Development of the site may have an impact upon the adjoining conservation area. Natural England commented that the site is close to

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				<p>Kenninghall and Banham Fens SSSI and Quidenham Mere SSSI. The Breckland District Landscape Character Assessment shows that the site is situated within the Harling Heathlands character area. Development considerations include: Conserving the rides within parklands and plantations which provide attractive vistas to historic buildings, including those designated as Historic Parks and Gardens; conserving views to land mark features within the village; maintaining the nucleated character of the few villages, discouraging linear spread along the rural road network; ensuring that any new built development reflects the local built vernacular; maintain the external fabric appearance and setting of farm buildings and promoting the use of local materials; and exploring opportunities to enhance access for recreation, ensuring this does not conflict with nature conservation objectives. Development of the site may also have an impact upon the nearby Grade II listed buildings.</p> <p>NCC Highways have raised no objections to this site.</p> <p>The Historic Characterisation Study states to consider removal of the designation from the Local Plan due to the loss of streetscape and harm to the conservation area.</p> <p>Due to the potential impact upon the historic environment it is considered that the site is unreasonable for allocation through the Local Plan.</p>
Kenninghal 1	LP[051]005	Land south of the Allotment Gardens	0.77	<p>When assessed against the Sustainability Appraisal criteria this site scores neutrally. The site adjoins the existing settlement boundary and so is well related to services and facilities provided within the village. Development of the site may have an impact upon the adjoining conservation area and several nearby Grade II listed buildings. Natural England commented that the site is close to Kenninghall and Banham Fens SSSI and Quidenham Mere SSSI. The Breckland District Landscape Character Assessment shows</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				<p>that the site is situated within the Harling Heathlands character area.</p> <p>NCC Highways raised no objections to this site being included in the Local Plan. However, there is no identified access to the site.</p> <p>The Historic Characterisation Study states that development of the site should be subject to policy requirements such as respecting the existing pattern of development and creating a compliant vehicular access from Quidenham Road to prevent the loss of a building.</p> <p>Due to the potential impact upon the historic environment it is considered that the site is unreasonable for allocation through the Local Plan.</p>
Kenninghall 1	LP[051]006	Land north west of Banham Road	1.18	<p>This site scores neutrally when assessed against the Sustainability Appraisal criteria. The site is distant from key services and facilities and therefore may increase the amount of private car journeys being made in the area. Development of this site may also have an impact upon the wider landscape by causing implications to Kenninghall and Banham Fens SSSI and Quidenham Mere SSSI. The Breckland District Landscape Character Assessment shows that the site is situated within the Harling Heathlands character area.</p> <p>NCC Highways commented that the site is in an unsuitable location with a lack of footpaths. The Highway Authority would object to this site in being in the local plan.</p> <p>Due to the site being distant from the existing settlement boundary and the concerns raised by NCC highways regarding this, it is considered that the site is not suitable for allocation through the Local Plan.</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
Kenninghal 1	LP[051]007	Land west of Banham Road	1.31	<p>The site scores neutrally when assessed against the Sustainability Appraisal criteria. It adjoins the existing settlement boundary and is within a short walk to a shop, bus stop and school. The Breckland District Landscape Character Assessment shows that the site is situated within the Harling Heathlands character area. The site scores negatively against criteria 9 of the Sustainability Appraisal due to the potential impact upon the wider landscape.</p> <p>NCC Highways commented that the lacks footpaths and, as a result, the Highway Authority would object to this site in being in the local plan.</p> <p>Due to the comments raised by NCC highways it is considered that the site is not suitable for allocation through the Local Plan.</p>
Kenninghal 1	LP[051]008	Land south of wood close	3.62	<p>When assessed against the Sustainability Appraisal criteria this site receives mainly neutral scores. The site is within 800m (10 minute walking distance) to key services, meaning that the site is sustainable and will limit the use of personal car journeys being made in the surrounding areas. The Breckland District Landscape Character Assessment shows that the site is situated within the Buckenhams Settled Tributary Farmland character area. Development of the site may have an impact upon the nearby conservation area and several nearby Grade II listed buildings and therefore scores negatively against criteria 9 of the Sustainability Appraisal criteria, potential impact upon the wider landscape.</p> <p>NCC Highways commented that it would be possible to access the site through LP[051]003, but concerns remain over the combined scale of land at this location.</p> <p>The Historic Characterisation Study states that considerations should be made to remove</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				<p>the designation from the Local Plan due to the impact upon the setting of designated heritage assets and the conservation are and the impact upon wider views.</p> <p>Due to the potential impact upon the historic environment and concerns raised by NCC Highways it is considered that the site is unreasonable for allocation through the Local Plan.</p>
Kenninghal 1	LP[051]009	Land north of the Butts	3.61	<p>Although this site scores positively when assessed against the Sustainability Appraisal criteria it has severe highways constraints that make this site unsuitable for allocation through the Local Plan. The site adjoins the existing settlement boundary and so is well related to services and facilities in the village. The Breckland District Landscape Character Assessment shows that the site is situated within the Harling Heathlands character area. The site scores negatively against criteria 9 of the Sustainability Appraisal due to the potential impact upon the wider landscape.</p> <p>NCC Highways commented that the site is in an unsuitable location with a lack of footpaths. The Highway Authority would object to this site in being in the local plan.</p> <p>Due to the potential impact upon the historic and natural environment and concerns raised by NCC Highways it is considered that the site is unreasonable for allocation through the Local Plan.</p>
Kenninghal 1	LP[051]010	Land west of Lopham Road	1.98	<p>This site scores positively when assessed against the Sustainability Appraisal criteria. The site adjoins the existing settlement boundary is within 800m (10 minutes walking distance) to a school, shop and bus stop. The Breckland District Landscape Character Assessment shows that the site is situated within the Buckenham Settled Tributary Farmland character area. Development of the site may also have an impact upon several</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				<p>Grade II listed buildings in the surrounding area. This site would extend the village further west and is separated from the village by Garboldisham Road and North Lopham Road. It is not preferred for this reason.</p> <p>NCC Highways commented that subject to safe access and adequate visibility the Highway Authority would not object to this site in being in the Local Plan.</p> <p>The Historic Characterisation Study state that considerations should be made for the removal of the designation from the Local Plan due to high impact upon the landscape and impact upon designated heritage assets.</p> <p>The Sequential Test Report states that there is a significant surface water flow path indicated to flow through the site at both 1 in 100 (flood zone 3) and 1 in 1000 (flood zone 2) year event. This may indicate risk from fluvial flooding from the ordinary watercourse and larger catchment.</p> <p>Due to the potential impact upon the historic environment it is considered that the site is not suitable for allocation through the Local Plan.</p>
Litcham	LP[054]001	Land adjacent to 10 Church Street	0.21	<p>The site scores positively against the Sustainability Appraisal criteria. The site is situated within close proximity of existing services and facilities within the village.</p> <p>NCC commented that the site is not suitable for allocation due to the local road network being narrow and inadequate. The Highway Authority would object to this site in being in the Local Plan.</p> <p>Due to the highways concerns regarding the site it is not considered that the site is</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				suitable for allocation through the Local Plan.
Litcham	LP[054]002	Land off Wellington Road and Weasenham Road	1.74	<p>The site scores neutrally against the Sustainability Appraisal criteria. The site is situated within close proximity to the existing settlement boundary, but is distant from some of the key services and facilities within the village.</p> <p>NCC Highways commented that the site is not suitable for allocation as the local road network is narrow and inadequate. There is no footway on Wellington Road or Weasenham Road, with the allocation being of too small a scale to provide a footway. The Highway Authority would object to this site in being in the Local Plan.</p> <p>Due to the highways concerns regarding the site it is not considered that the site is suitable for allocation through the Local Plan.</p>
Litcham	LP[054]004	Lime Kiln Farm	0.8	<p>The site scores positively against the Sustainability Appraisal criteria. The site is however quite distant to key services and facilities.</p> <p>NCC Highways commented that the site is not suitable for allocation due to the local road network being narrow and inadequate. The Highway Authority would object to this site in being in the Local Plan.</p> <p>Due to the highways concerns regarding the site it is not considered that the site is suitable for allocation through the Local Plan.</p>
Litcham	LP[054]005 A	Land west of Pound Lane	1.1	The site scores neutrally against the Sustainability Appraisal criteria. The site is situated within close proximity to the conservation area and Grade II listed Litcham Hall.

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				<p>The Historic Characterisation Study shows that development of the site would have limited impact upon the historic environment.</p> <p>NCC Highways commented that the site is not suitable for allocation as pound lane is unsuitable to cater for additional traffic and the local road network is narrow and inadequate. The Highway Authority would object to this site in being in the local plan.</p> <p>Due to the highways concerns regarding the it is not considered that the site is suitable for allocation through the Local Plan.</p>
Litcham	LP[054]005 B	Land north of the B1145 (east)	2.8	<p>The site scores neutrally against the Sustainability Appraisal criteria. The site is situated within close proximity to the conservation area.</p> <p>The Historic Characterisation Study shows that development of the site would have a significant impact upon the historic environment</p> <p>NCC Highway commented that access looks unachievable onto the B1145 and that the Highway Authority would object to the site in being in the Local Plan.</p> <p>Due to the highways concerns regarding the site and the potential impact that the site would have on the historic environment, it is not considered that the site is suitable for allocation through the Local Plan.</p>
Litcham	LP[054]006	Land between Pound Land	13.8	<p>The site scores neutrally against the Sustainability Appraisal criteria. The site is situated within close proximity to key services and facilities within the village. However, the site is situated within close proximity to the conservation area.</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
		and Back Lane		<p>NCC Highways commented that the site is not suitable for allocation as the local road network is narrow and inadequate. The highway authority would object to this site in being in the Local Plan.</p> <p>Due to the highways concerns regarding the site and the potential impact that the site would have on the historic environment, it is not considered that the site is suitable for allocation through the Local Plan.</p>
Litcham	LP[054]007	Land north of the B1145 (west)	7.5	<p>The site scores neutrally against the Sustainability Appraisal criteria. The site is situated within close proximity to key services and facilities within the village. However, the site is situated within close proximity to the conservation area.</p> <p>NCC Highways commented that the site is not suitable for allocation due to the lack of footway provision along the B1145. The highway authority would object to this site in being in the Local Plan.</p> <p>Due to the highways concerns regarding the site and the potential impact that the site would have on the historic environment, it is not considered that the site is suitable for allocation through the Local Plan.</p>
Mattishall	LP[061]001	Land north of Mattishall Road	4.63	<p>This site scores neutrally when assessed against the Sustainability Appraisal criteria. This is because the site is distant from the existing settlement boundary and therefore also distant from key services and facilities which will increase the number of private car journeys made in the surrounding area. The Breckland Settlement Fringe Landscape Assessment shows that the site is situated within the Mattishall Hall Small Scale Plateau character area which is of moderate to high landscape sensitivity.</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				<p>Norfolk County Council Highways commented that the site is not suitable for allocation as the road is inadequate for additional traffic and the junction from Mill Street and Church Plain onto Norwich Road has limited visibility and is unsuitable for additional vehicular access.</p> <p>Due to the site being distant from key services and facilities and the severe highways constraints raised by NCC highways it is considered that the site is not suitable for allocation through the Local Plan.</p>
Mattishall	LP[061]002	Land east of south Green	0.86	<p>This site scores neutrally when assessed against the Sustainability Appraisal criteria as it is distant from the existing settlement boundary. This means the site is not in close relation to services and facilities provided within the village increasing the use of cars used in the area potentially leading to congestion and air pollution. The Breckland Settlement Fringe Landscape Assessment shows that the site is situated within the Mattishall Hall Small Scale Plateau character area which is of moderate to high landscape sensitivity. The site is also situated upon open designated space.</p> <p>Norfolk County Council Highways state that the site is not suitable for allocation as the road is inadequate for additional traffic.</p> <p>Due to the site being distant from key services and facilities, being situated on designated open space and the severe highways constraints raised by NCC highways it is considered that the site is not suitable for allocation through the Local Plan.</p>
Mattishall	LP[061]003	Land at corner of	0.16	<p>This site scores neutrally when assessed against the Sustainability Appraisal criteria. This is because the site is distant from the existing settlement boundary and therefore is</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
		Common Road and South Green		<p>not well related to services and facilities provided within the village increasing the use of private car journeys in the surrounding area. The Breckland Settlement Fringe Landscape Assessment shows that the site is situated within the Mattishall Hall Small Scale Plateau character area which is of moderate to high landscape sensitivity. Development of the site would result in the loss of an area of designated open space.</p> <p>Norfolk County Council Highways commented that the site is not suitable for allocation as the road is inadequate for additional traffic.</p> <p>Due to the site being distant from key services and facilities, being situated on designated open space and the severe highways constraints raised by NCC highways it is considered that the site is not suitable for allocation through the Local Plan.</p>
Mattishall	LP[061]004	Land at corner of Norwich Road and Burgh Lane	2.15	<p>This site scores neutrally when assessed by the Sustainability Appraisal criteria. Although the site adjoins the existing settlement boundary it is distant from services and facilities provided within the village potentially leading to increased traffic congestion and air pollution. The Breckland Settlement Fringe Landscape Assessment shows that the site is situated within the Mattishall Hall Small Scale Plateau character area which is of moderate to high landscape sensitivity. The site is also distant from public open space and is subject to surface water flooding.</p> <p>Norfolk County Council Highways commented that the site is not suitable for allocation. Planning permission has previously been refused on inadequate access grounds. Inadequate visibility splays are provided at the junction of the access with the County highway and this would cause danger and inconvenience to users of the adjoining public highway.</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				Due to the surface water flooding on the site, the potential impact upon the landscape and the comments raised by NCC highways it is considered that the site is not suitable for allocation through the Local Plan.
Mattishall	LP[061]006	Land west of Burgh Lane	0.89	<p>The site scores neutrally when assessed against the Sustainability Appraisal criteria. Although the site is close to the existing settlement boundary it is distant from services and facilities located in the village such as the shop and the school. This would increase the amount of private car journeys being made in and around the village. The Breckland Settlement Fringe Landscape Assessment shows that the site is situated within the Mattishall Hall Small Scale Plateau character area which is of moderate to high landscape sensitivity.</p> <p>Norfolk County Council Highways have commented that this site is unsuitable for allocation and object to it being included in the Local Plan.</p> <p>Due to the surface water flooding on the site, the potential impact upon the landscape and the comments raised by NCC highways it is considered that the site is not suitable for allocation through the Local Plan.</p>
Mattishall	LP[061]007	Land rear of May House, Dereham Road	0.29	<p>This site receives mainly neutral scores when assessed against the Sustainability Appraisal criteria. It is distant from the existing settlement boundary and therefore the services and facilities the village provides. This means it is in an unsustainable location and would increase the amount of private car journeys in the surrounding area. The Breckland Settlement Fringe Landscape Assessment shows that the site is situated within the Mattishall Hall Small Scale Plateau character area which is of moderate to high landscape sensitivity. The site is made up of brownfield garden land. It is also distant from public open space and is within close proximity to an area of surface water</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				<p>flooding.</p> <p>Norfolk County Council Highways commented that subject to a safe access and adequate visibility they would not object to development of this site.</p> <p>Due to the lack of access to the site and the potential impact upon the landscape it is considered that the site is not suitable for allocation through the Local Plan.</p>
Mattishall	LP[061]008	Glenthorne, 149 Dereham Road	0.74	<p>This site scores neutrally when assessed against the Sustainability Appraisal criteria. It is distant from the existing settlement boundary and is therefore not well related to key services and facilities provided within the village. This could lead to an increase in cars and traffic in the area. It is also distant from public open space. The Breckland Settlement Fringe Landscape Assessment shows that the site is situated within the Mattishall Hall Small Scale Plateau character area which is of moderate to high landscape sensitivity.</p> <p>Norfolk County Council Highways have stated this site is not suitable for allocation as it is remote from the settlement.</p> <p>Due to the potential impact upon the landscape and the comments raised by NCC highways it is considered that the site is not suitable for allocation through the Local Plan.</p>
Mattishall	LP[061]009	Land adjacent to Lyndhurst, 157 Dereham	0.80	<p>When assessed against the Sustainability Appraisal criteria this site scores neutrally. It is distant from the existing settlement boundary and is therefore not well related to services and facilities within the village. This would increase the amount of private car journeys being made in the area. It is also distant from public open space. The Breckland</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
		Road		<p>Settlement Fringe Landscape Assessment shows that the site is situated within the Mattishall Hall Small Scale Plateau character area which is of moderate to high landscape sensitivity.</p> <p>Norfolk County Council Highways commented that this site is not suitable for allocation and would object to the site being included in the Local Plan.</p> <p>Due to the potential impact upon the landscape and the comments raised by NCC highways it is considered that the site is not suitable for allocation through the Local Plan.</p>
Mattishall	LP[061]010	Land south of Almbrook Farm, Thynnes Lane	6.12	<p>This site scores neutrally when assessed against the Sustainability Appraisal criteria as it is distant to the existing settlement boundary. This means it is distant from key services and facilities that are located within the village leading to an increase in the cars used in and around the surrounding areas. The Breckland Settlement Fringe Landscape Assessment shows that the site is situated within the Mattishall Hall Small Scale Plateau character area which is of moderate to high landscape sensitivity. This site scores negatively against criteria 6 of the Sustainability Appraisal criteria due to the site being subject to surface water flooding.</p> <p>Norfolk County Council Highways commented that subject to a safe access and adequate visibility they would not object to this site being identified as a strategic housing site. Due to the surface water flooding on the site, the potential impact upon the landscape and the comments raised by NCC highways it is considered that the site is not suitable for allocation through the Local Plan.</p>
Mattishall	LP[061]011	Land behind	1.03	<p>This site scores neutrally when assessed against the Sustainability Appraisal criteria due</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
		34-44 South Green		<p>to being in close walking distance of services and facilities within the village. This will reduce the number of private car journeys being made in the village. The Breckland Settlement Fringe Landscape Assessment shows that the site is situated within the Mattishall Burgh Large Scale Plateau Farmland character area which is of moderate sensitivity to change.</p> <p>Norfolk County Council Highways stated that this site is not suitable for allocation. This is because the road is inadequate for additional traffic and the junction from Mill Street/Church Plain onto Norwich Road has limited visibility and is unsuitable for additional vehicular access.</p> <p>Due to the comments raised by NCC highways it is considered that the site is not suitable for allocation through the Local Plan.</p>
Mattishall	LP[061]012	Land adjacent to Oaklands Farm, Thynnes Lane	0.29	<p>When assessed against the Sustainability Appraisal criteria this site received a mix of scores of negative, positive and neutral. It adjoins the settlement boundary so is within close proximity to services and facilities within the village reducing the amount of cars in the surrounding area. The Breckland Settlement Fringe Landscape Assessment shows that the site is situated within the Mattishall Hall Small Scale Plateau character area which is of moderate to high landscape sensitivity. The site also scores negatively when assessed against criteria 6 of the Sustainability Appraisal criteria due to it being subject to surface water flooding.</p> <p>Norfolk County Council Highways stated that the site is not suitable for allocation as the road and nearby junction are inadequate for additional traffic.</p> <p>Due to the potential impact upon the landscape, the surface water flooding on the site</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				and the comments raised by NCC highways it is considered that the site is not suitable for allocation through the Local Plan.
Mattishall	LP[061]013	Land north of Rayners Farm, Dereham Road	0.47	<p>This site scores neutrally when assessed against the Sustainability Appraisal criteria. It is distant from key services and facilities provided within the village meaning there could be a potential increase of private car journeys made in the surrounding area. It is also distant from public open space. The site scores neutrally when assessed against criteria 6 of the Sustainability Appraisal criteria due to being within close proximity of an area of surface water flooding. The Breckland Settlement Fringe Landscape Assessment shows that the site is situated within the Mattishall Hall Small Scale Plateau character area which is of moderate to high landscape sensitivity.</p> <p>The site is subject to planning permission on the north of the site. This has been included within the commitments and completions.</p> <p>Norfolk County Council Highways commented that subject to a safe access and adequate visibility they would not object if this site were not identified as a strategic housing site.</p> <p>Due to the potential impact upon the landscape, the surface water flooding on the site and the comments raised by NCC highways it is considered that the site is not suitable for allocation through the Local Plan.</p>
Mattishall	LP[061]014	Land adjacent to the Cottage, South Green	0.87	When assessed against the Sustainability Appraisal criteria this site scores neutrally. It is distant from the existing settlement boundary and is therefore not well related to the services and facilities provided within the village. This could increase the number of private car journeys made in the area and has the potential to lead to more traffic congestion. Development of the site may have an impact upon the nearby Grade II listed

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				<p>building. The Breckland Settlement Fringe Landscape Assessment shows that the site is situated within the Mattishall Hall Small Scale Plateau character area which is of moderate to high landscape sensitivity.</p> <p>Norfolk County Council Highways commented that the junction of Church Plain/Norwich Road is too poor to support further development in this location.</p> <p>Due to the potential impact upon the historic and natural environment and the comments raised by NCC highways it is considered that the site is not suitable for allocation through the Local Plan.</p>
Mattishall	LP[061]015	Malthouse Buildings, Norwich Road	0.33	<p>This site scores neutrally when assessed against the Sustainability Appraisal criteria. It is a brownfield site and is partially within the existing settlement boundary. This means it is within close proximity to services and facilities within the village, including a shop, bus stop and school, meaning it is in a sustainable location and is able to decrease the number of private car journeys made in the area. Development of the site could have an impact on several nearby listed buildings and the site is situated within the conservation area. Any development should consider the impact upon the natural and historic environment. The Breckland Settlement Fringe Landscape Assessment shows that the site is situated within the Mattishall Burgh Large Scale Plateau Farmland character area which is of moderate sensitivity to change.</p> <p>Norfolk County Council Highways commented that subject to a safe access and adequate visibility they would not object if this site were identified as a strategic housing site.</p> <p>The Historic Characterisation Study commented that considerations should be made to remove this site from the Local Plan as it will have an impact upon designated historic</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				<p>assets, the barn on site and the conservation area.</p> <p>Due to the severe impact upon the historic environment it is considered that the site is not suitable for allocation through the Local Plan.</p>
Mattishall	LP[061]016	Poplar Farm and adjacent Land	2.89	<p>This site receives a majority of neutral scores when assessed against the Sustainability Appraisal criteria. This is because it is situated upon partial brownfield and partial agricultural land and is partially within the existing settlement boundary. This means it is close to services and facilities located within the village and therefore will reduce the number of cars being used in the surrounding area. The Breckland Settlement Fringe Landscape Assessment shows that the site is situated within the Mattishall Hall Small Scale Plateau character area which is of moderate to high landscape sensitivity. The site scores negatively against criteria 6 of the Sustainability Appraisal criteria due to the site being subject to surface water flooding.</p> <p>Norfolk County Council Highways object to this site as the road and nearby junction are unsuitable for additional traffic.</p> <p>Due to the potential impact upon the landscape, the surface water flooding on the site and the comments raised by NCC highways it is considered that the site is not suitable for allocation through the Local Plan.</p>
Mattishall	LP[061]017	Land adjacent to the Enterprise Centre	2.96	<p>When assessed against the Sustainability Appraisal criteria this site scores neutrally. Although the site is within close proximity to the existing settlement boundary it is distant from key services and facilities meaning it is in an unsustainable location, increasing the amount of cars in the area. The Breckland Settlement Fringe Landscape Assessment shows that the site is situated within the Mattishall Burgh Large Scale</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				<p>Plateau Farmland character area which is of moderate sensitivity to change. Development of the site may have a potential impact upon the historic environment.</p> <p>Norfolk County Council Highways commented that the site is not suitable for allocation as the road and nearby junction is inadequate for further development.</p> <p>Due to the site being situated within an unsustainable location, severe highways constraints raised by NCC highways and the potential impact upon the historic environment it is considered that the site is not suitable for allocation through the Local Plan.</p>
Mattishall	LP[061]018	Land adjacent to Poppyland	0.10	<p>This site scores neutrally when assessed by against the Sustainability Appraisal criteria. Although this site is situated within close proximity to the existing settlement boundary it is distant from key services and facilities provided by the village potentially increasing the amount of traffic and air pollution in the area. The Breckland Settlement Fringe Landscape Assessment shows that the site is situated within the Mattishall Burgh Large Scale Plateau Farmland character area which is of moderate sensitivity to change. Development of the site would result in a loss of designated open space.</p> <p>Norfolk County Council Highways indicated that the site is not suitable for allocation as the road and nearby junction are inadequate for additional vehicular access. Due to the site being distant from key services and facilities, being situated on designated open space and the severe highways constraints raised by NCC highways it is considered that the site is not suitable for allocation through the Local Plan.</p>
Mattishall	LP[061]019	Land west of Rayners	3.85	<p>This site scores neutrally when assessed against the Sustainability Appraisal criteria. The site itself is within walking distance to key services, meaning that the site is sustainable</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
		Farm		<p>and will limit the use of personal car journeys. The Breckland Settlement Fringe Landscape Assessment shows that the site is situated within the Mattishall Hall Small Scale Plateau character area which is of moderate to high landscape sensitivity. The site scores negatively against criteria 6 of the Sustainability Appraisal criteria due to the levels of surface water flooding on the site. The site is also distant from public open space. There are also several Grade II listed buildings nearby which potential development of this site will need to consider. The site is currently subject to a planning application for 65 dwellings.</p> <p>Norfolk County Council Highways commented that subject to a safe access and adequate visibility, they would not object if this site were identified as a strategic housing site.</p> <p>The Historic Characterisation Study states that this site will have limited impact on the historic environment.</p> <p>Due to the site being subject to surface water flooding and the potential impact upon the wider landscape it is considered that the site is unsuitable for allocation through the Local Plan.</p>
Mattishall	LP[061]020	Land north of Thynnes Lane	1.12	<p>This site scores neutrally when assessed against the Sustainability Appraisal criteria. This is because it adjoins the existing settlement boundary and so is within close proximity to a shop and a bus stop. The Breckland Settlement Fringe Landscape Assessment shows that the site is situated within the Mattishall Hall Small Scale Plateau character area which is of moderate to high landscape sensitivity.</p> <p>Norfolk County Council Highways have stated that this site is not suitable for allocation due to the road and nearby junction being inadequate for additional traffic.</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				Due to the potential impact upon the landscape and the comments raised by NCC highways it is considered that the site is not suitable for allocation through the Local Plan.
Mattishall	LP[061]021	Land north of Thynnes Lane	6.3	<p>When assessed against the Sustainability Appraisal criteria this site scores neutrally. This is because it adjoins the existing settlement boundary and so is within a 10 minute walk to key services and facilities including a shop and a bus stop. The Breckland Settlement Fringe Landscape Assessment shows that the site is situated within the Mattishall Burgh Large Scale Plateau Farmland character area which is of moderate sensitivity to change. The site scores negatively against criteria 6 due to the site being subject to surface water flooding.</p> <p>Norfolk County Council Highways commented that due to Thynnes Lane being narrow and inadequate this site is not suitable for allocation and would therefore object to it being included in the Local Plan.</p> <p>Due to the surface water flooding on the site, the potential impact upon the landscape and the comments raised by NCC highways it is considered that the site is not suitable for allocation through the Local Plan.</p>
Mattishall	LP[061]022	Land at Rayners Way	0.27	This site scores neutrally when assessed against the Sustainability Appraisal criteria. The site is currently brownfield/greenfield garden land and it adjoins the existing settlement boundary. It is within a 10 minute walk of a shop and a bus stop, decreasing the amount of private car journeys being made. The site is situated within an area of moderate to high landscape sensitivity in the Breckland Settlement Fringe Assessment. However it is distant from public open space and scores negatively against criteria 6 of the Sustainability Appraisal criteria due to the site being subject to surface water flooding.

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				<p>There are also several Grade II listed buildings within close proximity of the site and so considerations will need to be made about the implications to the landscape.</p> <p>Norfolk County Council Highways commented that subject to a safe access and adequate visibility they would not object to this site being in the local plan.</p> <p>The Historic Characterisation Study states that development on this site will have limited impact on the historic environment.</p> <p>Due to the surface water flooding covering the majority of the site it is considered that the site is unsuitable for allocation through the Local Plan.</p>
Mattishall	LP[061]023	Land off Rayners Way	1.93	<p>This site receives neutral and negative scores when assessed against the Sustainability Appraisal criteria. Although it adjoins the existing settlement boundary and is nearby to a shop, school and bus stop it has severe highway constraints that make this site unreasonable. The Breckland Settlement Fringe Landscape Assessment shows that the site is situated within the Mattishall Hall Small Scale Plateau character area which is of moderate to high landscape sensitivity. It is distant from public open space and scores negatively against criteria 6 of the Sustainability Appraisal criteria due to the site being subject to surface water.</p> <p>Norfolk County Council Highways have commented that as there is no suitable access identified they would object to this site being included in the Local Plan.</p> <p>Due to the surface water flooding on the site and the lack of identified access it is considered that the site is unsuitable for allocation through the Local Plan.</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
Mattishall	LP[061]024	Land to the north of Occupation Road	0.7	<p>This site scores neutrally when assessed against the Sustainability Appraisal criteria as it is distant from the existing settlement boundary. This means the site is not well related to services and facilities provided within the village increasing the use of the private car in the surrounding area. It is also distant from public open space. It scores negatively against criteria 6 of the Sustainability Appraisal Criteria due to being subject to surface water flooding and areas near the site being subject to fluvial flooding. The Breckland Settlement Fringe Landscape Assessment shows that the site is situated within the Mattishall Burgh Large Scale Plateau Farmland character area which is of moderate sensitivity to change. Development of the site may have an impact upon the nearby Grade II listed building.</p> <p>Norfolk County Council Highways have not raised any concerns with the location of this site.</p> <p>Due to the flooding on the site and the unsustainable location of the site it is considered that the site is unsuitable for allocation through the Local Plan.</p>
Mattishall	LP[061]025	Land south of Dereham Road	0.71	<p>When assessed against the Sustainability Appraisal criteria this site scored neutrally. It is currently brownfield/greenfield garden land with dwellings to the north, east and west of the site. As it adjoins the existing settlement boundary, it is within a short walk of key services and facilities such as a shop and bus stop. This means the site is in a sustainable location reducing the amount of private car journeys being made in and around the village. The Breckland Settlement Fringe Landscape Assessment shows that the site is situated within the Mattishall Hall Small Scale Plateau character area which is of moderate to high landscape sensitivity. This site is within close proximity to several nearby Grade II listed buildings which development of the site would need to consider. The area to the north of the site is currently being developed for 4 dwellings.</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				<p>Norfolk County Council Highways commented that subject to a safe access and adequate visibility they would not object to this site being included in the Local Plan.</p> <p>The Historic Characterisation Study states that this site will have limited impact on the historic environment.</p> <p>The northern part of the site has planning permission for 4 dwellings. This restricts access to the southern part of the site. As a result it is not considered that the site is suitable for allocation through the Local Plan.</p>
Mattishall	LP[061]026	Land west of Mill Street	1.19	<p>This site receives mainly neutral scores when assessed against the Sustainability Appraisal criteria. Although it is within close proximity to key services and facilities within the village it has severe highway constraints which make this site unsuitable for allocation. The Breckland Settlement Fringe Landscape Assessment shows that the site is situated within the Mattishall Burgh Large Scale Plateau Farmland character area which is of moderate sensitivity to change. The site scores negatively against criteria 6 due to levels of surface water flooding.</p> <p>Norfolk County Council Highways have indicated that this site is not suitable for allocation due to the road and nearby junction being inadequate for additional traffic.</p> <p>Due to the flooding on the site and the unsustainable location of the site and the severe constraints raised by NCC highways, it is considered that the site is unsuitable for allocation through the Local Plan.</p>
Mattishall	LP[061]027	Land west of Rayners Farm	3	<p>This site scores neutrally when assessed against the Sustainability Appraisal criteria. The site represents a reduced version of LP[061]019 to avoid the areas of surface water flooding. The site is within walking distance to key services and facilities within the</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				<p>village reducing the amount of private journeys being made in the surrounding areas. The Breckland Settlement Fringe Landscape Assessment shows that the site is situated within the Mattishall Hall Small Scale Plateau character area which is of moderate to high landscape sensitivity. The site scores neutrally against criteria 6 of the Sustainability Appraisal criteria due to being in close proximity to areas subject to surface water flooding. The site is distant from public open space.</p> <p>Norfolk County Council Highways have not raised any concerns with this site.</p> <p>Th Due to the potential impact upon the wider landscape it is considered that the site is unsuitable for allocation through the Local Plan.</p>
Narborough	LP[065]001	Land north of Meadow Road	3.55	<p>This site scores neutrally when assessed against the Sustainability Appraisal criteria. Although the site is situated within close proximity, it is separated from the built up extent of Narborough by the allotments which are protected open space. The site falls within the cordon sanitaire for the waste water treatment works. The Settlement Fringe Landscape Character Assessment includes this site within the Narborough Farmland and Plantation character area which has a moderate sensitivity to change. There are also a number of trees on the boundary of the site that would need protection.</p> <p>Norfolk County Council Highways would object to this site on the grounds that the access road is a single track road and the area would be unable to cater for any additional traffic.</p> <p>Due to the highways constraints it is not considered to be suitable for allocation through the Local Plan.</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
Narborough	LP[065]002	Land north of Old Vicarage Park	0.61	<p>This site receives positive and neutral scores when assessed against the Sustainability Appraisal criteria however there are severe highways constraints associated with this site. It is well related to services and facilities within the village, decreasing the number of private cars being used. The settlement fringe landscape character assessment includes this site within the Narborough Farmland and Plantation character area which has a moderate sensitivity to change.</p> <p>The River Nar SSSI is located 200m to the north of the site. The site adjoins the Narborough conservation area and is also closely related to the Church of All Saints which is grade I listed so development will have to consider implications to the natural landscape and historic environment.</p> <p>Norfolk County Council Highways object to this site as there are no clear means of access.</p> <p>Due to the highways constraints and the potential impact of the site upon the historic environment, it is not considered to be suitable for allocation through the Local Plan.</p>
Narborough	LP[065]003	Land east of Allotment Gardens	0.48	<p>This site scores mainly neutral when assessed against the Sustainability Appraisal criteria. The primary school is nearby and the site is well related to the public house and doctors surgery. The site is currently designated as open space and used as allotments. The settlement fringe landscape character assessment includes this site within the Narborough Farmland and Plantation character area which has a moderate sensitivity to change.</p> <p>Norfolk County Council Highways have objected to this site due as Meadow Road is unsuitable to cater for additional dwellings by reason of its restricted width and lack of pedestrian provision.</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				Due to the highways constraints it Is not considered to be suitable for allocation through the Local Plan.
Narborough	LP[065]004	Land adjacent to A47 and Narford Road	3.77	<p>This site scores neutrally when assessed against the Sustainability Appraisal criteria. This is because it has a poorer quality of agricultural land. However it is distant from all services and facilities within Narborough as it is located outside of the built up area of the village. The site is detached from the settlement of Narborough and directly adjoins the A47. The settlement fringe landscape character assessment includes this site within the Narborough Farmland and Plantation character area which has a moderate sensitivity to change.</p> <p>Norfolk County Council Highways have indicated that this site has severe highways constraints.</p> <p>Due to the highways constraints and the unsustainable location of the site it Is not considered to be suitable for allocation through the Local Plan.</p>
Narborough	LP[065]005	Land adjacent to the Grange, Meadow Road	5.09	<p>Although this site scores positively when assessed against the Sustainability Appraisal criteria it has severe highways constraints which make it unreasonable for development. It directly adjoins the built up area and is closely related to the primary school, public house and doctors surgery. The settlement fringe landscape character assessment includes this site within the Narborough Farmland and Plantation character area which has a moderate sensitivity to change.</p> <p>Norfolk County Council Highways have indicated that they would object to the development of this site as Meadow Road is unsuitable to cater for additional dwellings</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				<p>by reason of its restricted width and lack of pedestrian provision.</p> <p>Due to the highways constraints it Is not considered to be suitable for allocation through the Local Plan.</p>
Narborough	LP[065]006	Land south of Swaffham Road	9.35	<p>This site scores neutrally when assessed against the Sustainability Appraisal criteria. The site is detached from the built up extent of Narborough and as such is distant from services and facilities provided within the village, increasing the amount of cars being used in the area. The settlement fringe landscape character assessment includes this site within the Narborough Farmland and Plantation character area which has a moderate sensitivity to change.</p> <p>Norfolk County Council Highways have indicated that they would object to the development of this site as Meadow Road is unsuitable to cater for additional dwellings by reason of its restricted width and lack of pedestrian provision.</p> <p>Due to the highways constraints it Is not considered to be suitable for allocation through the Local Plan.</p>
Narborough	LP[065]007	Land and buildings at Fedex, Swaffham Road	0.77	<p>This site scores neutrally when assessed against the Sustainability Appraisal criteria. This is because it scores neutrally against criteria 1 of the Sustainability Appraisal criteria due to the brownfield nature if the site. The site is detached from the building extent of the settlement and is therefore distant from services such as the primary school and doctors surgery. The settlement fringe landscape character assessment includes this site within the Narborough Farmland and Plantation character area which has a moderate sensitivity to change.</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				<p>Norfolk County Council Highways have indicated that there are severe highways constraints associated with this site.</p> <p>Due to the highways constraints it is not considered to be suitable for allocation through the Local Plan.</p>
Narborough	LP[065]008 Proposed Allocation	Land west of Chalk Lane	1.74	<p>This site scores positively when assessed against the Sustainability Appraisal criteria. This is because it is well related to Narborough's built form and is adjacent to the settlement boundary meaning it is well related to the services and facilities that the village provides. This means the location is sustainable and it will reduce the number of private car journeys made in the village and surrounding area.</p> <p>The site is in relatively close proximity to the Railway Embankment SSSI, so the impact on this will need to be considered through the development of the site. The settlement fringe landscape character assessment includes this site within the Narborough Farmland and Plantation character area which has a moderate sensitivity to change. The site is located on a minor gateway into the village and this should be considered through any application. There is screening to the west of the site adjacent to the dismantled railway line however there is no screening to the east or north of the site.</p> <p>Norfolk County Council Highways have indicated that improvements would be needed to footpath provision in the vicinity and also road widening on Chalk Lane may be required but wouldn't object to development on this site.</p> <p>The Historic Characterisation study stated that there is a conservation area just outside the buffer however development of the site will have limited impact on this.</p>
Narborough	LP[065]009	Land east of	1.01	Although this site scores positively when assessed against the Sustainability Appraisal

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
		Chalk Lane		criteria the site is currently the subject of a retail planning application and as such is considered unreasonable for residential development.
Narborough	LP[065]010	Land north of Allotment Gardens	0.86	<p>This site receives neutral and positive scores when assessed against the Sustainability Appraisal criteria however it has severe highways constraints which make it unsuitable for development and therefore being included in the Local Plan. It is well related to services and facilities meaning it would reduce the number of cars in the surrounding area. The settlement fringe landscape character assessment includes this site within the Narborough Farmland and Plantation character area which has a moderate sensitivity to change.</p> <p>Norfolk County Council Highways have indicated that they would have to object to development on this site as it does not have clear access.</p> <p>Due to the highways constraints it is not considered to be suitable for allocation through the Local Plan.</p>
Necton	LP[067]001	Land at Rose Farm	0.27	<p>This site scores neutrally when assessed against the Sustainability Appraisal criteria. It is detached from the main settlement of Necton and is therefore distant from the services and facilities within the village increasing the use of private car journeys in the surrounding area. The settlement fringe landscape character assessment has included this site within the Holme Hale Small Scale Tributary Farmland which has a moderate to high sensitivity to change. There are open views across farmland in this area so development could have an impact upon the landscape. The site is located within Flood Zone 1.</p> <p>Norfolk County Council Highways have indicated that there are severe constraints</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				<p>associated with this site.</p> <p>Due to the highways constraints and the site being situated in an unsustainable location it is not considered to be suitable for allocation through the Local Plan.</p>
Necton	LP[067]002	Town Farm, Chantry Lane	0.53	<p>This site receives positive and neutral scores when assessed against the Sustainability Appraisal. It is a partially brownfield site and has good access to some of the services and facilities provided within the village. The Breckland Settlement Fringe Assessment identifies this site within the Holme Hale Small Scale Tributary Farmland character areas which has a moderate to high sensitivity to change.</p> <p>Norfolk County Council Highways would not object to this site in being in the Local Plan.</p> <p>The site already has planning permission for 4 dwellings which will be added to the completions and commitments for Necton.</p>
Necton	LP[067]003	Land west of Ramm's Lane	0.64	<p>This site scores neutrally when assessed against the Sustainability Appraisal criteria. This is because the site directly adjoins the settlement boundary and is well related to the services and facilities within the village meaning it is in a sustainable location decreasing the amount of private car journeys made in the surrounding area. The Breckland Settlement Fringe Assessment identifies the site location in the Holme Hale Small Scale Tributary Farmland character area which has a moderate to high sensitivity to change.</p> <p>The site is screened from the wider landscape due to boundary trees, and number of which are subject to tree preservation orders. This is likely to reduce the area of the site which is developable. The site is located within Flood Zone 1.</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				<p>Norfolk County Council Highways have not raised any objections to development of this site.</p> <p>The Historic Characterisation Study, 2017, shows that the site would have limited impact on the historic environment. The study highlights that, if the site were developed, density should reflect surrounding development and the TPOs on the site should be preserved.</p> <p>The Sequential Test, 2017, highlighted that 30% of the site is subject to surface water flooding and that the status of the allocation within the Local Plan should be considered.</p> <p>As a result of the surface water flooding on the site and taking into account the site size it is considered that the site is not suitable for allocation through the local plan.</p>
Necton	LP[067]004	Land north of School Road	0.36	<p>The site scores neutrally when assessed against the Sustainability Appraisal criteria. The site is well related to services and facilities within the village including the primary school located to the east of the site and a playing field. The site is situated in the Sparlham Hall Open Tributary Farmland character area of the Breckland District Settlement Fringe Assessment which has a moderate sensitivity to change. The site scores negatively to criteria 6 of the Sustainability Appraisal criteria due to flood risk and development on the site may have a potential impact upon the nearby listed Church. The Parish Council have objected to the development as the site would be better suited for community use.</p> <p>Norfolk County Council Highways have not raised any concerns with this site.</p> <p>The Sequential Test highlighted that the site is subject to 95% 1 in 1000 year flood</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				<p>event. The Lead Local Flood Authority suggested that ‘significant migration (would be) required for severe constrains’. It is recommended through the study that the site is not allocated for development through the Local Plan.</p> <p>The Historic Characterisation Study, 2017, shows that the development of the site would have to consider the proximity of the conservation area and nearby Grade 1 listed Church of All Saints and the non-designated Church reading room and library.</p> <p>Due to the findings of the Sequential Test and the Historic Characterisation Study it is considered that the site is not suitable for allocation through the Local Plan.</p>
Necton	LP[067]005	Land off Brackenwoods	4.86	<p>This site scores neutrally when assessed against the Sustainability Appraisal criteria. The site directly adjoins the settlement boundary and so is well related to the services and facilities within the village meaning this site is in a sustainable location and will reduce the number of private car journeys made in the surrounding areas. The Breckland Settlement Fringe Assessment identifies the site location in the Holme Hale Small Scale Tributary Farmland character area which has a moderate to high sensitivity to change. There is limited screening around the site. The eastern boundary of the site has no screening and forms an open edge to the settlement.</p> <p>Norfolk County Council Highways have not raised any objections to the access of the site.</p> <p>The Sequential Test highlighted that the site is subject to 45% 1 in 1000 year flood event. The study stated that mitigation would be required in order to ensure that the risk of flooding did not increase elsewhere.</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				<p>The Historic Characterisation Study, 2017, shows that the site would have limited impact on the historic environment. The study highlights that, if the site were developed the impact upon Ramm's Lane would have to be taken into consideration.</p> <p>Following discussions with the Parish Council at Local Plan Working Groups evidence was produced to indicate that access to the site was in the ownership of third part land. As a result it was considered that the site was not deliverable.</p>
Necton	LP[067]005 A	Land off Brackenwoods		<p>This site scores neutrally when assessed against the Sustainability Appraisal criteria. The site directly adjoins the settlement boundary and so is well related to the services and facilities within the village meaning this site is in a sustainable location and will reduce the number of private car journeys made in the surrounding areas. The Breckland Settlement Fringe Assessment identifies the site location in the Holme Hale Small Scale Tributary Farmland character area which has a moderate to high sensitivity to change. There is limited screening around the site. The eastern boundary of the site has no screening and forms an open edge to the settlement.</p> <p>Norfolk County Council Highways have not raised any objections to the access of the site.</p> <p>The Sequential Test highlighted that the site is subject to 60% 1 in 1000 year flood event. The study stated that mitigation would be required in order to ensure that the risk of flooding did not increase elsewhere.</p> <p>The Historic Characterisation Study, 2017, shows that the site would have limited impact on the historic environment. The study highlights that, if the site were developed the impact upon Ramm's Lane would have to be taken into consideration.</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				Following discussions with the Parish Council at Local Plan Working Groups evidence was produced to indicate that access to the site was in the ownership of third part land. As a result it was considered that the site was not deliverable.
Necton	LP[067]007	Land off Hale Road, Necton	1.47	<p>The site scored negatively against the SA framework. Although the site is adjacent to the existing settlement boundary, the site is subject to areas of surface water flooding.</p> <p>The sequential test highlighted that the site is subject to 70% 1 in 1000 year flood event. The Lead Local Flood Authority suggested that ‘significant migration (would be) required for severe constrains’. It is recommended through the study that the site is not allocated for development through the Local Plan.</p> <p>The Historic Characterisation Study, 2017, shows that the site would have limited impact on the historic environment. The study highlights that development should respect the site’s location as a key gateway site and preserve the trees.</p> <p>Due to the findings of the Sequential Test it is considered that the site is not suitable for allocation through the Local Plan.</p>
Necton	LP[067]008	Land off St Andrews Lane	0.97	<p>The site scored negatively against the SA framework. Although the site is adjacent to the existing settlement boundary, the site is subject to areas of surface water flooding. The site is also distant from key services and facilities and is adjacent to the A47.</p> <p>Taking into consideration noise attenuation mitigation and avoiding areas of flood risk it is considered that the site would not be suitable for allocation through the Local Plan.</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
Necton	LP[067]010 Proposed Allocation	Land off North Pickenham Road, Necton	1.7	<p>The site scored neutrally against the SA framework. Although the site is adjacent to the existing settlement boundary, development would have an impact upon the historic environment.</p> <p>The Historic Characterisation Study, 2017, shows that the site would have limited impact on the historic environment. The study highlights that the non-designated heritage assets on the site should be retained. Development should also respect the site's location as a key gateway site and retain the trees subject to TPOs.</p> <p>After further discussions with the promoters of an application on the site is considered that the site would be viable for development with the retention of the non-designated heritage assets on the site.</p> <p>The site is therefore considered to be in a sustainable location and is therefore proposed to be allocated through the Local Plan.</p>
Necton	LP[067]011 Proposed Allocation	Land between North Pickenham Road and Masons Drive, Necton	1.2	<p>The site scored neutrally against the sustainability appraisal criteria. The site is adjacent to the settlement boundary and is within close proximity to the services and facilities. The site does, however, have a number of trees subject to TPOs.</p> <p>The Historic Characterisation Study, 2017, shows that the site would have limited impact on the historic environment. The study highlights that development should respect the site's location as a key gateway site and preserve the trees.</p> <p>It is considered that the site is situated in a sustainable location and is, therefore, proposed for allocation through the Local Plan.</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
North Elmham	LP[070]001 Proposed Allocation	Land adjacent to Brookside Farm	2.46	<p>This site scores neutrally when assessed against the Sustainability Appraisal criteria. It is centrally located within the village; it is adjacent to the primary school and in close proximity to the doctors surgery. The site is located within flood zone 1; however there is a small area of flood zone 2 land at the south of the site. The site is adjacent to the conservation area and in close proximity to North Elmham park, a designated historic park and garden and several nearby Grade II listed buildings. The impact upon the landscape and historic environment has been assessed through the planning application. The settlement fringe landscape character assessment includes this site within the Elmham Park Tributary Farmland character area which has a high sensitivity to change. The assessment notes the intact nature of the conservation area. It also highlights that development should preserve the linear form of the village and avoid further nucleation of the village form. There are also small areas of Flood Zones 1, 2 and 3a located within the site.</p> <p>Norfolk County Council Highways have not objected to development on this site.</p> <p>The Historic Characterisation Report states that development of the site should respect the setting of designated heritage assets.</p> <p>The Sequential Test Report noted that part of the site may be at risk of fluvial flooding from the adjacent ordinary watercourse. This would have to be considered at a planning application stage along with any requirement for surface water discharge.</p> <p>No fundamental constraints to the development of the site have been identified through the assessment and as such it is considered to be the preferred option for allocation.</p>
North Elmham	LP[070]002	Land adjacent to	0.44	<p>This site mainly receives neutral scores when assessed against the Sustainability Appraisal criteria. The site is distant from services and facilities provided within the</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
		Caberfeidh, Pump Street		<p>village which will increase the number of private car journeys made in and around the village. It is also located within the conservation area so any development would have to overcome any implications to the landscape. The settlement fringe landscape character assessment includes this site within the Elmham Park Tributary Farmland character area which has a high sensitivity to change.</p> <p>Norfolk County Council Highways have stated that the site does have limitations but it is felt that these can be overcome.</p> <p>The site received planning permission for 4 dwellings, which are to be included within the commitments, as such it is not proposed to take it forward as an allocation.</p>
North Elmham	LP[070]003	Lands at Kings Head Farm, Dereham	0.48	<p>This site received a mix of positive and neutral scores when assessed against the Sustainability Appraisal criteria however it is not recommended for allocation due to severe highways constraints. It is adjacent to the public house but is distant from the doctor's surgery and the primary school. The settlement fringe landscape character assessment includes this site within the Elmham Park Tributary Farmland character area which has a high sensitivity to change. The site is located on a key gateway into North Elmham from south. The site is located within Flood Zone 1. The site has access from Back Lane which is a 60mph road.</p> <p>Norfolk County Council Highways commented that there is limited development to the south of Back Lane and the development of this site is likely to impact on the form and character of the area. They have objected to this site based on severe access constraints. For this reason the site is considered to be an unreasonable option.</p>
North Elmham	LP[070]006	Poachers Rest, Station Road	2.15	<p>This site mainly scores neutrally when assessed against the Sustainability Appraisal criteria. It is a partially brownfield site with a couple of properties and a takeaway shop, with the rear of the site being greenfield land. The site is well located for services and</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				<p>facilities within the village; however it is distant from the primary school and doctor's surgery. The site represents backland development and has the potential to impact upon the form and character of the area. The Breckland Settlement Fringe Landscape Assessment indicates that this site is located within the County School Station Valley Floor which is of a moderate sensitivity to change. The rear section of the site is within Flood Zone 2 associated with the river Wensum and as such it is not considered to be suitable for allocation.</p> <p>Norfolk County Council Highways have not raised any concerns with this site.</p>
North Elmham	LP[070]007 Proposed Allocation	Land to the north of Eastgate Street	0.96	<p>This site scores positively when assessed against the Sustainability Appraisal criteria. This is because the site is reasonably well located to services and facilities within the village reducing the amount of private car journeys made in the surrounding area. The settlement fringe landscape character assessment includes this site within the Elmham Park Tributary Farmland character area which has a high sensitivity to change. The site is within the North Elmham conservation area and opposite the Grade II listed buildings Old Hall Farmhouse and Old Hall Barn and so development on this site needs to consider implications to the landscape. The HRA has highlighted the proximity of the River Wensum SAC and any development would need to ensure appropriate mitigation.</p> <p>Norfolk County Council Highways have not raised any objections to the development of the site.</p> <p>The Historic Characterisation Report states that development of the site should respect the setting of the conservation area.</p> <p>The Sequential Test Report states that any development here should consider mitigation due to the close proximity of the River Wensum.</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
North Elmham	LP[070]008	Land to the north of Back Lane	1.7	<p>This site scores positively when assessed against the Sustainability Appraisal criteria. This is because the site is relatively well related to the services and facilities within the village which will reduce the amount of car use in the surrounding area, decreasing congestion and air pollution. There is a range of development types along Eastgate Street and this site relates well to the existing form and character. The settlement fringe landscape character assessment includes this site within the Elmham Park Tributary Farmland character area which has a high sensitivity to change. The site is adjacent to the conservation area and in close proximity to the Grade II listed Old Hall Farmhouse and Old Hall Farm Barn so development will need to take into consideration implications to the surrounding landscape.</p> <p>Norfolk County Council Highways have objected to the development of this site due to the substandard visibility at Eastgate Street's junction with both Back Lane and Holt Road. There is no continuous pedestrian links to local services, transport connections and the local primary school. For this reason the site is not considered to be a preferred option for residential development.</p> <p>The Historic Characterisation Study States that development of the site should respect the setting of designated heritage sites.</p> <p>The Sequential Test Report states that the site is within Flood Zone 1 and there is no apparent flood risk.</p>
North Elmham	LP[070]009	Land off Larch Grove	0.6	<p>This site receives positive and neutral scores when assessed against the Sustainability Appraisal criteria. The site is well related to services and facilities within the village, particularly the primary school, doctors surgery, shop and post office making the number of private car journeys being made decrease. The Breckland District Settlement Fringe Landscape Assessment identifies this site within the County School Station Valley Floor</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				<p>which has a moderate sensitivity to change. The site is located on flood zone 2 land, however the environmental agency have provided comments on the planning application to suggests that they would not object to the development of the scheme. The site also adjoins a conservation area and so development would need to consider any potential implications to the surrounding landscape.</p> <p>Norfolk County Council Highways have not raised any concerns about development on this site.</p> <p>This site has planning permission for 4 dwellings and is therefore included within the committed development figures, rather than being allocated.</p>
North Elmham	LP[070]010	Land north of Station Road	0.98	<p>Although the site scores positively and neutrally when assessed against the Sustainability Appraisal criteria it is distant from key services and facilities putting this site in an unsustainable location and increasing the use of private vehicles in the surrounding area. The Breckland District Settlement Fringe Landscape Assessment identifies this site within the County School Station Valley Floor character area which has a moderate sensitivity to change.</p> <p>Norfolk County Council Highways have objected to this site on the grounds that there is no suitable means of access identified.</p>
North Elmham	LP[070]011	Land south of Station Road	1.12	<p>This site scores neutrally when assessed against the Sustainability Appraisal criteria as it is distant from key services and facilities including the primary school and doctors surgery increasing the amount of cars in the area potentially leading to an increase in traffic congestion and air pollution. The Breckland District Settlement Fringe Landscape Assessment identifies this site within the County School Station Valley Floor character area which has a moderate sensitivity to change. To the south of the site is Worthing Mill a grade II listed building. This field forms an important part of the setting to the</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				<p>Mill and the development of the site is likely to impact upon this. The site scores negatively against criteria 6 of the Sustainability Appraisal criteria due to the proximity of the site to areas of flood risk.</p> <p>Norfolk County Council Highways would object to this site being included in the Local Plan.</p>
North Elmham	LP[070]012	Land at Billingford Road	0.83	<p>This site scores neutrally when assessed against the Sustainability Appraisal criteria. It is distant from key services provided within the village including the shop and primary school increasing the amount of private vehicles being used in the surrounding area. The Breckland District Settlement Fringe Landscape Assessment identifies this site within the County School Station Valley Floor character area which has a moderate sensitivity to change. To the south of the site is Worthing Mill a grade II listed building. This field forms an important part of the setting to the Mill and the development of the site is likely to impact upon this. The site is also within close proximity to areas of flood risk and so scores negatively when assessed against criteria 6 of the Sustainability Appraisal criteria.</p> <p>Norfolk County Council Highways commented that there is a lack of footways around the site and object to this site being included in the Local Plan.</p>
North Elmham	LP[070]013	Land to the north of Eastgate Street	1.4	<p>This site scores negatively when assessed against the Sustainability Appraisal criteria. The site is reasonably well located to services and facilities within the village reducing the amount of private car journeys made in the surrounding area. The settlement fringe landscape character assessment includes this site within the Elmham Park Tributary Farmland character area which has a high sensitivity to change. The site is within the North Elmham conservation area and adjacent to the Grade II listed buildings Old Hall Farmhouse and Old Hall Barn and so development on this site needs to consider implications to the landscape. The site is also subject to flood risk.</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				Norfolk County Council Highways stated that subject to a safe access and adequate visibility they would not object to this site being included in the Local Plan.
North Elmham	LP[070]014	Land adjacent Old Hall Farm Barn	3.8	<p>This site scores negatively when assessed against the Sustainability Appraisal criteria. The site is reasonably well located to services and facilities within the village reducing the amount of private car journeys made in the surrounding area. The settlement fringe landscape character assessment includes this site within the Elmham Park Tributary Farmland character area which has a high sensitivity to change. The site is within the North Elmham conservation area and opposite the Grade II listed buildings Old Hall Farmhouse and Old Hall Barn and so development on this site needs to consider implications to the landscape. The HRA has highlighted the proximity of the River Wensum SAC and any development would need to ensure appropriate mitigation. The site is also subject to flood risk.</p> <p>The site is not considered to be a suitable site for allocation due to the impact that development of the site would have upon the historic and natural environment.</p>
Old Buckenham	LP[074]001	Land north of Fen Street	0.84	<p>This site scores neutrally when assessed against the Sustainability Appraisal criteria. Although the site adjoins the existing settlement boundary it is distant from key services and village located increasing the number of private car journeys made in the surrounding area. The site is situated within the Buckenham Settled Tributary Farmland Landscape Type where development considerations include conserving the small scale rural road pattern, ensuring that new development within the settlements reflects the use of local materials; conserving historic village signs and views to land mark features within the villages. Notably views to the distinctive church towers; monitor development and boundary treatments to the settlement edges seek to minimise lighting on the edges and within villages and adjacent towns/roads to conserve wider dark skies in this part of Breckland. Development on this site may have an impact upon the Grade II listed</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				<p>buildings nearby.</p> <p>Norfolk County Council Highways object to this site being included in the Local Plan on highways grounds, and this is a key reason for it not being included within the Local Plan.</p> <p>The Historic Characterisation Study states that development should consider the impact upon the setting of designated heritage assets and the impact upon views to the wider landscape.</p>
Old Buckenham	LP[074]002	Land south of Hargham Road	1.31	<p>This site scores neutrally when assessed against the Sustainability Appraisal criteria. It adjoins the existing settlement boundary but it is distant from local services and facilities within the village increasing the use of private car journeys in the surrounding areas. The site is situated within the Buckenham Settled Tributary Farmland Landscape Type where development considerations include conserving the small scale rural road pattern, ensuring that new development within the settlements reflects the use of local materials; conserving historic village signs and views to land mark features within the villages, notably towards the church tower. The site is also located within a groundwater source protection zone.</p> <p>Norfolk County Council Highways have objected to this site being included in the Local Plan.</p>
Old Buckenham	LP[074]003	Land east of Cake Street	0.23	<p>This site scores neutrally when assessed against the Sustainability Appraisal criteria. The site adjoins the existing settlement boundary but is distant from key services and facilities within the village. Residents are likely to use private cars to leading to increased traffic congestion and air pollution in the surrounding area. The Landscape Character Assessment shows that this site is situated within the Buckenham Settled Tributary Farmland Landscape Type where development considerations include</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				<p>conserving the small scale rural road pattern, ensuring that new development within the settlements reflects the use of local materials; conserving historic village signs and views to land mark features within the villages. The site is situated partially within an area of Flood Zone 2 with an area of Flood Zone 3a near to the site. Development of the site may have an impact upon the nearby Grade II listed building nearby.</p> <p>Norfolk County Council Highways commented that the site is not suitable for allocation and would object to this site being in the Local Plan.</p>
Old Buckenham	LP[074]004	Land adjacent to Willow House, Mill Road	0.43	<p>This site scores neutrally when assessed against the Sustainability Appraisal criteria. It is within a 10 minute walk from services and facilities such as the shop and a bus stop but it is distant from the school. The site is situated within the Buckenham Settled Tributary Farmland Landscape Type where development considerations include conserving the small scale rural road pattern, ensuring that new development within the settlements reflects the use of local materials; conserving historic village signs and views to land mark features within the villages. Development of this site could have an impact upon the Grade 2 listed buildings nearby. It is also in a groundwater protection zone.</p> <p>Norfolk County Council Highways have indicated there is an inadequate road and footpath network. They would object to the inclusion of this site within the Local Plan, for this reason it is deemed to be an unreasonable option.</p>
Old Buckenham	LP[074]005	Land east of Crown Road	0.47	<p>Although this site receives mainly neutral scores when assessed against the Sustainability Appraisal criteria due to its close location to the services and facilities within the village, the site has severe highways constraints making it unsuitable for development. The site is situated within the Buckenham Settled Tributary Farmland Landscape Type where development considerations include conserving the small scale</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				<p>rural road pattern, ensuring that new development within the settlements reflects the use of local materials; conserving historic village signs and views to land mark features within the villages. The site is also in a groundwater protection zone.</p> <p>Norfolk County Council Highways commented that as the local road network is narrow and inadequate this site is not suitable for allocation. This is a key reason for the site being deemed to be an unreasonable option.</p>
Old Buckenham	LP[074]006	Land west of Attleborough Road	0.34	<p>This site scores neutrally when assessed against the Sustainability Appraisal criteria. The site adjoins the existing settlement boundary and is within a 10 minute walking distance to key services, decreasing the amount of private car journeys in and out of the village. The site is situated within the Buckenham Settled Tributary Farmland Landscape Type where development considerations include conserving the small scale rural road pattern, ensuring that new development within the settlements reflects the use of local materials; conserving historic village signs and views to land mark features within the villages.</p> <p>Norfolk County Council Highways commented that subject to a safe access and adequate visibility and improvements to the footpath network they would not object to the development of this site.</p> <p>The Sequential Test Report states that some areas of the site are at flood risk in a 1 in 1000 flood. Any planning application at this location would consider this within the development.</p> <p>The historic characterisation assessment has indicated that the site is in a gateway location at the edge of Old Buckenham and is likely to have a high impact upon the historic character of the area. The historic characterisation assessment indicates that this</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				site should not be carried forward as an allocation due to the impact upon the historic environment.
Old Buckenham	LP[074]007	Land at corner of Cake Street and Ragmere Road	1.07	<p>This site received mainly neutral scores when assessed against the Sustainability Appraisal criteria. It is within close proximity to the existing settlement boundary, but it is distant from key services increasing the amount of private car journeys made in and around the village. The site is situated within the Buckenham Settled Tributary Farmland Landscape Type where development considerations include conserving the small scale rural road pattern, ensuring that new development within the settlements reflects the use of local materials; conserving historic village signs and views to land mark features within the villages. The site scores negatively against criteria 6 of the Sustainability Appraisal criteria due to the site being situated within an area of Flood Zones 3a and 2. Development of the site may have an impact upon the nearby Grade 2 listed building.</p> <p>Norfolk County Council Highways commented that the site is not suitable for allocation as the local road network is narrow and inadequate, for this reason the site is considered to be an unreasonable option.</p>
Old Buckenham	LP[074]008	Land north of Harlingwood Lane	0.33	<p>This site scores neutrally when assessed against the Sustainability Appraisal criteria. The site is distant from the existing settlement boundary and key services within the village meaning more private car journeys being made in the surrounding area. The site is situated within the Buckenham Settled Tributary Farmland Landscape Type where development considerations include conserving the small scale rural road pattern, ensuring that new development within the settlements reflects the use of local materials; conserving historic village signs and views to land mark features within the villages. The site scores negatively against criteria 2 and 3 of the Sustainability Appraisal criteria due</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				<p>to being in a groundwater source protection zone.</p> <p>Norfolk County Council Highways have stated that the site is not suitable for allocation as the local road network is inadequate, for this reason the site is considered to be an unreasonable option.</p>
Old Buckenham	LP[074]009	Land at 48 Fen Street	0.18	<p>This site scores neutrally when assessed against the Sustainability Appraisal criteria. Although the site adjoins the existing settlement boundary, it is distant from key services and facilities in the village increasing the use of private car journeys made in and around the village. The site is situated within the Buckenham Settled Tributary Farmland Landscape Type where development considerations include conserving the small scale rural road pattern, ensuring that new development within the settlements reflects the use of local materials; conserving historic village signs and views to land mark features within the villages.</p> <p>Norfolk County Council Highways commented that the site is not suitable for allocation due to the local road network being inadequate, for this reason the site is considered to be an unreasonable option.</p>
Old Buckenham	LP[074]010	Landsowne Development Plot	0.48	<p>When assessed against the Sustainability Appraisal criteria this site receives mainly neutral scores. This site is adjacent to the existing settlement boundary but is distant from key services and facilities increasing the amount of cars in and around the surrounding area. The site is situated within the Buckenham Settled Tributary Farmland Landscape Type where development considerations include conserving the small scale rural road pattern, ensuring that new development within the settlements reflects the use of local materials; conserving historic village signs and views to land mark features within the villages.</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				Norfolk County Council Highways have commented that the site is not suitable for allocation due to the narrow inadequate road network, for this reason the site is considered to be an unreasonable option.
Old Buckenham	LP[074]011	Land adjacent to Peacehaven	0.26	<p>This site mainly scores neutrally when assessed against the Sustainability Appraisal criteria. Although it adjoins the existing settlement boundary but is distant from key services provided within the village increasing the amount of traffic and air pollution in the surrounding areas. The site is situated within the Buckenham Settled Tributary Farmland Landscape Type where development considerations include conserving the small scale rural road pattern, ensuring that new development within the settlements reflects the use of local materials; conserving historic village signs and views to land mark features within the villages.</p> <p>Norfolk County Council Highways have commented that they would object to this site being included in the Local Plan due to an inadequate road network, and for this reason it is considered to be an unreasonable option.</p>
Old Buckenham	LP[074]012	Land at West View Farm, Barbers Yard	0.38	<p>The site scores neutrally when assessed against the Sustainability Appraisal criteria. This is because it is within close proximity to services and facilities provided in the village however require significant highways improvements to make this site a viable option. The site is situated within the Buckenham Settled Tributary Farmland Landscape Type where development considerations include conserving the small scale rural road pattern, ensuring that new development within the settlements reflects the use of local materials; conserving historic village signs and views to land mark features within the villages. Development of the site may have an impact upon the adjoining settlement boundary and the nearby listed buildings.</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				Norfolk County Council Highways indicated that the site would need footway and access improvements,. Barbers yard is not currently an adopted road, however it would need to be for the allocation to be preferred. NCC highways have indicated that it is unlikely that this road could be brought up to an adoptable standard and as such they would object to the site being included within the Local Plan. It is for this reason that the site is considered to be an unreasonable option.
Old Buckenham	LP[074]013	Land adjacent Brookside Cottage, Cake Street	0.16	<p>This site scores neutrally when assessed against the Sustainability Appraisal criteria. Although the site adjoins the existing settlement boundary it is distant from services and facilities increasing the number of private car journeys in and around the village. The site is situated within the Buckenham Settled Tributary Farmland Landscape Type where development considerations include conserving the small scale rural road pattern, ensuring that new development within the settlements reflects the use of local materials; conserving historic village signs and views to land mark features within the villages. The site is also situated within an area of flood risk, Flood Zones 2 and 3a.</p> <p>Norfolk County Council Highways commented that the site is not suitable for allocation as the local road network is narrow and inadequate, for this reason the site is considered to be an unreasonable option.</p>
Old Buckenham	LP[074]014 Proposed Allocation	Land off St Andrew's Close	0.9	This site scores neutrally when assessed against the Sustainability Appraisal criteria. The site adjoins the existing settlement boundary to the east and south west of the site, with agricultural land to the south of the site. The site itself is within 10 minutes walking distance to key services, such as the school, meaning that the site is sustainable and will limit the use of personal car journeys. The site is situated within the Buckenham Settled Tributary Farmland Landscape Type where development considerations include conserving the small scale rural road pattern, ensuring that new development within the

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				<p>settlements reflects the use of local materials; conserving historic village signs and views to land mark features within the villages. However, the Historic Characterisation Study states that development on this site would have limited impact on the historic environment. The site scores negatively against criteria 2 and 3 of the Sustainability Appraisal criteria due to being in a groundwater source protection zone. There are also several Grade II listed buildings within close proximity to the site.</p> <p>Norfolk County Council Highways commented that subject to a safe access onto Marchfield Way with suitable improvement to the highway network they would not object to this site being included in the Local Plan.</p>
Old Buckenham	LP[074]015		1.8	<p>This site scores neutrally when assessed against the Sustainability Appraisal criteria. Development on this site has the potential to impact the historic environment. It is located entirely inside the Old Buckenham conservation area and to the north of the grade II listed Almshouses.</p> <p>Norfolk County Council Highways object to this site as there is no means of access to the site, and therefore it is considered to be an unreasonable option.</p>
Old Buckenham	LP[074]016		1.15	<p>This site is a larger version of site LP[074]006. When assessed against the Sustainability Appraisal criteria this site received mostly neutral scores. Development on this site has the potential to impact the historic environment. The historic characterisation assessment for site LP[074]006 notes that this is a gateway location into Old Buckenham from Attleborough. The form and character of the settlement in this area is for detached dwellings within their own plots. Larger scale development will impact upon both the gateway location and the form and character of the area.</p>
Shipdham	LP[085]001	Land east of Brick Kiln	0.7	<p>This site scored neutrally when assessed against the Sustainability Appraisal criteria. This is because it adjoins the existing settlement boundary and is a short walk away from</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
		Lane		<p>the local shop, school and bus stop however it has severe highways constraints. The Breckland settlement Fringe Landscape Assessment indicated that the site is situated within the Crows Hill and Thorpe Row Arable Plateau which is a landscape that is classified as having Moderate/High sensitivity to change. Development of the site may have an impact on the nearby Grade II listed buildings.</p> <p>Norfolk County Council Highways object to this site due to inadequate access.</p>
Shipdham	LP[085]002 Proposed Allocation	Old Nursery, land behind Old Post Office Street.	1.93	<p>This site receives neutral and positive scores when assessed against the Sustainability Appraisal criteria. The site is partially within the existing settlement boundary, but is distant from key services. There is existing development to the north and east of the site so implications to the landscape will be minor. The Settlement Fringe Landscape Character Assessment includes this site within the Crows Hill and Thorpe Row Arable Plateau character area which has a moderate to high sensitivity to change. Norfolk County Council Highways raised no concerns with this site.</p> <p>There are nearby Grade II listed buildings within close proximity to the site however these are not visible from the site. The Historic Characterisation Study states that development will have limited impact on the historic environment.</p> <p>The Sequential Test Report states that the site is within Flood Zone 1 which is acceptable for this proposed development.</p> <p>The site currently has the decision to grant planning permission for 23 dwellings.</p>
Shipdham	LP[085]003	Lands and buildings at	1.81	This site scores neutrally when assessed against the Sustainability Appraisal criteria. It is situated partially on a brownfield site and partially on a greenfield site. The site adjoins

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
		Barnham Farm		<p>the existing settlement boundary but is distant from key services within the village. The Breckland Settlement Fringe Landscape Assessment indicated that the site is situated within the Crows Hill and Thorpe Row Arable Plateau which is a landscape that is classified as having moderate to high sensitivity to change. The north part of the site (approx. 25% is subject to a high risk of surface water flooding. The site scores negatively against criteria 6 of the Sustainability Appraisal criteria due to the site being situated within an area of flood risk.</p> <p>Norfolk County Council Highways commented that the site is not suitable for allocation as it is remote from the settlement and there is an inadequate road network.</p>
Shipdham	LP[085]004	Land north of Bradenham Road	0.3	<p>This site scores neutrally when assessed against the Sustainability Appraisal criteria. It adjoins the existing settlement boundary but is distant from key services, increasing the use of private vehicles in the village and surrounding areas. The Breckland Settlement Fringe Landscape Assessment indicated that the site is situated within the Crows Hill and Thorpe Row Arable Plateau which is a landscape that is classified as having moderate to high sensitivity to change. The site is at the west edge of the village and the north and west boundary of the site is open countryside. Development of the site may affect the Grade II listed building to the north of the site. There is a small risk of surface water flooding across part of the site.</p> <p>Norfolk County Council Highways commented that the site is slightly removed from the core of the settlement but subject to safe access and adequate visibility and footway improvements they would not object if this site were identified as a strategic housing site. The site is more distant from services than alternative options and may have an adverse impact on the rural landscape character due to the edge of settlement location. Development may have an adverse impact on the setting of the adjacent listed building.</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
Shipdham	LP[085]005	Land east of Little Hale Road	1.75	<p>This site receives mainly neutral scores when assessed against the Sustainability Appraisal criteria. This is because it adjoins the existing settlement boundary but is distant from key services provided within the village.</p> <p>The Breckland Settlement Fringe Landscape Assessment indicated that the site is situated within the Crows Hill and Thorpe Row Arable Plateau which is a landscape that is classified as having a moderate to high sensitivity to change.</p> <p>The access to the site is subject to a severe risk of surface water flooding however the majority of the site is not at risk of flooding. The site is adjacent to open countryside to the south and is located behind existing development on Bradenham Road.</p> <p>Norfolk County Council Highways commented that subject to safe access and adequate visibility and footpath network they would not object if this house were identified as a strategic housing site. The site would require to be accessed through adjoining site LP[085]002 and is more distant to village services than alternative options.</p>
Shipdham	LP[085]006 Proposed Allocation	Land south of Brick Kiln Lane	2.4	<p>This site receives positive and neutral scores when assessed against the Sustainability Appraisal criteria. It is a short walk to key services, meaning that the site is sustainable and will limit the use of personal car journeys. There is existing development to the south of the site and to the west there is a site which has outline planning permission.</p> <p>The Settlement Fringe Landscape Character Assessment includes this site within the Crows Hill and Thorpe Row Arable Plateau character area which has a moderate to high sensitivity to change. There are several Grade II listed buildings nearby however the Historic Characterisation Study determines there would be limited impact on the historic environment.</p> <p>Norfolk County Council Highways state that it may be suitable for allocation but it would require footway and access improvements.</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				<p>The Sequential Test Report states that the site is within Flood Zone 1 which is acceptable for this proposed development.</p> <p>The site is easily accessible, close to services and is not subject to overriding constraints and therefore has been allocated for residential development in the local plan.</p>
Shipdham	LP[085]007	Land at and adjacent to 68 Market Street	1.03	<p>Although this site scores positively when assessed against the Sustainability Appraisal as it is close to services within the village it would need significant highways improvements to make it suitable. The Breckland Settlement Fringe Landscape Assessment indicated that the site is situated within the Crows Hill and Thorpe Row Arable Plateau which is a landscape that is classified as having a moderate to high sensitivity to change.</p> <p>Norfolk County Council Highways have commented that the site may be suitable for allocation but would require footway and access improvements and achieving an adequate visibility splay however this would not be in keeping with the existing settlement.</p>
Shipdham	LP[085]008	Land adjacent Spring Farm	0.26	<p>This site scores neutrally when assessed against the Sustainability Appraisal criteria. It is distant from the existing settlement boundary and therefore the services and facilities provided within the village, increasing the use of the private car. The Settlement Fringe Landscape Character Assessment includes this site within the Crows Hill and Thorpe Row Arable Plateau character area which has a moderate to high sensitivity to change.</p> <p>Norfolk County Council Highways object to this site being included in the Local Plan due to its remote location.</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
Shipdham	LP[085]009	31 Market Street and land west of Swan Lane	3.36	<p>This site scores positively when assessed against the Sustainability Appraisal. The site adjoins the existing settlement boundary and is a short walk to a shop, the school and a bus stop however is located further from services than the preferred sites, LP[085]002 and LP[085]006. The site is situated upon partially greenfield/partially brownfield land. The Settlement Fringe Landscape Character Assessment includes this site within the Crows Hill and Thorpe Row Arable Plateau character area which has a moderate to high sensitivity to change.</p> <p>Norfolk County Council Highways commented that subject to a safe access and adequate visibility and improvements to the footpath network they would not object to this site being included in the Local Plan.</p> <p>There is a Grade II listed building located within close proximity to the site, however the Historic Characterisation Study confirms that development on this site would have limited impact on the historic environment.</p> <p>The Sequential Test Report states that the site is within Flood Zone 1 which is acceptable for this proposed development.</p> <p>The site has not been selected for allocation as it is located further from services and facilities than alternative options.</p>
Shipdham	LP[085]010	Land adjacent Mill House	5.27	<p>Although this site scores neutrally and positively when assessed against the Sustainability Appraisal criteria there are severe highways constraints that make this site unsuitable for allocation through the Local Plan. It is located within a 10 minute walk to a shop, the school and a bus stop as it adjoins the existing settlement boundary. The</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				<p>Breckland Settlement Fringe Landscape Assessment indicated that the site is situated within the Crows Hill and Thorpe Row Arable Plateau which is a landscape that is classified as having a moderate to high sensitivity to change.</p> <p>Norfolk County Council Highways states that the site is not suitable for allocation as the local road network is narrow and inadequate. They state the junction with Mill Road with A1075 (Church Close) is inadequate and therefore the Highway Authority object to allocation of the site.</p>
Shipdham	LP[085]011	Land south of Chapel Street	1.4	<p>This site scores neutrally and positively when assessed against the Sustainability Appraisal criteria. This is because it is in a suitable location within close proximity to services however it is constrained by access issues. The site adjoins the existing conservation area and development of the site may have an impact upon the character and the appearance.</p> <p>Norfolk County Council Highways object to this site being in the Local Plan as there are no suitable means of access.</p>
Shipdham	LP[085]012	Land off Pound Green Lane	1	<p>This site scores neutrally and positively when assessed against the Sustainability Appraisal criteria. This is because it is in a suitable location within close proximity to services. Access to the site appears to be from Pound Green Lane which is subject to surface water flood risk. The site comprises agricultural land and would extend out into open countryside.</p> <p>Norfolk County Council Highways stated that access may be achievable onto Pound Green Lane. However further clarification would be required.</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
Sporle	LP[092]001	Plot of land off Newton Road	0.34	<p>Although the site scored positively when assessed against the Sustainability Appraisal it is distant from the main extent of Sporle. It therefore will impact the landscape of the surrounding area. The site is distant from key services and facilities within the village increasing traffic and air pollution levels in the area. The site is situated within the North Pickenham Plateau where development considerations include maintaining the historically sparse development pattern and unsettled character of the plateau.</p> <p>Norfolk County Council Highways stated that this site is not suitable for allocation due to an inadequate road and the distance from the settlement.</p> <p>Due to the site being distant from the main settlement and the severe comments raised by NCC Highways it is considered that the site is not suitable for allocation through the Local Plan.</p>
Sporle	LP[092]002	Land adjacent 29a The Street	0.11	<p>Although the site scores positively when assessed against the Sustainability Appraisal criteria due to key services and facilities located within a short walk it has got severe highway constraints that restrict development on this site. The site is located within the River Wissey settled tributary farmland' and development guidelines in this area include ensuring important vies are maintained.</p> <p>Norfolk County Council Highways stated that the site is not suitable for allocation as there is no means of access to the highway.</p> <p>Due to the lack of access to the site it is considered that the site is not suitable for allocation through the Local Plan.</p>
Sporle	LP[092]003	Land	0.7	This site scores neutrally when assessed against the Sustainability Appraisal criteria.

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
		opposite to the Wolferton Cottages		<p>This is because the site is distant from the existing settlement boundary and key services and facilities leading to an increased use of private vehicles in the village. The site is located within the River Wissey settled tributary farmland' and development guidelines in this area include ensuring important views are maintained. It is also situated within zone 3 of a groundwater source protection zone. The site is also subject to surface water flooding.</p> <p>Norfolk County Council Highways have raised no concerns about this site.</p> <p>Due to the surface water flooding on the site and the distance of the site from the existing settlement boundary it is considered that the site is unsuitable for allocation through the Local Plan.</p>
Sporle	LP[092]004	Seven Acres	2.64	<p>This site scores positively when assessed against the Sustainability Appraisal criteria. This is mainly because it is within close proximity to the services in the settlement as it adjoins the existing settlement boundary. This will improve the vitality of services and facilities without increasing the use of the car in the village. The site is located within the River Wissey settled tributary farmland' and development guidelines in this area include ensuring important views are maintained. It is nearby a Grade I listed church and a Grade II listed building, therefore development may have an impact upon the surrounding landscape.</p> <p>Norfolk County Council Highways have objected to this site being in the Local Plan.</p> <p>The Historic Characterisation Study states that development of the site should respect the setting of the Grade II Listed Old Vicarage and respect the site's location on the edge of the settlement and nature as a key gateway into the village.</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				<p>The Sequential Test Report states that the site is within Flood Zone 1 which is acceptable for this proposed development.</p> <p>Due to the potential impact upon the historic environment and the impact upon the character of the northern end of the village it is considered that the site is not suitable for allocation through the Local Plan.</p>
Sporle	LP[092]005 Proposed Allocation	Land to the north of Essex Farm Piggeries	3.03	<p>This site receives mainly positive scores when assessed against the Sustainability Appraisal criteria as it adjoins the existing settlement boundary and is within a 10 minute walk from key facilities in the village. There is existing development to the north and east of the site so dwellings on this site won't have big implications to the landscape. The site is located within the River Wissey settled tributary farmland' and development guidelines in this area include ensuring important vies are maintained. The site is situated within zone 3 of a groundwater source protection zone. There is also a Grade II listed building to the south east of the site which will need to be considered when developing the site.</p> <p>Norfolk County Council Highways have stated that they would not object to frontage development to this site and can be in the Local Plan.</p> <p>The Historic Characterisation Study states that development of the site should respect the setting of the Grade II Listed Old Vicarage and respect the site's location on the edge of the settlement and nature as a key gateway into the village.</p> <p>The Sequential Test Report states that the majority of the site is within Flood Zone 1 which is acceptable for this proposed development.</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				The site represents the most sustainable site for allocation through the Local Plan.
Sporle	LP[092]006	Land to the south of Essex Farm Piggeries	0.7	<p>This site receives mainly positive scores when assessed against the Sustainability Appraisal criteria as it is situated within close proximity to the existing settlement boundary and is within a 10 ten minute walk to the shop and bus stop. However it is distant from the school.</p> <p>The site is located within the River Wissey settled tributary farmland' and development guidelines in this area include ensuring important vies are maintained. The site is situated within zone 3 of a groundwater source protection zone. The site is subject to surface water flooding.</p> <p>Norfolk County Council Highways commented that the site is not in a suitable location as there are no footpaths however the site may be viable in conjunction with LP[092]005. Currently they would object to it being in the Local Plan.</p> <p>The site is subject to a large amount of surface water flooding and is therefore not considered to be suitable for allocation through the Local Plan.</p>
Sporle	LP[092]007	Land adjacent to the pump station	0.16	<p>This site scores neutrally when assessed against the Sustainability Appraisal criteria because it is distant from the existing settlement boundary and key facilities, increasing car use. There is also an area of flooding (zone 3a) to the east of the site which development of the site could impact further. The site is located within the River Wissey settled tributary farmland' and development guidelines in this area include ensuring important vies are maintained. Development of the site may also have an impact on the nearby listed building.</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				<p>Norfolk County Council Highways have raised no concerns to this site.</p> <p>Due to the flooding on the site it is considered that the site is not suitable for allocation through the Local Plan.</p>
Sporle	LP[092]008	Land adjacent to Edwin Farm	0.27	<p>Although this site scores positively when assessed against the Sustainability Appraisal criteria it is distant from services and facilities which will increase traffic and air pollution in the surrounding areas. The site is situated within the North Pickenham Plateau where development considerations include maintaining the historically sparse development pattern and unsettled character of the plateau.</p> <p>Norfolk County Council Highways have commented that the site is not suitable for allocations as it is remote from the settlement and there is an inadequate road network.</p> <p>Due to the site being distant from the main settlement and the severe comments raised by NCC Highways it is considered that the site is not suitable for allocation through the Local Plan.</p>
Sporle	LP[092]009		1.24	<p>This site received mainly positive and neutral scores when assessed against the Sustainability Appraisal criteria however it is distant from the main settlement and therefore the local services and facilities the village provides. The site is also subject to surface water flooding.</p> <p>Norfolk County Council Highways have objected to this site being in the Local Plan as it is remote from the settlement and has an inadequate road network.</p> <p>Due to the site being distant from the main settlement, issues regarding surface water</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				flooding and the severe comments raised by NCC Highways it is considered that the site is not suitable for allocation through the Local Plan.
Swanton Morley	LP[098]001	Land off Bedingfield	2.77	<p>This site scored neutrally when assessed against the Sustainability Appraisal criteria. It is a greenfield site that is currently in arable use. The site is reasonably well related to services and facilities within the village. The Parish Council have objected to the site due to highways access and distance from open space. A number of members of the public have also objected due to the sites proximity to surrounding residential properties. It is located within the Northall Green Enclosed Arable Farmland character area in the Breckland District Settlement Fringe Landscape Assessment, which has a moderate sensitivity to change.</p> <p>Norfolk County Council Highways state that subject to safe access and adequate visibility and footpath improvements they would have no objections with this site. The site has not been carried forward as it is contrary to the aspirations of the emerging Swanton Morley neighbourhood plan.</p>
Swanton Morley	LP[098]002	Land west of Manns Lane	1.81	<p>This site receives mainly positive and neutral scores when assessed against the Sustainability Appraisal criteria. It has been promoted separately with site LP[098]003. It is well related to services and facilities in the village including the village hall, playing fields and primary school. It is located within the Northall Green Enclosed Arable Farmland character area in the Breckland District Settlement Fringe Landscape Assessment, which has a moderate sensitivity to change. There are also a few Grade II buildings nearby.</p> <p>Norfolk County Council Highways state that the site should only come forward as part of a comprehensive scheme together with LP[098]003 in order to provide meaningful</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				<p>improvements to the local highway network.</p> <p>The Historic Characterisation Study states that this development will have limited impact on the historic environment.</p> <p>The Sequential Test Report states that the site is within Flood Zone 1 which is acceptable for this proposed development.</p>
Swanton Morley	LP[098]003	Land corner of Green Lane and Manns Lane	2.88	<p>This site receives mainly positive and neutral scores when assessed against the Sustainability Appraisal criteria. It has been promoted separately with site LP[098]002. It is well related to services and facilities in the village including the village hall, playing fields and primary school. It is located within the Northall Green Enclosed Arable Farmland character area in the Breckland District Settlement Fringe Landscape Assessment, which has a moderate sensitivity to change. There are also a few Grade II listed buildings located nearby.</p> <p>Norfolk County Council Highways state that the site should only come forward as part of a comprehensive scheme together with LP[098]002 in order to provide meaningful improvements to the local highway network.</p> <p>The Historic Characterisation Study states that this development will have limited impact on the historic environment.</p> <p>The Sequential Test Report states that the site is within Flood Zone 1 which is acceptable for this proposed development.</p>
Swanton	LP[098]004	Land east of	5.11	This site scored neutrally when assessed against the Sustainability Appraisal criteria.

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
Morley		Woodgate Lane		<p>This is because the site is centrally located in the village relatively close to the town hall and primary school however it is located within flood zone 1. There is also a Grade II listed building in close proximity of the site and so development could impact the areas character. It is located within the Northall Green Enclosed Arable Farmland character area in the Breckland District Settlement Fringe Landscape Assessment, which has a moderate sensitivity to change.</p> <p>Norfolk County Council Highways state that this site is not suitable for allocation and object to it being in the Local Plan. The site is considered to be an unreasonable option for this reason.</p>
Swanton Morley	LP[098]005	Land off Gooseberry Hall	0.55	<p>This site scores neutrally when assessed against the Sustainability Appraisal criteria. The main shops and the public house are a short walk from the development however the site currently forms garden land associated with Kesmark House, a Grade II listed building. Development of the site may impact upon the setting of the listed building. The Settlement Fringe Landscape Character Assessment includes this site within two character areas. The southern section of the site is included within the Northall Green Enclosed Arable Farmland character area which has a moderate sensitivity to change. The northern section of the site is included within the Woodgate Enclosed Tributary Farmland character area which has a moderate to high sensitivity to change.</p> <p>Norfolk County Council Highways state that there is no clear means of access to the site and should only be put forward as part of a comprehensive scheme together with LP[098]009.</p>
Swanton Morley	LP[098]006	Land adjacent to	0.88	<p>This site receives mostly neutral scores when assessed against the Sustainability Appraisal criteria. This is because it is within close proximity to an area of flood risk.</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
		Pump Station, Town Street/Elsing Road		<p>The Settlement Fringe Landscape Character Assessment includes this site within the Woodgate Enclosed Tributary Farmland character area which has a moderate to high sensitivity to change.</p> <p>Norfolk County Council Highways indicate that there is an inadequate road network and unsuitable junction for additional vehicular access.</p> <p>The site already has planning permission for 2 dwellings which will be added to the commitments and completions for Swanton Morley.</p>
Swanton Morley	LP[098]007	Farm building and land west side of Norwich Road	0.50	<p>This site scores neutrally when assessed against the Sustainability Appraisal criteria. This is because the site forms the remaining gap between the settlements of Swanton Morley and Woodgate leading to coalescence of the two villages. The sites location to the south of the village means that it is distant from services and facilities within the village meaning an increase in cars going in and out of the village and surrounding areas. The Settlement Fringe Landscape Character Assessment includes this site within the Northall Green Enclosed Farmland character area which has a moderate sensitivity to change. It also outlines the importance of retaining separation between the settlements.</p> <p>Norfolk County Council Highways have indicated that they would object to this development due to Woodgate and Norwich road being single track roads and could not be expanded through the development of this site. For this reason the site is considered to be an unreasonable option.</p>
Swanton Morley	LP[098]009	Land east of Gooseberry Hill	3.70	<p>This site scores neutrally when assessed against the Sustainability Appraisal criteria. The site is within close proximity to key services and facilities that the village provides however it is also in close proximity to a listed building and so may have potential</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				<p>impact upon the historic environment. The Settlement Fringe Landscape Character Assessment includes this site within the Northall Green Enclosed Farmland character area which has a moderate sensitivity to change.</p> <p>Norfolk County Council Highways have raised no concerns over this site.</p> <p>The front section of the site has now received planning permission for residential dwellings and there is no suitable access to the rear of the site making it unsuitable for development.</p>
Swanton Morley	LP[098]010	Land adjacent to the Cemetery	0.49	<p>When assessed against the Sustainability Appraisal criteria this site scores mainly positively because it is within close proximity to the primary school, shop, post office and public house in the village. However this site is currently protected open space for amenity use. The Settlement Fringe Landscape Character Assessment includes this site within the Northall Green Enclosed Farmland character area which has a moderate sensitivity to change.</p> <p>Norfolk County Council Highways have indicated that Hoe Road is unsuitable to cater for additional development by reason of restricted width and lack of pedestrian provision and there is limited site frontage to provide suitable access. Therefore the Highway Authority would object to this site as a strategic allocation.</p>
Swanton Morley	LP[098]011	Land north of Hoe Road East	0.12	<p>This site scores neutrally when assessed against the Sustainability Appraisal criteria. This is because the site is close to local shops and other facilities in the village. The site is however protected open space and as such the development of the site would result in the loss of this site. There are views extending from the site to the north east towards the River Wensum river valley so development on this site could have the potential to impact the landscape. The Settlement Fringe Landscape Character Assessment includes</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				<p>this site within the Woodgate Enclosed Tributary Farmland character area which has a moderate to high sensitivity to change.</p> <p>Norfolk County Council Highways have not raised any objections to this site.</p>
Swanton Morley	LP[098]012	Land to the east of Rectory Road	0.7	<p>This site scores positively and neutrally when assessed against the Sustainability Appraisal criteria. The site is to the north of the village and is therefore well related to the services and facilities within the village. The Settlement Fringe Landscape Character Assessment includes this site within the Northall Green Enclosed Arable Farmland character area which has a moderate sensitivity to change. Development of the site would restrict the open views in this area over the River Wensum valley. The Landscape Character Assessment highlights the importance of river valleys as one of the most sensitive landforms within the district and therefore do not recommend development within close proximity to them.</p> <p>Norfolk County Council Highways have raised no concerns with this site.</p>
Swanton Morley	LP[098]013 Proposed Allocation	Land between Rectory Road and Harkers Lane	4.91	<p>This site scores positively when assessed against the Sustainability Appraisal criteria. This is because it is well related to services and facilities that are within the village reducing the amount of cars in the surrounding areas. To the rear of the site is Harkers Lane which is a public right of way and provides a safe walking route to the primary school. The Settlement Fringe Landscape Character Assessment includes this site within the Northall Green Enclosed Arable Farmland character area which has a moderate sensitivity to change. There are a few Grade II listed buildings nearby. The Parish Council and the public are both positive about this development.</p> <p>Norfolk County Council Highways have not raised any objections to the development of this site.</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				<p>The Historic Characterisation Study states that this development will have limited impact on the historic environment.</p> <p>The Sequential Test Report states that the site is within Flood Zone 1 which is acceptable for this proposed development.</p>
Swanton Morley	LP[098]014	Land east of Manns Lane	3.68	<p>The site scores positively when assessed against the Sustainability Appraisal criteria as it is located within close proximity to the primary school and other services and facilities that are within the village. The primary school is a Grade II listed building and so development would need to consider the impact on the building especially as there is limited screening on site. The Settlement Fringe Landscape Character Assessment includes this site within the Northall Green Enclosed Arable Farmland character area which has a moderate sensitivity to change.</p> <p>Norfolk County Council Highways has commented that the site would be required to be accessed from Manns Lane and have not indicated that there are any specific highways constraints associated with the site.</p> <p>The Historic Characterisation Study states that this development will have limited impact on the historic environment.</p> <p>The Sequential Test Report states that the site is within Flood Zone 1 which is acceptable for this proposed development.</p>
Swanton Morley	LP[098]016	Land south of Hoe Road East	1.91	<p>This site receives positive and neutral scores when assessed against the Sustainability Appraisal criteria. The site is detached from the built up extent of Swanton Morley and without the development of the adjoining sites it is likely to impact the landscape setting. It is within close proximity to services and facilities that the village provides. The Settlement Fringe Landscape Character Assessment includes this site within the Northall</p>

Settlement	Site Reference	Address	Site Size (ha)	Summary of Site Assessment
				<p>Green Enclosed Arable Farmland character area which has a moderate sensitivity to change. There are also a few listed buildings within close proximity of the site.</p> <p>Norfolk County Council Highways have stated that the development may be suitable in combination with the surrounding sites and subject to further assessment. However on its own the site would not be able to be developed due to the inadequate road network on Hoe Road East.</p> <p>The Historic Characterisation Study states that this development will have limited impact on the historic environment.</p> <p>The Sequential Test Report states that the site is within Flood Zone 1 which is acceptable for this proposed development.</p>
Weeting	LP[107]001 LP[107]002 LP[107]003 LP[107]004 LP[107]005 LP[107]006 LP[107]008			<p>All sites in Weeting are subject to environmental constraints. All sites were discounted from further assessment due to their proximity to the Breckland Special Protection Area and their location within the 1500m buffer zone designated for the protection of Stone Curlews which is the special interest feature of the SPA.</p>

APPENDIX 6 –Sites submitted in rural areas

Planning Reference number	Settlement	Proposed use	Classification within the emerging Local Plan
LP[005]001	Beachamwell	Residential	Rural Location (Outside settlement Hierarchy)
LP[005]002	Beachamwell	Residential	Rural Location (Outside settlement Hierarchy)
LP[005]003	Beachamwell	Residential	Rural Location (Outside settlement Hierarchy)
LP[005]004	Beachamwell	Residential	Rural Location (Outside settlement Hierarchy)
LP[005]005	Beachamwell	Residential	Rural Location (Outside settlement Hierarchy)
LP[005]006	Beachamwell	Residential	Rural Location (Outside settlement Hierarchy)
LP[006]001	Beeston	Residential	Rural Location (Outside settlement Hierarchy)
LP[006]002	Beeston	Residential	Rural Location (Outside settlement Hierarchy)
LP[006]003	Beeston	Residential	Rural Location (Outside settlement Hierarchy)
LP[006]004	Beeston	Residential	Rural Location (Outside settlement Hierarchy)
LP[006]005	Beeston	Residential	Rural Location (Outside settlement Hierarchy)
LP[006]006	Beeston	Residential	Rural Location (Outside settlement Hierarchy)
LP[006]007	Beeston	Residential	Rural Location (Outside settlement Hierarchy)
LP[006]008	Beeston	Residential	Rural Location (Outside settlement Hierarchy)
LP[006]009	Beeston	Residential	Rural Location (Outside settlement Hierarchy)
LP[006]010	Beeston	Residential	Rural Location (Outside settlement Hierarchy)
LP[006]011	Beeston	Residential	Rural Location (Outside settlement Hierarchy)
LP[006]012	Beeston	Residential	Rural Location (Outside settlement Hierarchy)
LP[006]013	Beeston	Residential	Rural Location (Outside settlement Hierarchy)
LP[007]001	Beetley	Residential	Rural Location (Outside settlement

Planning Reference number	Settlement	Proposed use	Classification within the emerging Local Plan
			Hierarchy)
LP[007]002	Beetley	Residential	Distant from Settlement + Rural Location (Outside settlement Hierarchy)
LP[007]003	Beetley	Residential	Rural Location (Outside settlement Hierarchy)
LP[007]004	Beetley	Residential	Distant from Settlement + Rural Location (Outside settlement Hierarchy)
LP[007]005	Beetley	Residential	Rural Location (Outside settlement Hierarchy)
LP[007]006	Beetley	Residential	Rural Location (Outside settlement Hierarchy)
LP[007]006	Beetley	Employment	Not suitable for allocation through the Local Plan
LP[007]007	Beetley	Residential	Rural Location (Outside settlement Hierarchy)
LP[009]001	Billingford	Residential	Rural Location (Outside settlement Hierarchy)
LP[009]002	Billingford	Residential	Rural Location (Outside settlement Hierarchy)
LP[009]003	Billingford	Residential	Rural Location (Outside settlement Hierarchy)
LP[009]004	Billingford	Residential	Rural Location (Outside settlement Hierarchy)
LP[009]005	Billingford	Residential	Rural Location (Outside settlement Hierarchy)
LP[009]006	Billingford	Residential	Rural Location (Outside settlement Hierarchy)
LP[009]007	Billingford	Residential	Rural Location (Outside settlement Hierarchy)
LP[012]001	Bradenham	Residential	Rural Location (Outside settlement Hierarchy)
LP[012]002	Bradenham	Residential	Rural Location (Outside settlement Hierarchy)
LP[012]003	Bradenham	Residential	Rural Location (Outside settlement Hierarchy)
LP[013]002	Brettenham	Residential	Rural Location (Outside settlement Hierarchy)
LP[013]003	Brettenham	Residential	Rural Location (Outside settlement Hierarchy)
LP[013]004	Brettenham	Residential	Rural Location (Outside settlement Hierarchy)
LP[013]005	Brettenham	Residential	Rural Location (Outside settlement Hierarchy)

Planning Reference number	Settlement	Proposed use	Classification within the emerging Local Plan
LP[015]001	Brisley	Residential	Rural Location (Outside settlement Hierarchy)
LP[015]002	Brisley	Residential	Rural Location (Outside settlement Hierarchy)
LP[015]003	Brisley	Residential	Rural Location (Outside settlement Hierarchy)
LP[017]001	Carbrooke	Residential	Rural Location (Outside settlement Hierarchy)
LP[017]002	Carbrooke	Residential	Rural Location (Outside settlement Hierarchy)
LP[017]003	Carbrooke	Residential	Rural Location (Outside settlement Hierarchy)
LP[017]004	Carbrooke	Residential	Rural Location (Outside settlement Hierarchy)
LP[017]005	Carbrooke	Residential	Rural Location (Outside settlement Hierarchy)
LP[017]006	Carbrooke	Residential	Rural Location (Outside settlement Hierarchy)
LP[018]001	Caston	Residential	Rural Location (Outside settlement Hierarchy)
LP[018]002	Caston	Residential	Rural Location (Outside settlement Hierarchy)
LP[018]003	Caston	Residential	Rural Location (Outside settlement Hierarchy)
LP[018]004	Caston	Residential	Rural Location (Outside settlement Hierarchy)
LP[018]005	Caston	Residential	Rural Location (Outside settlement Hierarchy)
LP[018]006	Caston	Residential	Rural Location (Outside settlement Hierarchy)
LP[018]007	Caston	Residential	Rural Location (Outside settlement Hierarchy)
LP[018]008	Caston	Residential	Rural Location (Outside settlement Hierarchy)
LP[018]009	Caston	Residential	Rural Location (Outside settlement Hierarchy)
LP[018]010	Caston	Residential	Rural Location (Outside settlement Hierarchy)
LP[018]011	Caston	Residential	Rural Location (Outside settlement Hierarchy)
LP[018]012	Caston	Residential	Rural Location (Outside settlement Hierarchy)
LP[018]013	Caston	Residential	Rural Location (Outside settlement

Planning Reference number	Settlement	Proposed use	Classification within the emerging Local Plan
			Hierarchy)
LP[018]014	Caston	Residential	Rural Location (Outside settlement Hierarchy)
LP[018]015	Caston	Residential	Rural Location (Outside settlement Hierarchy)
LP[018]016	Caston	Residential	Rural Location (Outside settlement Hierarchy)
LP[018]017	Caston	Residential	Rural Location (Outside settlement Hierarchy)
LP[020]001	Colkirk	Residential	Rural Location (Outside settlement Hierarchy)
LP[020]002	Colkirk	Residential	Rural Location (Outside settlement Hierarchy)
LP[020]003	Colkirk	Residential	Rural Location (Outside settlement Hierarchy)
LP[020]004	Colkirk	Residential	Rural Location (Outside settlement Hierarchy)
LP[022]001	Cranworth	Residential	Rural Location (Outside settlement Hierarchy)
LP[022]002	Cranworth	Residential	Rural Location (Outside settlement Hierarchy)
LP[022]003	Cranworth	Residential	Rural Location (Outside settlement Hierarchy)
LP[022]004	Cranworth	Residential	Rural Location (Outside settlement Hierarchy)
LP[022]005	Cranworth	Residential	Rural Location (Outside settlement Hierarchy)
LP[023]001	Croxton	Residential	Rural Location (Outside settlement Hierarchy)
LP[023]002	Croxton	Residential	Rural Location (Outside settlement Hierarchy)
LP[023]003	Croxton	Residential	Rural Location (Outside settlement Hierarchy)
LP[023]004	Croxton	Residential	Rural Location (Outside settlement Hierarchy)
LP[026]001	East Tuddenham	Residential	Rural Location (Outside settlement Hierarchy)
LP[026]002	East Tuddenham	Residential	Rural Location (Outside settlement Hierarchy)
LP[026]003	East Tuddenham	Residential	Rural Location (Outside settlement Hierarchy)
LP[026]004	East Tuddenham	Residential	Rural Location (Outside settlement Hierarchy)

Planning Reference number	Settlement	Proposed use	Classification within the emerging Local Plan
LP[026]005	East Tuddenham	Residential	Rural Location (Outside settlement Hierarchy)
LP[026]006	East Tuddenham	Residential	Rural Location (Outside settlement Hierarchy)
LP[026]007	East Tuddenham	Residential	Rural Location (Outside settlement Hierarchy)
LP[028]001	Foulden	Residential	Rural Location (Outside settlement Hierarchy)
LP[028]002	Foulden	Residential	Rural Location (Outside settlement Hierarchy)
LP[028]003	Foulden	Residential	Rural Location (Outside settlement Hierarchy)
LP[029]001	Foxley	Residential	Rural Location (Outside settlement Hierarchy)
LP[029]002	Foxley	Residential	Rural Location (Outside settlement Hierarchy)
LP[029]003	Foxley	Residential	Rural Location (Outside settlement Hierarchy)
LP[029]004	Foxley	Residential	Rural Location (Outside settlement Hierarchy)
LP[029]005	Foxley	Residential	Rural Location (Outside settlement Hierarchy)
LP[030]001	Fransham	Residential	Rural Location (Outside settlement Hierarchy)
LP[030]002	Fransham	Residential	Rural Location (Outside settlement Hierarchy)
LP[032]001	Garvestone	Residential	Rural Location (Outside settlement Hierarchy)
LP[032]002	Garvestone	Residential	Rural Location (Outside settlement Hierarchy)
LP[032]003	Garvestone	Residential	Rural Location (Outside settlement Hierarchy)
LP[032]004	Garvestone	Residential	Rural Location (Outside settlement Hierarchy)
LP[034]001	Gooderstone	Residential	Rural Location (Outside settlement Hierarchy)
LP[034]002	Gooderstone	Residential	Rural Location (Outside settlement Hierarchy)
LP[036]001	Gt Dunham	Residential	Rural Location (Outside settlement Hierarchy)
LP[036]002	Gt Dunham	Residential	Rural Location (Outside settlement Hierarchy)
LP[038]001	Gressenhall	Residential	Rural Location (Outside settlement

Planning Reference number	Settlement	Proposed use	Classification within the emerging Local Plan
			Hierarchy)
LP[038]002	Gressenhall	Residential	Rural Location (Outside settlement Hierarchy)
LP[038]003	Gressenhall	Residential	Rural Location (Outside settlement Hierarchy)
LP[038]004	Gressenhall	Residential	Rural Location (Outside settlement Hierarchy)
LP[038]005	Gressenhall	Residential	Rural Location (Outside settlement Hierarchy)
LP[038]006	Gressenhall	Residential	Rural Location (Outside settlement Hierarchy)
LP[039]001	Griston	Residential	Rural Location (Outside settlement Hierarchy)
LP[039]002	Griston	Residential	Rural Location (Outside settlement Hierarchy)
LP[039]003	Griston	Residential	Rural Location (Outside settlement Hierarchy)
LP[041]001	Hardingham	Residential	Rural Location (Outside settlement Hierarchy)
LP[043]001	Hilborough	Residential	Rural Location (Outside settlement Hierarchy)
LP[043]002	Hilborough	Residential	Rural Location (Outside settlement Hierarchy)
LP[043]003	Hilborough	Residential	Rural Location (Outside settlement Hierarchy)
LP[043]004	Hilborough	Residential	Rural Location (Outside settlement Hierarchy)
LP[045]001	Hockham	Residential	Rural Location (Outside settlement Hierarchy)
LP[045]002	Hockham	Residential	Rural Location (Outside settlement Hierarchy)
LP[045]003	Hockham	Residential	Rural Location (Outside settlement Hierarchy)
LP[045]004	Hockham	Residential	Rural Location (Outside settlement Hierarchy)
LP[045]005	Hockham	Residential	Rural Location (Outside settlement Hierarchy)
LP[045]006	Hockham	Residential	Rural Location (Outside settlement Hierarchy)
LP[045]007	Hockham	Residential	Rural Location (Outside settlement Hierarchy)
LP[045]008	Hockham	Residential	Rural Location (Outside settlement Hierarchy)

Planning Reference number	Settlement	Proposed use	Classification within the emerging Local Plan
LP[045]009	Hockham	Residential	Rural Location (Outside settlement Hierarchy)
LP[045]010	Hockham	Residential	Rural Location (Outside settlement Hierarchy)
LP[045]011	Hockham	Residential	Not suitable for allocation through the Local Plan
LP[045]012	Hockham	Residential	Not suitable for allocation through the Local Plan
LP[045]013	Hockham	Residential	Not suitable for allocation through the Local Plan
LP[046]001	Hoe	Residential	Rural Location (Outside settlement Hierarchy)
LP[046]002	Hoe	Residential	Rural Location (Outside settlement Hierarchy)
LP[046]003	Hoe	Residential	Rural Location (Outside settlement Hierarchy)
LP[046]004	Hoe	Residential	Rural Location (Outside settlement Hierarchy)
LP[046]005	Hoe	Residential	Rural Location (Outside settlement Hierarchy)
LP[046]006	Hoe	Residential	Rural Location (Outside settlement Hierarchy)
LP[047]001	Holme Hale	Residential	Rural Location (Outside settlement Hierarchy)
LP[047]002	Holme Hale	Residential	Rural Location (Outside settlement Hierarchy)
LP[047]003	Holme Hale	Residential	Rural Location (Outside settlement Hierarchy)
LP[048]001	Horningtoft	Residential	Rural Location (Outside settlement Hierarchy)
LP[048]002	Horningtoft	Residential	Rural Location (Outside settlement Hierarchy)
LP[048]003	Horningtoft	Residential	Rural Location (Outside settlement Hierarchy)
LP[048]004	Horningtoft	Residential	Rural Location (Outside settlement Hierarchy)
LP[048]005	Horningtoft	Residential	Rural Location (Outside settlement Hierarchy)
LP[055]001	Little Cressingham	Residential	Rural Location (Outside settlement Hierarchy)
LP[055]002	Little Cressingham	Residential	Rural Location (Outside settlement Hierarchy)

Planning Reference number	Settlement	Proposed use	Classification within the emerging Local Plan
LP[055]003	Little Cressingham	Residential	Rural Location (Outside settlement Hierarchy)
LP[056]001	Lt Dunham	Residential	Rural Location (Outside settlement Hierarchy)
LP[056]002	Lt Dunham	Residential	Rural Location (Outside settlement Hierarchy)
LP[056]003	Lt Dunham	Residential	Rural Location (Outside settlement Hierarchy)
LP[056]004	Lt Dunham	Residential	Rural Location (Outside settlement Hierarchy)
LP[056]005	Little Dunham	Residential	Rural Location (Outside settlement Hierarchy)
LP[058]001	Longham	Residential	Rural Location (Outside settlement Hierarchy)
LP[062]001	Merton	Residential	Rural Location (Outside settlement Hierarchy)
LP[062]002	Merton	Residential	Rural Location (Outside settlement Hierarchy)
LP[062]003	Merton	Residential	Rural Location (Outside settlement Hierarchy)
LP[062]004	Merton	Residential	Rural Location (Outside settlement Hierarchy)
LP[062]005	Merton	Residential	Rural Location (Outside settlement Hierarchy)
LP[062]006	Merton	Residential	Rural Location (Outside settlement Hierarchy)
LP[062]007	Merton	Residential	Rural Location (Outside settlement Hierarchy)
LP[062]008	Merton	Residential	Rural Location (Outside settlement Hierarchy)
LP[062]009	Merton	Residential	Rural Location (Outside settlement Hierarchy)
LP[062]010	Merton	Residential	Rural Location (Outside settlement Hierarchy)
LP[062]011	Merton	Residential	Rural Location (Outside settlement Hierarchy)
LP[062]012	Merton	Residential	Rural Location (Outside settlement Hierarchy)
LP[062]013	Merton	Residential	Rural Location (Outside settlement Hierarchy)
LP[062]014	Merton	Residential	Rural Location (Outside settlement Hierarchy)
LP[062]016	Merton	Residential	Rural Location (Outside settlement

Planning Reference number	Settlement	Proposed use	Classification within the emerging Local Plan
			Hierarchy)
LP[062]016	Merton	Residential	Rural Location (Outside settlement Hierarchy)
LP[063]001	Mileham	Residential	Rural Location (Outside settlement Hierarchy)
LP[063]002	Mileham	Residential	Rural Location (Outside settlement Hierarchy)
LP[063]004	Mileham	Residential	Rural Location (Outside settlement Hierarchy)
LP[063]003	Mileham	Residential	Rural Location (Outside settlement Hierarchy)
LP[064]001	Mundford	Residential	Rural Location (Outside settlement Hierarchy)
LP[064]002	Mundford	Residential	Rural Location (Outside settlement Hierarchy)
LP[064]003	Mundford	Residential	Rural Location (Outside settlement Hierarchy)
LP[064]004	Mundford	Residential	Not suitable for allocation through the Local Plan
LP[064]005	Mundford	Residential	Not suitable for allocation through the Local Plan
LP[068]001	New Buckenham	Residential	Rural Location (Outside settlement Hierarchy)
LP[068]002	New Buckenham	Residential	Rural Location (Outside settlement Hierarchy)
LP[068]003	New Buckenham	Residential	Rural Location (Outside settlement Hierarchy)
LP[068]004	New Buckenham	Residential	Rural Location (Outside settlement Hierarchy)
LP[071]001	North Lopham	Residential	Rural Location (Outside settlement Hierarchy)
LP[071]002	North Lopham	Residential	Rural Location (Outside settlement Hierarchy)
LP[071]003	North Lopham	Residential	Rural Location (Outside settlement Hierarchy)
LP[071]004	North Lopham	Residential	Rural Location (Outside settlement Hierarchy)
LP[071]005	North Lopham	Residential	Rural Location (Outside settlement Hierarchy)
LP[072]001	North Pickenham	Residential	Rural Location (Outside settlement Hierarchy)
LP[073]001	North Tuddenham	Residential	Rural Location (Outside settlement Hierarchy)

Planning Reference number	Settlement	Proposed use	Classification within the emerging Local Plan
LP[073]002	North Tuddenham	Residential	Rural Location (Outside settlement Hierarchy)
LP[073]003	North Tuddenham	Residential	Rural Location (Outside settlement Hierarchy)
LP[073]004	North Tuddenham	Residential	Rural Location (Outside settlement Hierarchy)
LP[073]005	North Tuddenham	Residential	Rural Location (Outside settlement Hierarchy)
LP[073]006	North Tuddenham	Residential	Rural Location (Outside settlement Hierarchy)
LP[073]007	North Tuddenham	Residential	Rural Location (Outside settlement Hierarchy)
LP[076]001	Oxborough	Residential	Rural Location (Outside settlement Hierarchy)
LP[076]002	Oxborough	Residential	Rural Location (Outside settlement Hierarchy)
LP[076]003	Oxborough	Residential	Rural Location (Outside settlement Hierarchy)
LP[077]001	Quidenham	Residential	Rural Location (Outside settlement Hierarchy)
LP[077]002	Quidenham	Residential	Rural Location (Outside settlement Hierarchy)
LP[077]004	Quidenham	Residential	Rural Location (Outside settlement Hierarchy)
LP[077]005	Quidenham	Residential	Rural Location (Outside settlement Hierarchy)
LP[079]001	Rocklands	Residential	Rural Location (Outside settlement Hierarchy)
LP[079]002	Rocklands	Residential	Rural Location (Outside settlement Hierarchy)
LP[079]003	Rocklands	Residential	Rural Location (Outside settlement Hierarchy)
LP[079]004	Rocklands	Residential	Rural Location (Outside settlement Hierarchy)
LP[079]005	Rocklands	Residential	Rural Location (Outside settlement Hierarchy)
LP[079]005	Rocklands	Residential	Rural Location (Outside settlement Hierarchy)
LP[079]006	Rocklands	Residential	Rural Location (Outside settlement Hierarchy)
LP[079]007	Rocklands	Residential	Rural Location (Outside settlement Hierarchy)
LP[079]008	Rocklands	Residential	Rural Location (Outside settlement

Planning Reference number	Settlement	Proposed use	Classification within the emerging Local Plan
			Hierarchy)
LP[079]009	Rocklands	Residential	Rural Location (Outside settlement Hierarchy)
LP[079]010	Rocklands	Residential	Rural Location (Outside settlement Hierarchy)
LP[079]011	Rocklands	Residential	Rural Location (Outside settlement Hierarchy)
LP[080]001	Roudham	Residential	Rural Location (Outside settlement Hierarchy)
LP[080]002	Roudham	Residential	Rural Location (Outside settlement Hierarchy)
LP[080]003	Roudham	Residential	Rural Location (Outside settlement Hierarchy)
LP[082]001	Saham Toney	Residential	Rural Location (Outside settlement Hierarchy)
LP[082]002	Saham Toney	Residential	Rural Location (Outside settlement Hierarchy)
LP[082]003	Saham Toney	Residential	Below Size Threshold + Rural Location (Outside settlement Hierarchy)
LP[082]004	Saham Toney	Residential	Rural Location (Outside settlement Hierarchy)
LP[082]005	Saham Toney	Residential	Rural Location (Outside settlement Hierarchy)
LP[082]006	Saham Toney	Residential	Below Size Threshold + Rural Location (Outside settlement Hierarchy)
LP[082]007	Saham Toney	Residential	Below Size Threshold + Rural Location (Outside settlement Hierarchy)
LP[082]008	Saham Toney	Residential	Rural Location (Outside settlement Hierarchy)
LP[082]009	Saham Toney	Residential	Rural Location (Outside settlement Hierarchy)
LP[082]010	Saham Toney	Residential	Rural Location (Outside settlement Hierarchy)
LP[082]011	Saham Toney	Residential	Rural Location (Outside settlement Hierarchy)
LP[082]012	Saham Toney	Residential	Rural Location (Outside settlement Hierarchy)
LP[082]013	Saham Toney	Residential	Rural Location (Outside settlement Hierarchy)
LP[082]014	Saham Toney	Residential	Rural Location (Outside settlement Hierarchy)
LP[082]015	Saham Toney	Residential	Rural Location (Outside settlement Hierarchy)

Planning Reference number	Settlement	Proposed use	Classification within the emerging Local Plan
LP[082]016	Saham Toney	Residential	Rural Location (Outside settlement Hierarchy)
LP[082]017	Saham Toney	Residential	Rural Location (Outside settlement Hierarchy)
LP[083]001	Scarning	Residential	Not suitable for allocation through the Local Plan
LP[083]002	Scarning	Retail	Not suitable for allocation through the Local Plan
LP[084]001	Scoulton	Residential	Rural Location (Outside settlement Hierarchy)
LP[086]001	Shropham	Residential	Rural Location (Outside settlement Hierarchy)
LP[086]002	Shropham	Residential	Rural Location (Outside settlement Hierarchy)
LP[086]003	Shropham	Residential	Rural Location (Outside settlement Hierarchy)
LP[086]004	Shropham	Residential	Rural Location (Outside settlement Hierarchy)
LP[086]006	Shropham	Residential	Rural Location (Outside settlement Hierarchy)
LP[086]007	Shropham	Residential	Rural Location (Outside settlement Hierarchy)
LP[086]008	Shropham	Residential	Rural Location (Outside settlement Hierarchy)
LP[086]009	Shropham	Residential	Rural Location (Outside settlement Hierarchy)
LP[086]010	Shropham	Residential	Rural Location (Outside settlement Hierarchy)
LP[086]011	Shropham	Residential	Rural Location (Outside settlement Hierarchy)
LP[086]012	Shropham	Residential	Rural Location (Outside settlement Hierarchy)
LP[089]001	South Lopham	Residential	Rural Location (Outside settlement Hierarchy)
LP[090]001	South Pickenham	Residential	Rural Location (Outside settlement Hierarchy)
LP[091]001	Sparham	Residential	Rural Location (Outside settlement Hierarchy)
LP[091]002	Sparham	Residential	Rural Location (Outside settlement Hierarchy)
LP[091]002	Sparham	Residential	Rural Location (Outside settlement Hierarchy)
LP[091]003	Sparham	Residential	Rural Location (Outside settlement

Planning Reference number	Settlement	Proposed use	Classification within the emerging Local Plan
			Hierarchy)
LP[095]001	Stow Bedon	Residential	Rural Location (Outside settlement Hierarchy)
LP[095]002	Stow Bedon	Residential	Rural Location (Outside settlement Hierarchy)
LP[095]003	Stow Bedon	Residential	Rural Location (Outside settlement Hierarchy)
LP[095]004	Stow Bedon	Residential	Rural Location (Outside settlement Hierarchy)
LP[095]005	Stow Bedon	Residential	Rural Location (Outside settlement Hierarchy)
LP[095]006	Stow Bedon	Residential	Rural Location (Outside settlement Hierarchy)
LP[095]007	Stow Bedon	Residential	Rural Location (Outside settlement Hierarchy)
LP[095]008	Stow Bedon	Residential	Rural Location (Outside settlement Hierarchy)
LP[100]001	Thompson	Residential	Rural Location (Outside settlement Hierarchy)
LP[100]002	Thompson	Residential	Rural Location (Outside settlement Hierarchy)
LP[100]003	Thompson	Residential	Rural Location (Outside settlement Hierarchy)
LP[100]004	Thompson	Residential	Rural Location (Outside settlement Hierarchy)
LP[100]005	Thompson	Residential	Rural Location (Outside settlement Hierarchy)
LP[100]006	Thompson	Residential	Rural Location (Outside settlement Hierarchy)
LP[100]007	Thompson	Residential	Rural Location (Outside settlement Hierarchy)
LP[100]008	Thompson	Residential	Rural Location (Outside settlement Hierarchy)
LP[101]001	Tittleshall	Residential	Rural Location (Outside settlement Hierarchy)
LP[101]002	Tittleshall	Residential	Rural Location (Outside settlement Hierarchy)
LP[109]001	Wendling	Residential	Rural Location (Outside settlement Hierarchy)
LP[109]002	Wendling	Residential	Rural Location (Outside settlement Hierarchy)
LP[109]003	Wendling	Residential	Rural Location (Outside settlement Hierarchy)

Planning Reference number	Settlement	Proposed use	Classification within the emerging Local Plan
LP[110]001	Whinburgh	Residential	Rural Location (Outside settlement Hierarchy)
LP[110]002	Whinburgh	Residential	Rural Location (Outside settlement Hierarchy)
LP[110]003	Whinburgh	Residential	Rural Location (Outside settlement Hierarchy)
LP[110]004	Whinburgh	Residential	Rural Location (Outside settlement Hierarchy)
LP[110]005	Whinburgh	Residential	Rural Location (Outside settlement Hierarchy)
LP[111]001	Whissonsett	Residential	Rural Location (Outside settlement Hierarchy)
LP[111]002	Whissonsett	Residential	Rural Location (Outside settlement Hierarchy)
LP[111]003	Whissonsett	Residential	Rural Location (Outside settlement Hierarchy)
LP[111]004	Whissonsett	Residential	Rural Location (Outside settlement Hierarchy)
LP[111]005	Whissonsett	Residential	Rural Location (Outside settlement Hierarchy)
LP[111]006	Whissonsett	Residential	Rural Location (Outside settlement Hierarchy)
LP[111]007	Whissonsett	Residential	Rural Location (Outside settlement Hierarchy)
LP[112]001	Wretham	Residential	Rural Location (Outside settlement Hierarchy)
LP[113]001	Yaxham	Residential	Rural Location (Outside settlement Hierarchy)
LP[113]002	Yaxham	Residential	Rural Location (Outside settlement Hierarchy)
LP[113]003	Yaxham	Residential	Rural Location (Outside settlement Hierarchy)
LP[113]004	Yaxham	Residential	Rural Location (Outside settlement Hierarchy)
LP[113]005	Yaxham	Residential	Rural Location (Outside settlement Hierarchy)
LP[113]006	Yaxham	Residential	Rural Location (Outside settlement Hierarchy)
LP[113]007 A & B	Yaxham	Residential	Rural Location (Outside settlement Hierarchy)
LP[113]008	Yaxham	Residential	Rural Location (Outside settlement Hierarchy)
LP[113]009	Yaxham	Residential	Rural Location (Outside settlement

Planning Reference number	Settlement	Proposed use	Classification within the emerging Local Plan
			Hierarchy)