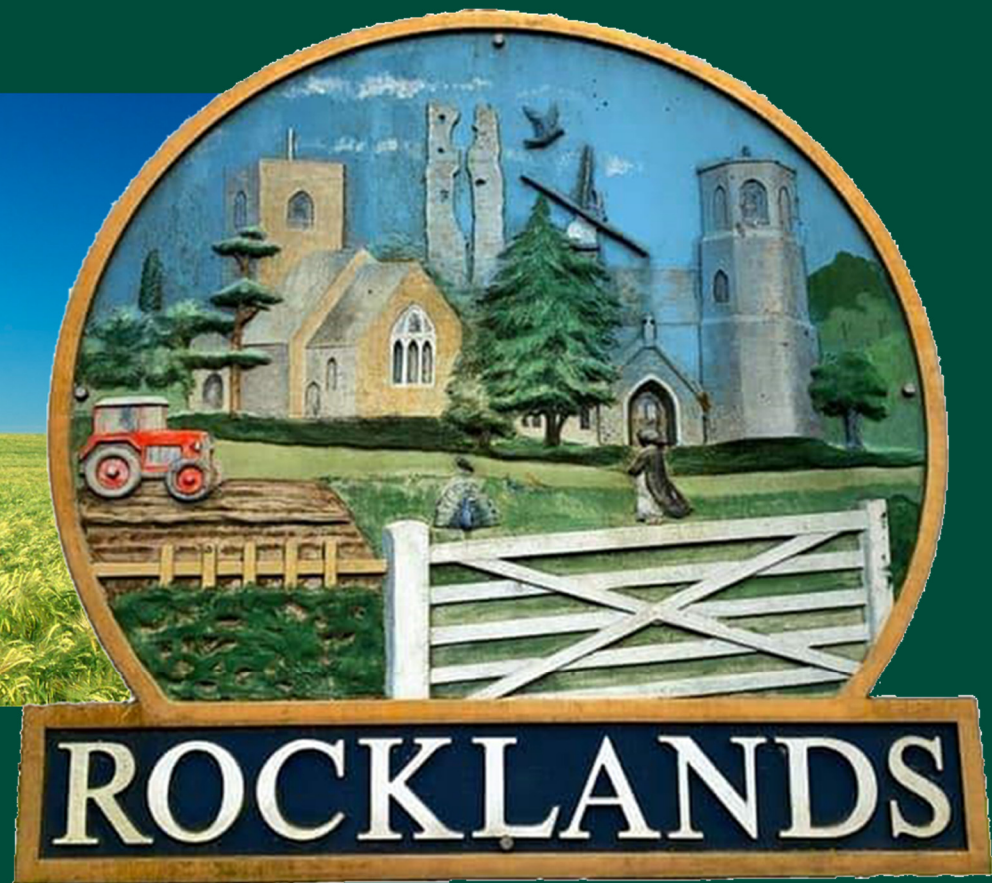


LOCAL PLAN CONSULTATION 2024



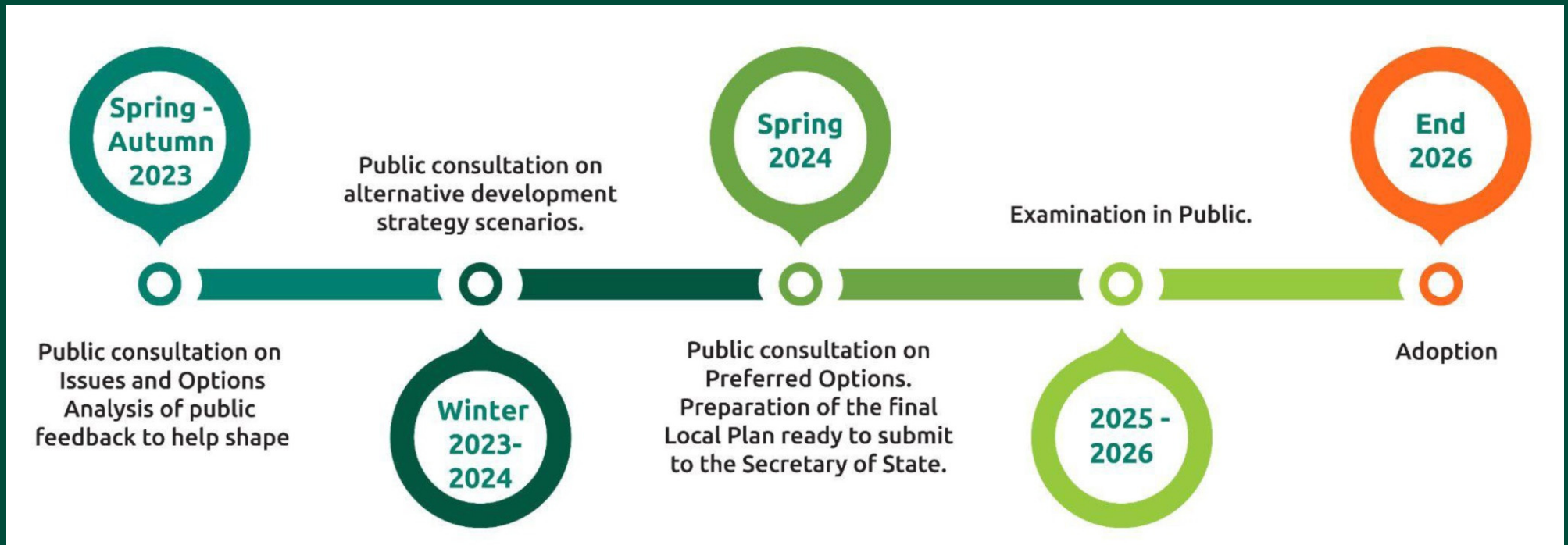
AGENDA

- Introductions
- The Local Plan
- The Criteria-based Approach
- Local Service Centres
- Assessment of Sites Put Forward
- Development Strategy Options
- Your Views
- What Next?

THE LOCAL PLAN

- What are Local Plans?
 - they are prepared by a local planning authority in consultation with its community, and set out a vision and a framework for the future development of an area. Once in place, Local Plans become part of the statutory development plan.
 - in accordance with the National Planning Policy Framework (NPPF), they should be reviewed at least once every five years to assess whether they need updating, and should then be updated as necessary.
 - Breckland's new Local Plan will determine growth and development in the district for the next 25 years.

THE LOCAL PLAN REVIEW



THE LOCAL PLAN REVIEW

Consultation phases

Issues and Options

Preferred Options

Development Strategy

2023

Early Jan – Feb

Spring 2024

Initial survey (March)

New feedback questions to guide
consideration on key topics

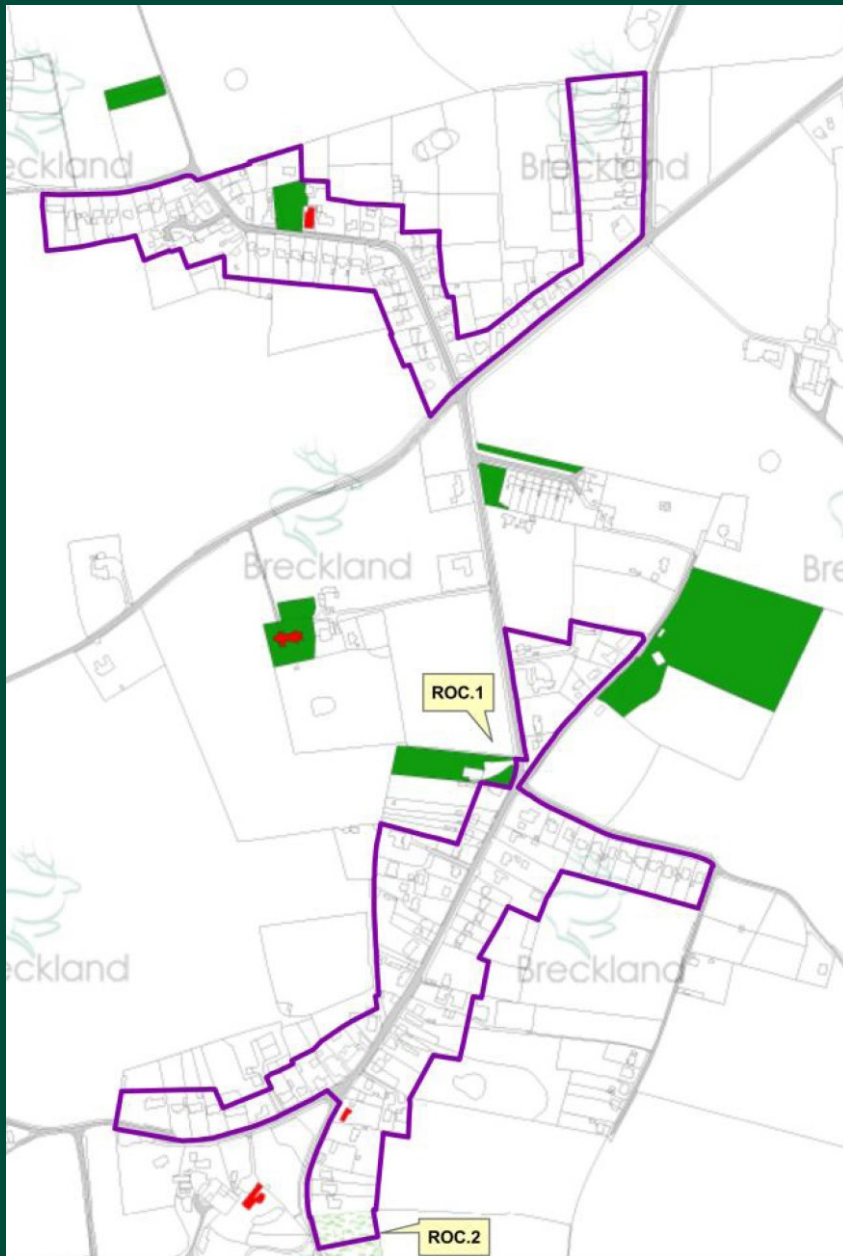
Feedback on full draft of new
Local Plan

Topic-by-topic feedback questions alongside
public consultation (from Sept)

THE CRITERIA-BASED APPROACH

- Breckland's residents live in market towns, villages and small hamlets throughout the district.
- Breckland believe that how these places – or settlements – are described, and the boundaries that define them, are an important consideration in thinking about future growth.
- Settlement Boundaries, or development limits, can be defined on maps using lines around the physical built edge of a village or town. Typically, new development is considered to be sustainable within these boundaries. Development may be proposed beyond these boundaries in special circumstances.

THE CRITERIA-BASED APPROACH



Under the current Local Plan, Rocklands has defined Settlement Boundaries, and is subject to Policies GEN 05 and HOU 04.

THE CRITERIA-BASED APPROACH

- Question:

Breckland would like your views on either continuing with a settlement boundary approach or an alternative criteria-based approach, which could mean proposed development would be considered against a defined criteria rather than an outright 'yes or no' based on the boundary line. They say, *"Protecting the countryside and preserving the character of Breckland's villages would be key considerations.."*

Should Breckland continue with a settlement boundary approach or develop a robust criteria-based policy?

<https://brecklandlocalplan.commonplace.is/proposals/brecklands-local-plan/step1>

Click: *'Further measures to protect Breckland's countryside'*

LOCAL SERVICE CENTRES

- Within the Settlement Hierarchy, a Local Service Centre is defined as a parish that has five key elements – a primary school, a village shop, public transport, a community facility (such as a village hall, pub, restaurant or cafe) and employment.

1

A primary
school



2

Public
transport



3

A community
facility



4

Employment



5

A village
shop



LOCAL SERVICE CENTRES

- Breckland have stated, “*..how important it is to ensure essential community services are in place for people who live in villages and rural locations across Breckland.*” They say that sustaining these vital services – including GPs, dentists, education and leisure – relies on funding from new development.
- As part of the evidence base supporting the current Local Plan, 18 Local Service Centres were identified across Breckland...

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

LOCAL SERVICE CENTRES

- In the current Local Plan, there are 2 categories of villages that have a settlement boundary:
 - Local Service Centres – with 5 / 5 services and facilities.
 - Villages with Boundaries – with at least 3 of the same services and facilities.
- A review of fifteen Villages with boundaries defined within the current Local Plan has been undertaken. These are settlements that include at least three of the five services or facilities necessary to be defined as a Local Service Centre. The latest review of these settlements has concluded that these remain appropriate.

LOCAL SERVICE CENTRES

- Question:

Do you agree with the methodology for deciding which parishes should be Local Service Centres?

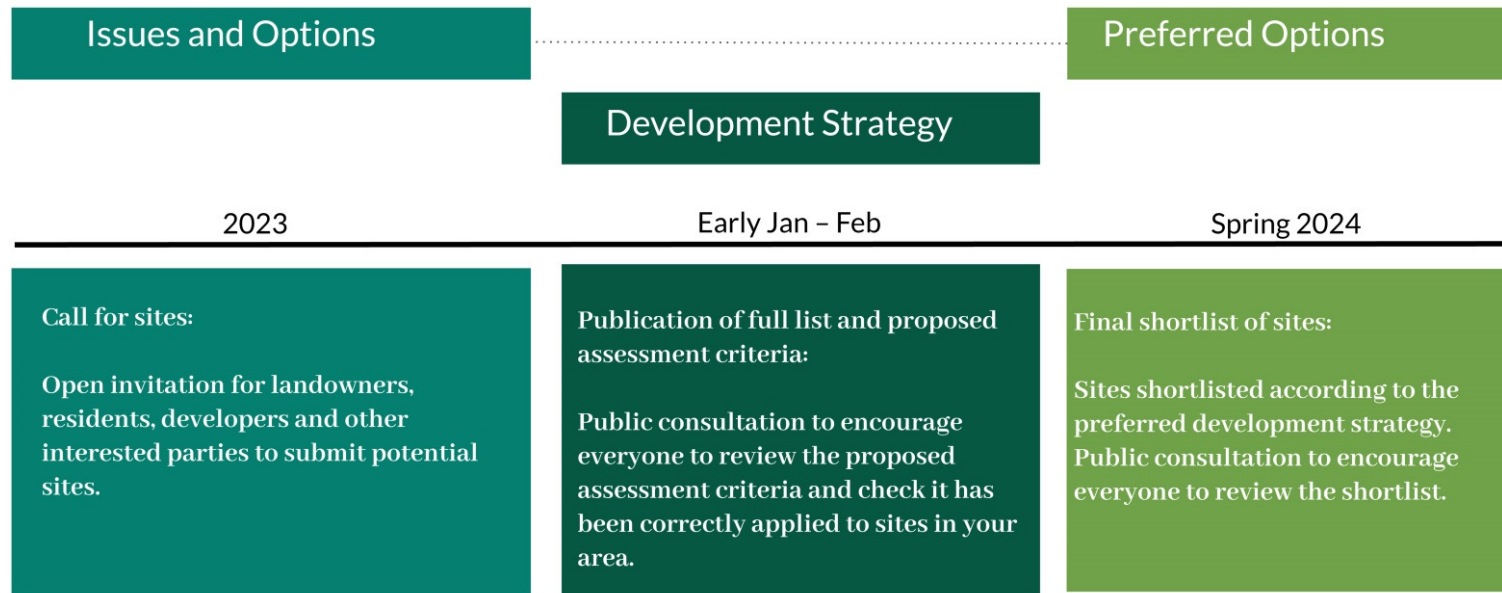
<https://brecklandlocalplan.commonplace.is/proposals/brecklands-local-plan/step1>

Click: *'Sustaining rural community services'*

'CALL FOR SITES'

- Call for sites by Breckland during 2022
 - The Call for Sites consultation was an opportunity for anyone with an interest in, or knowledge of potential development sites in Breckland, to submit information about those sites for consideration as potential allocations in the emerging Breckland Local Plan Full Update.

Process for assessing sites



‘CALL FOR SITES’

- In response to the Council’s Call for Sites, anyone; including businesses, landowners and agents, and residents were able to propose areas of land for any form of development, including:
 - Residential development – defining where appropriate the preferred type of residential development (e.g., Market homes, affordable homes, self or custom build housing, elderly / sheltered accommodation etc.)
 - Economic development – for uses that relate to the definition of “employment land uses” (e.g., land for factories, warehouses and additionally offices)
 - Other development - such as retail, or forms of agricultural and equine development requiring planning permission.
 - Local Green Space – specific areas of land that residents and local communities consider to be of sufficient importance to justify stronger protections from development than general policies protecting open space and the countryside.

METHODOLOGY FOR ASSESSMENTS

- The Phase 1 assessment that has been undertaken of all submitted sites focused on a high-level assessment of each site's location and immediate surroundings, and alignment of each site to a draft Settlement Hierarchy and the Alternative Development Scenarios.
- The criteria reviewed at this stage, the outcomes, and implications of each are outlined in the following list and table.

CRITERIA FOR ASSESSMENTS

- Is the site **brownfield**? **green**
- Does it have good **highway access**? **amber**
- Does it have good **pedestrian access**? **red**
- What's the **topology** of the site – is it flat?
- Is it free of **trees or hedgerows** (that might otherwise need to be removed)?
- Is it **outside the Brecks SPA buffer zone**?
- Does it have a **low visual impact** within surrounding landscape?
- Is it **within an existing built up area**?

CRITERIA FOR ASSESSMENTS

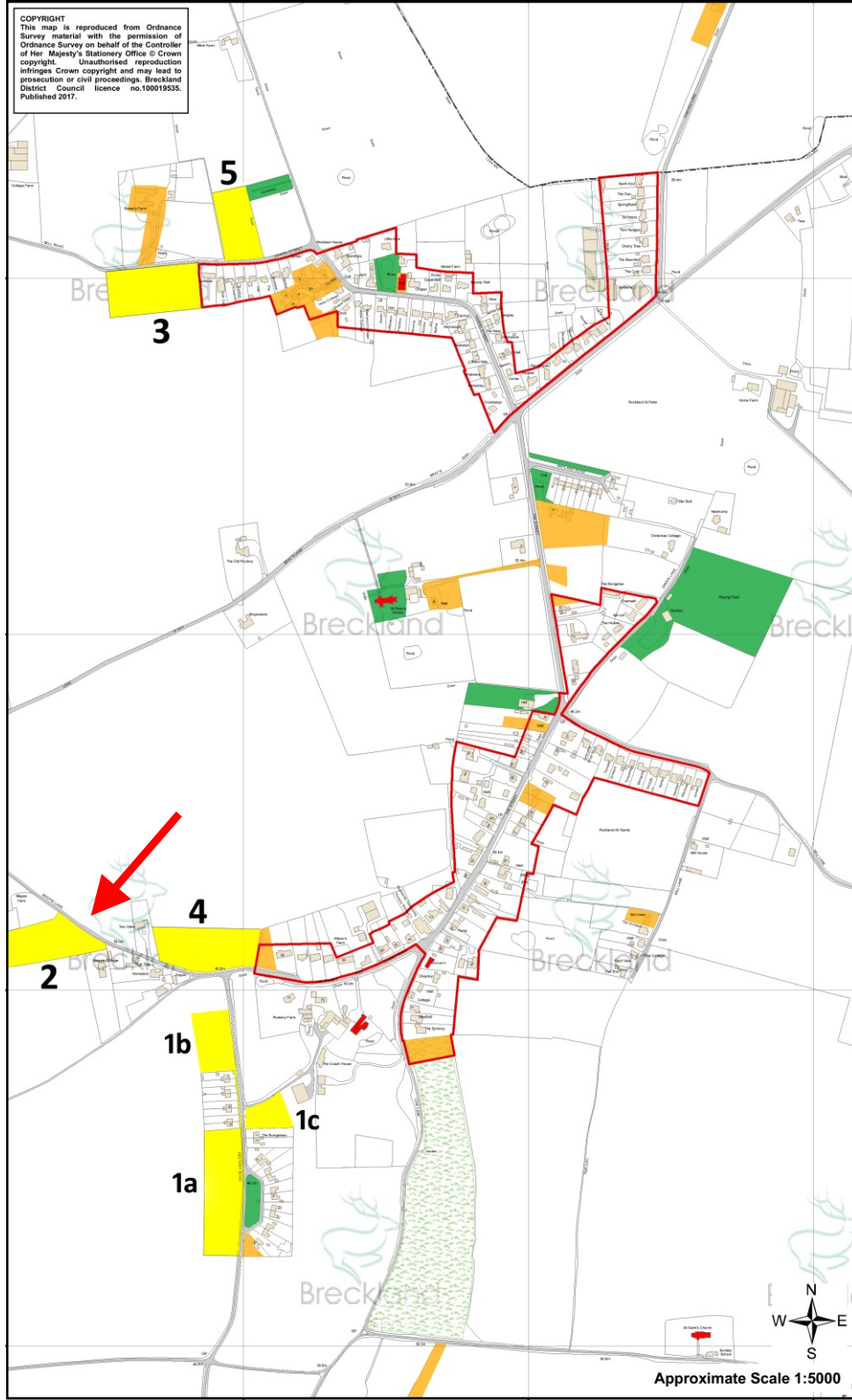
- Is it within an existing settlement boundary? **green**
- Is there no risk of merging with another settlement? **amber**
- Is it in keeping with the scale of the settlement? **red**
- Are any legal constraints known?
- Is the availability known i.e. when the site could be developed?
- Is development achievable within Local Plan timeframe?
- How does it align with new proposed development strategy options?

Criteria	Description of the Alternatives	RAG Rating
Greenfield / Brownfield	Brownfield: sites that are PDL in accordance with the definition set out in National Planning Policy Framework).	Green
	Mostly Brownfield: sites where most of the land area is PDL.	Amber
	Mostly Greenfield: sites where most of the land area is considered greenfield.	Dark Yellow
	Greenfield: sites that are entirely greenfield	Red
Highway Access	Yes – adjacent to a main road	Green
(Initial assessment to consider potential scale of access issues)	Yes – adjacent to a secondary / tertiary road within settlement.	Green
	In part – some improvements may be required – tbc.	Amber
	No, there appear to be significant constraints to site access.	Red
Pedestrian Access (Initial assessment to consider potential scale of access issues)	Yes – directly to site frontage	Green
	Some – with improvements to access	Amber
	No – significant improvements required	Red
Site topology	Flat or relatively flat	Green
	Gently sloping or uneven	Amber
	Steeply sloping / very uneven	Red
Trees and hedgerows	None - or very few trees / hedgerow on site that could potentially be retained if developed	Green
	Some - one or two trees and/or short section of hedgerow may need to be removed	Amber

Criteria	Description of the Alternatives	RAG Rating
	Significant - potentially a large number of trees / section of hedgerow would need to be removed	Red
Proximity to Brecks SPA Stone Curlew Buffer Zone	None of Parish / Town Council falls within buffer zone	Green
	Part of Parish / Town Council falls within buffer zone	Amber
	All of Parish / Town Council falls within buffer zone	Red
Visual landscape impact	Low - the site is visually enclosed and has low intervisibility with the surrounding landscape.	Green
	Medium - the site is somewhat enclosed and has some intervisibility with the surrounding landscape.	Amber
	High - the site is visually open and has high intervisibility with the surrounding landscape	Red
Built up area	Within the existing built-up area (infill)	Green
	Adjacent to the existing built-up area	Amber
	Outside and not connected to the existing built-up area	Red
Current settlement boundaries	Within the existing settlement boundary?	Green
	Adjacent to and connected to the existing settlement boundary?	Amber
	Outside and not connected to the existing settlement boundary?	Red
Potential coalescence	No – i.e., the development might extend the existing built area but would not risk merging with another settlement	Green
	Yes – i.e., the development would lead to or risk the merging of two currently separate settlements	Red

Criteria	Description of the Alternatives	RAG Rating
Scale and size of settlements – would development be out of keeping?	No - the site would be in keeping with scale of settlement	Green
	Don't know - whilst not significantly out of keeping impact dependent upon design and setting of schemes	Amber
	Yes - the site would notably grow the settlement	Red
Any known legal, ownership constraints to availability	A statement highlighting if any constraints that extend beyond physical site issue, that may affect availability, exist. -	
Available (timeframe)?	An assessment based on current occupation of site and other feedback, of when the site may become available for development. -	
Achievable (timeframe)	Informed by estimated development rates for each site. -	
Conclusions based on Alternative Development Scenarios Consultation	Aligns with All Scenarios – This only applies to the Local Service Centres of Bawdeswell and Old Buckenham where potential requirements under each scenario and existing supply lead to a requirement in all scenario.	
	Aligns with Scenarios A and C – The site will be within or adjacent to the broad built form of a town where, under these scenarios, new allocations are necessary to fulfil the development strategy. Towns this excludes include Attleborough and Thetford.	
	Aligns with Scenarios A, B and D – The site will be within or adjacent to a Local Service Centre. Local Service Centres where no new allocations are proposed or required under this option include Great Ellingham and Weeting.	
	Aligns with Scenarios B and D – The site will be within or adjacent to a Local Service Centre. Local Service Centres where no new allocations are proposed or required under this	

Criteria	Description of the Alternatives	RAG Rating
	option include Shipdham, Sporle, Swanton Morley, Great Ellingham and Weeting.	
	Aligns with Scenarios C and D – These options introduce the inclusion of a very large garden community site as part of the development mix, as well as allowance for Brownfield development in Thetford (where generally the proximity to the Brecks SPA and scale of current supply mean new allocations are not required).	
	Aligns with Scenarios E and F – These options extend the distribution of potential development to “Villages with boundaries”, the next tier in Breckland’s settlement hierarchy.	
	No scenarios – this relates primarily to those sites that are not within a Town or Local Service Centre or that are assessed as located outside and away from existing built form of settlements – and therefore would be considered development in the countryside.	



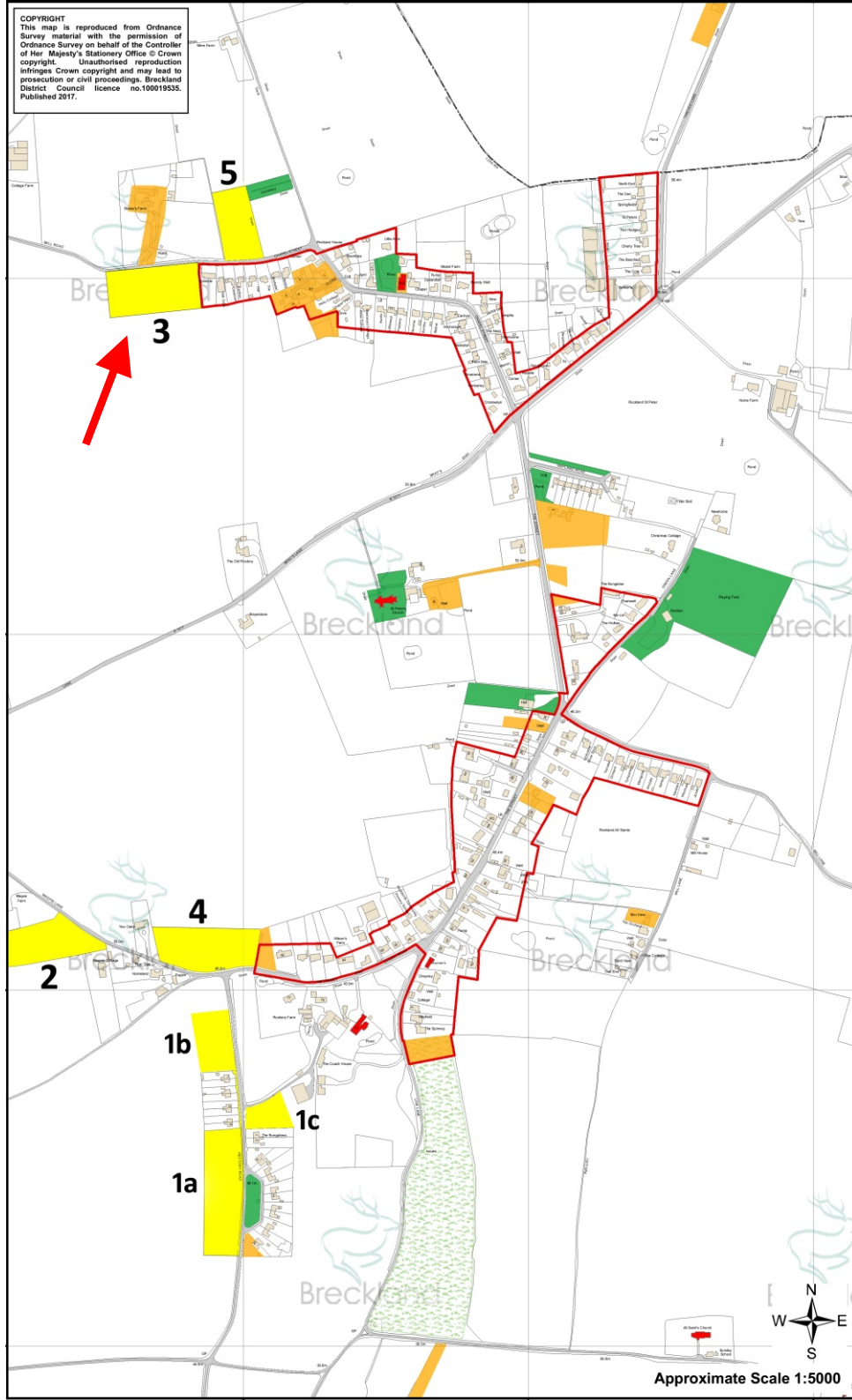
Ref: LPR/CS4/DEV/251 **Site Name** Magna Farm

Planning History: None
Settlement / Parish: Rocklands
Gross Area: 0.52ha
Net Area (as submitted): 0.5ha
Type of development: Residential: Market led housing
Description of any other development:
Landowner estimate: dwellings: 5 dwellings
Landowner estimate: employment sqm: 0
LA dwelling estimate (25dph rural/ 45dph urban): 5 dwellings

Site description The site is a field for livestock and a wired boundary. Across the southwest is a narrow road with a pavement. Across the field is a telephone wire and polls. Outside of the site to the east is a dwelling and outside the northwest boundary are agricultural fields.

Greenfield / Brownfield	Greenfield	
Highway Access (initial assessment)	Yes, adjacent to secondary / tertiary road within settlement	
Pedestrian Access (initial assessment)	No - significant improvements required	
Site topology	Flat or relatively flat	
Trees and hedgerows	None - or very few trees / hedgrow on site that could potentially be retained if developed	
Brecks SPA buffer zone	Risk of impact upon buffer zone is None within Rocklands	
Visual landscape impact	Medium - the site is somewhat enclosed and has some intervisibility with the surrounding landscape.	
Built up area	Outside and not connected to the existing built-up area	
Settlement boundaries	Outside and not connected to the existing settlement boundary	
Potential coalescence	No	
Would the site conflict with the scale and size of settlement	No - the site would be in keeping with scale of settlement	
Settlement tiers	An extension to a lower tier settlement or part of a new lower tier settlement.	
Any known legal, ownership constraints to availability	N/A	
Available (timeframe)	Available in 1 - 5 years	
Achievable (timeframe)	Achievable within 5 years	

Conclusions based on Alternative Development Options The site is within Rocklands a Village with boundaries and is Greenfield Outside and not connected to the existing built-up area
No scenarios in the Development Scenarios consultation align with the site.



Ref: LPR/CS4/DEV/064 **Site Name** South of Bell Road

Planning History: N/A

Settlement / Parish: Rocklands

Gross Area: 0.77ha

Net Area (as submitted): 0.7315ha

Type of development: Residential: Market led housing















Description of any other development:

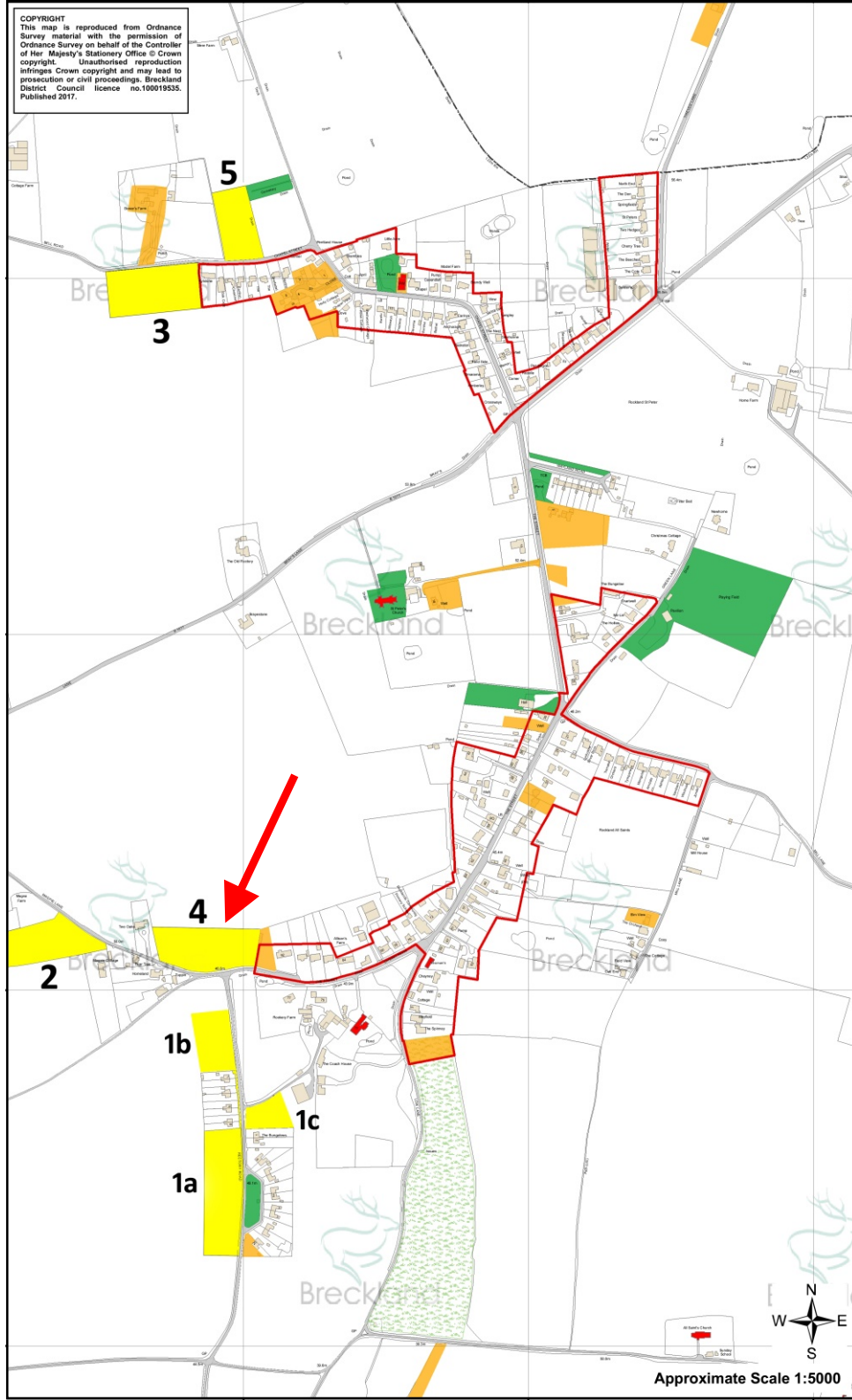
Landowner estimate: dwellings: 15 dwellings

Landowner estimate: employment sqm: 0

LA dwelling estimate (25dph rural/ 45dph urban): 15 dwellings

Site description The site is a section of a wider cultivated agricultural field, where the west and south is open to the remainder of the field. The northern boundary is verge that is connected to the narrow road. To the eastern boundary is a hedge followed by a house.














Greenfield / Brownfield	Greenfield	
Highway Access (initial assessment)	Yes, adjacent to secondary / tertiary road within settlement	
Pedestrian Access (initial assessment)	No - significant improvements required	
Site topology	Flat or relatively flat	
Trees and hedgerows	None - or very few trees / hedgrow on site that could potentially be retained if developed	
Brecks SPA buffer zone	Risk of impact upon buffer zone is None within Rocklands	
Visual landscape impact	Medium - the site is somewhat enclosed and has some intervisibility with the surrounding landscape.	
Built up area	Adjacent to the existing built-up area	
Settlement boundaries	Adjacent to and connected to the existing settlement boundary	
Potential coalescence	No	
Would the site conflict with the scale and size of settlement	No - the site would be in keeping with scale of settlement	
Settlement tiers	An extension to a lower tier settlement or part of a new lower tier settlement.	
Any known legal, ownership constraints to availability	No	
Available (timeframe)	Available in 1 - 5 years	
Achievable (timeframe)	Achievable within 5 years	
Conclusions based on Alternative Development Options	The site is within Rocklands a Village with boundaries and is Greenfield Adjacent to the existing built-up area Scenarios E and F in the Development Scenarios consultation align with the site.	

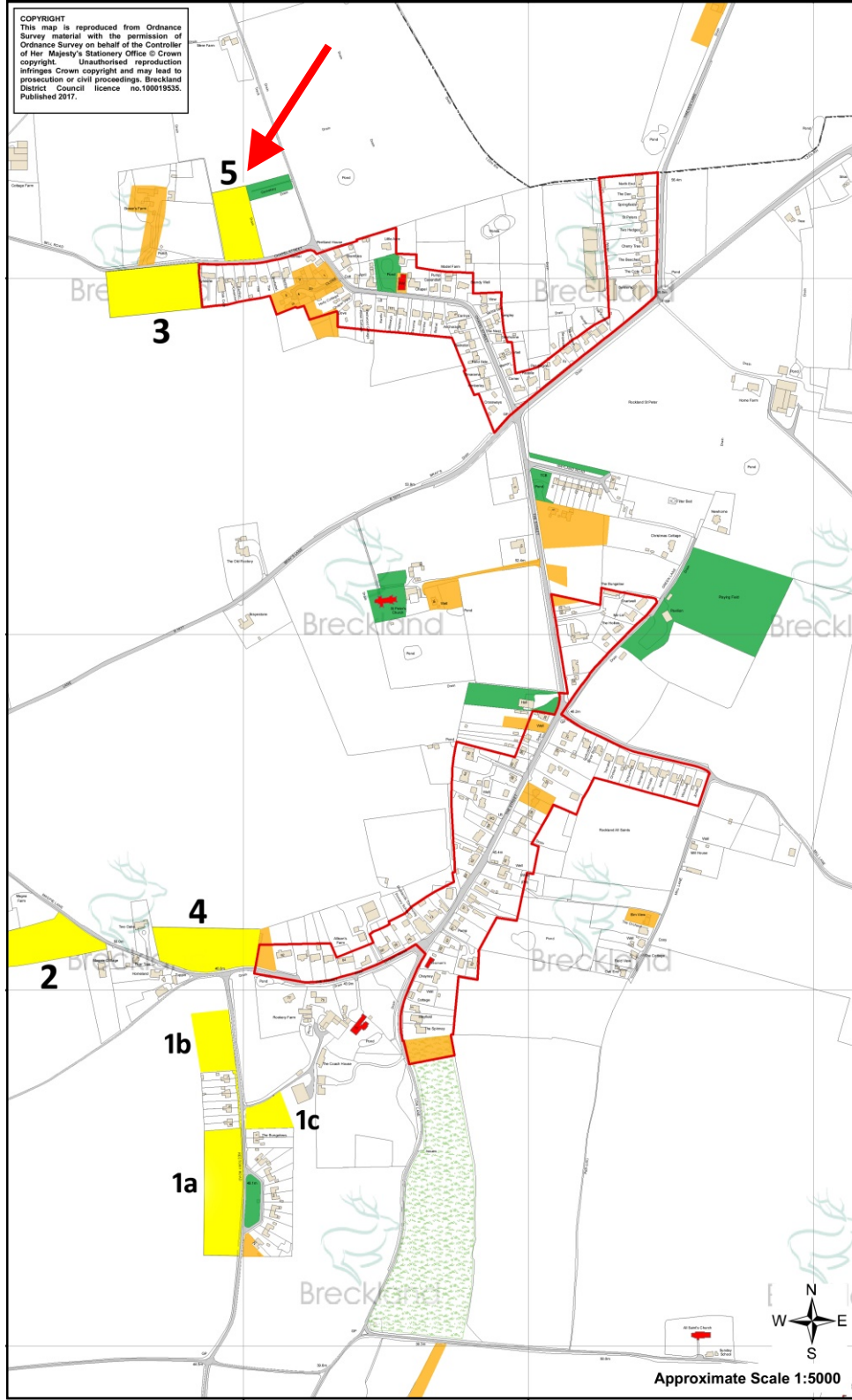


Ref: LPR/CS4/DEV/065 **Site Name** The Street

Planning History:	N/A
Settlement / Parish:	Rocklands
Gross Area:	0.77ha
Net Area (as submitted):	0.77ha
Type of development:	Residential: Market led housing
Description of any other development:	
Landowner estimate: dwellings:	10 dwellings
Landowner estimate: employment sqm:	0
LA dwelling estimate (25dph rural/ 45dph urban):	10 dwellings

Site description The site is an agricultural field. To the south of the site is a hedged boundary followed by a narrow road. On the west boundary is a mix of trees and hedging and to the east is a mix of hedging and fencing, followed by a detached house. To the north of the site is open to the rest of the field.

Greenfield / Brownfield	Greenfield	
Highway Access (initial assessment)	Yes, adjacent to secondary / tertiary road within settlement	
Pedestrian Access (initial assessment)	No - significant improvements required	
Site topology	Flat or relatively flat	
Trees and hedgerows	None - or very few trees / hedgrow on site that could potentially be retained if developed	
Brecks SPA buffer zone	Risk of impact upon buffer zone is None within Rocklands	
Visual landscape impact	Medium - the site is somewhat enclosed and has some intervisibility with the surrounding landscape.	
Built up area	Adjacent to the existing built-up area	
Settlement boundaries	Adjacent to and connected to the existing settlement boundary	
Potential coalescence	No	
Would the site conflict with the scale and size of settlement	No - the site would be in keeping with scale of settlement	
Settlement tiers	An extension to a lower tier settlement or part of a new lower tier settlement.	
Any known legal, ownership constraints to availability	No covenants	
Available (timeframe)	Available in 1 - 5 years	
Achievable (timeframe)	Achievable within 6 to 10 years	
Conclusions based on Alternative Development Options	The site is within Rocklands a Village with boundaries and is Greenfield Adjacent to the existing built-up area Scenarios E and F in the Development Scenarios consultation align with the site.	



Ref: LPR/CS4/DEV/365 Site Name North of Chapel Street

Planning History:	3PL/2023/0702/F Proposed 1no. equestrian dwelling with cartlodge, stables and paddocks (Undecided)
Settlement / Parish:	Rocklands
Gross Area:	0.40ha
Net Area (as submitted):	0.4ha
Type of development:	Residential: Market led housing
Description of any other development:	
Landowner estimate: dwellings:	5 dwellings
Landowner estimate: employment sqm:	0
LA dwelling estimate (25dph rural/ 45dph urban):	5 dwellings
Site description	The site is a cultivated agricultural field. On the southern boundary is a narrow road followed by houses that view across the field. To the west of the site is a mix of trees and hedging, on the east boundary is a verge with a section being a mix of trees on the boundary. To the north of the site is open to the rest of the field.

Greenfield / Brownfield	Greenfield	
Highway Access (initial assessment)	Yes, adjacent to secondary / tertiary road within settlement	
Pedestrian Access (initial assessment)	No - significant improvements required	
Site topology	Flat or relatively flat	
Trees and hedgerows	None - or very few trees / hedgrow on site that could potentially be retained if developed	
Brecks SPA buffer zone	Risk of impact upon buffer zone is None within Rocklands	
Visual landscape impact	Medium - the site is somewhat enclosed and has some intervisibility with the surrounding landscape.	
Built up area	Adjacent to the existing built-up area	
Settlement boundaries	Adjacent to and connected to the existing settlement boundary	
Potential coalescence	No	
Would the site conflict with the scale and size of settlement	No - the site would be in keeping with scale of settlement	
Settlement tiers	An extension to a lower tier settlement or part of a new lower tier settlement.	
Any known legal, ownership constraints to availability	No covenants leases	
Available (timeframe)	Available in 1 - 5 years	
Achievable (timeframe)	Achievable within 5 years	
Conclusions based on Alternative Development Options	The site is within Rocklands a Village with boundaries and is Greenfield Adjacent to the existing built-up area Scenarios E and F in the Development Scenarios consultation align with the site.	

SITE ASSESSMENTS

- Question:

Do you agree with this new criteria for assessing sites?

YES / NO?

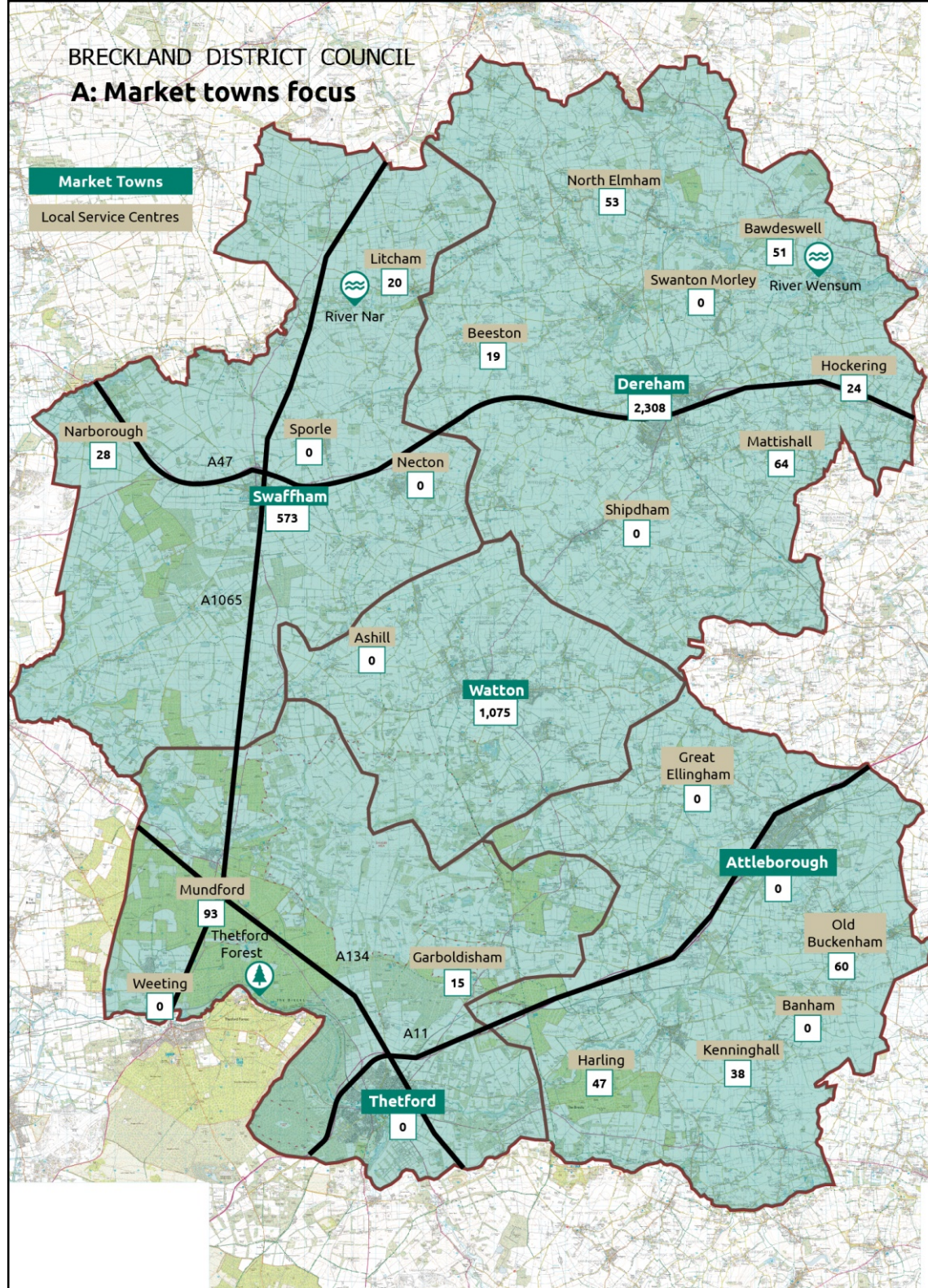
Tell us more (explain your answer or comment in more detail on aspects of the proposed criteria).

<https://brecklandlocalplan.commonplace.is/proposals/brecklands-local-plan/step1>

Click: *'Potential development sites'*

DEVELOPMENT STRATEGY OPTIONS

- Issues and options are set out for both the development and the protection of areas of the District, addressing issues such as housing, the economy, leisure, retail, the environment and infrastructure.
- In considering where development should and should not be located, Development Strategy Options have been set out in terms of the potential distribution of development in the District over the plan period, for consultees to consider and choose their preference.
- Areas with no new allocations under some of these scenarios – for instance, Attleborough – will still accommodate a significant proportion of growth through existing planning permissions and allocations.

A: Market towns focus**A: Market towns focus**

Market towns would be prioritised for 80% of the required new homes being built here - with 20% allocated for the Local Service Centres.

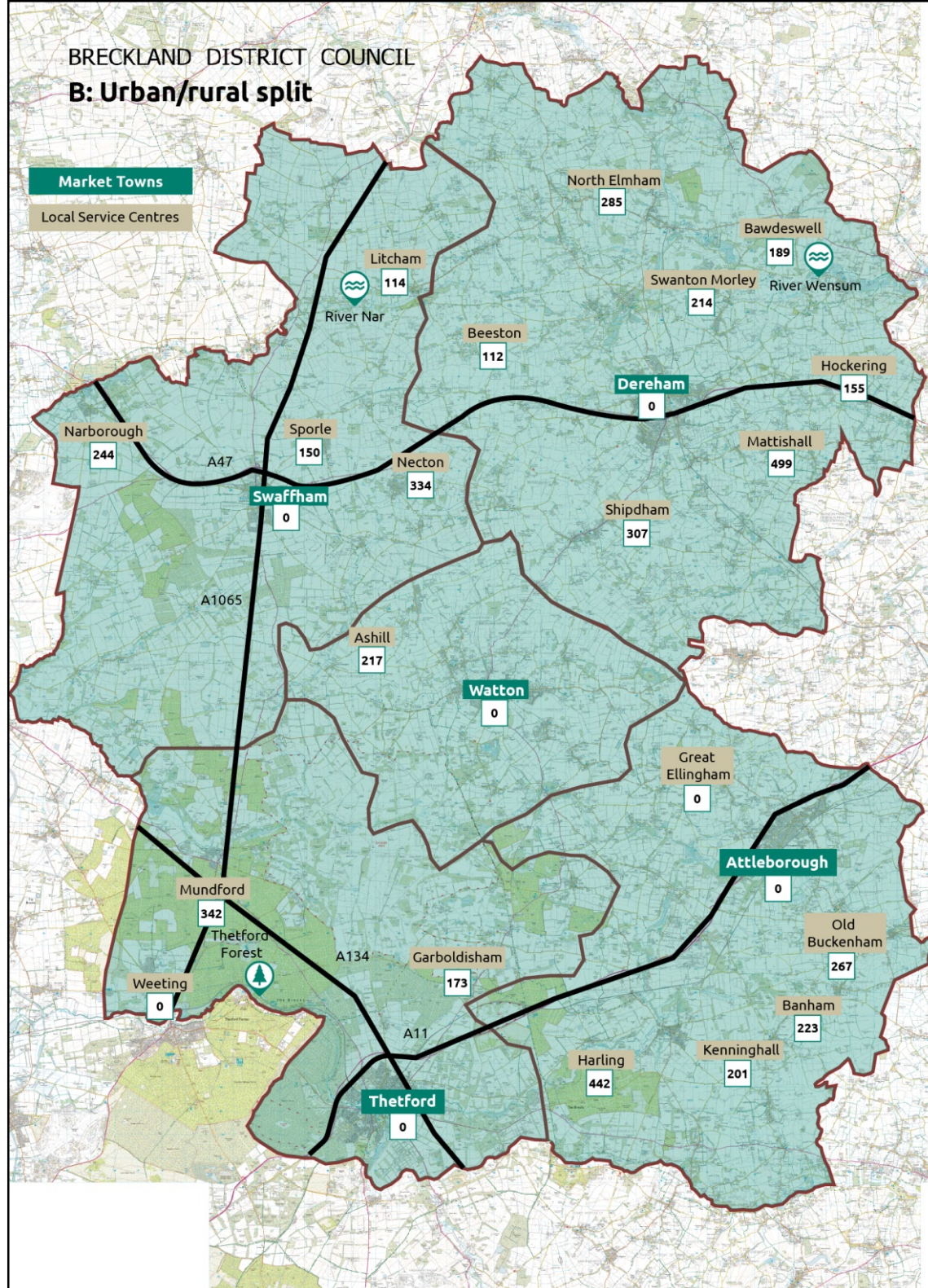
In this scenario, new homes would be built on key sites in Dereham, Swaffham and Watton. Considering the new homes already allocated to Attleborough and Thetford, there would be no further requirements on these Key Settlements, and the strategic sites at Swanton Morley Barracks and the Abbey Estate site would not be required to meet the housing targets for Breckland. Employment space would likely be close to major roads at locations including Snetterton and Dereham.

Abbey Estate		Mundford	93
Ashill	0	Narborough	28
Attleborough	0	Necton	0
Banham	0	North Elmham	53
Bawdeswell	51	North Lopham	
Beeston	19	Old Buckenham	60
Beetley		Quidenham	
Carbrooke		Rocklands	
Caston		Saham Toney	
Dereham	2,308	Shipdham	0
Garboldisham	15	Shropham	
Great Ellingham	0	Sporle	0
Gressenhall		Swaffham	573
Griston		Swanton Morley	0
Harling	47	Swanton Morley Barracks	
Hockering	24	Thetford	0
Hockham		Thompson	
Kenninghall	38	Watton	1,075
Litcham	20	Weasenham	
Lyng		Weeting	0
Mattishall	64	Yaxham	

A: Market towns focus

Market towns would be prioritised for 80% of the required new homes being built here - with 20% allocated for the Local Service Centres.

In this scenario, new homes would be built on key sites in Dereham, Swaffham and Watton. Considering the new homes already allocated to Attleborough and Thetford, there would be no further requirements on these Key Settlements, and the strategic sites at Swanton Morley Barracks and the Abbey Estate site would not be required to meet the housing targets for Breckland. Employment space would likely be close to major roads at locations including Snetterton and Dereham.

B: Urban/rural split**B: Urban / rural split**

New homes would be evenly distributed with 50% in market towns and 50% in the Local Service Centres.

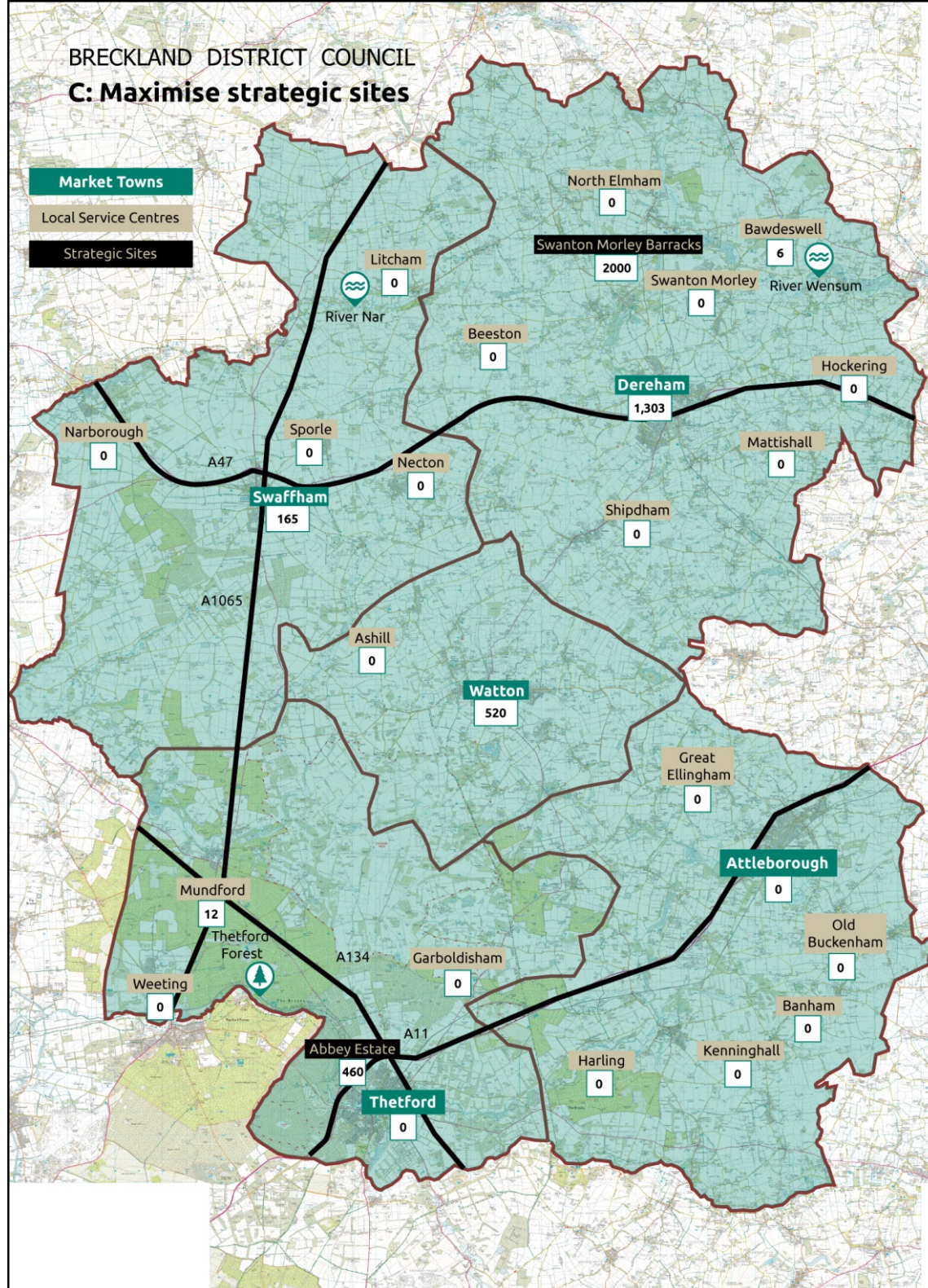
Considering the new homes already allocated across the Market Towns there would be no further requirements for new homes in these urban areas and the majority of development would be allocated in Local Service Centres. Employment space would likely be close to major roads or at locations such as Snetterton, Dereham or more rural locations such as Shipdham Airfield.

Abbey Estate		Mundford	342
Ashill	217	Narborough	244
Attleborough	0	Necton	334
Banham	223	North Elmham	285
Bawdeswell	189	North Lopham	
Beeston	112	Old Buckenham	267
Beetley		Quidenham	
Carbrooke		Rocklands	
Caston		Saham Toney	
Dereham	0	Shipdham	307
Garboldisham	173	Shropham	
Great Ellingham	0	Sporle	150
Gressenhall		Swaffham	0
Griston		Swanton Morley	214
Harling	442	Swanton Morley Barracks	
Hockering	155	Thetford	0
Hockham		Thompson	
Kenninghall	201	Watton	0
Litcham	114	Weasenham	
Lyng		Weeting	0
Mattishall	499	Yaxham	

B: Urban / rural split

New homes would be evenly distributed with 50% in market towns and 50% in the Local Service Centres.

Considering the new homes already allocated across the Market Towns there would be no further requirements for new homes in these urban areas and the majority of development would be allocated in Local Service Centres. Employment space would likely be close to major roads or at locations such as Snetterton, Dereham or more rural locations such as Shipdham Airfield.

C: Maximise strategic sites**C: Maximise strategic sites**

Previously-developed, strategic sites including the Swanton Morley Barracks and the Abbey Estate site in Thetford would be prioritised, with the remaining new homes to be allocated – 80% to the market towns and 20% to the Local Service Centres.

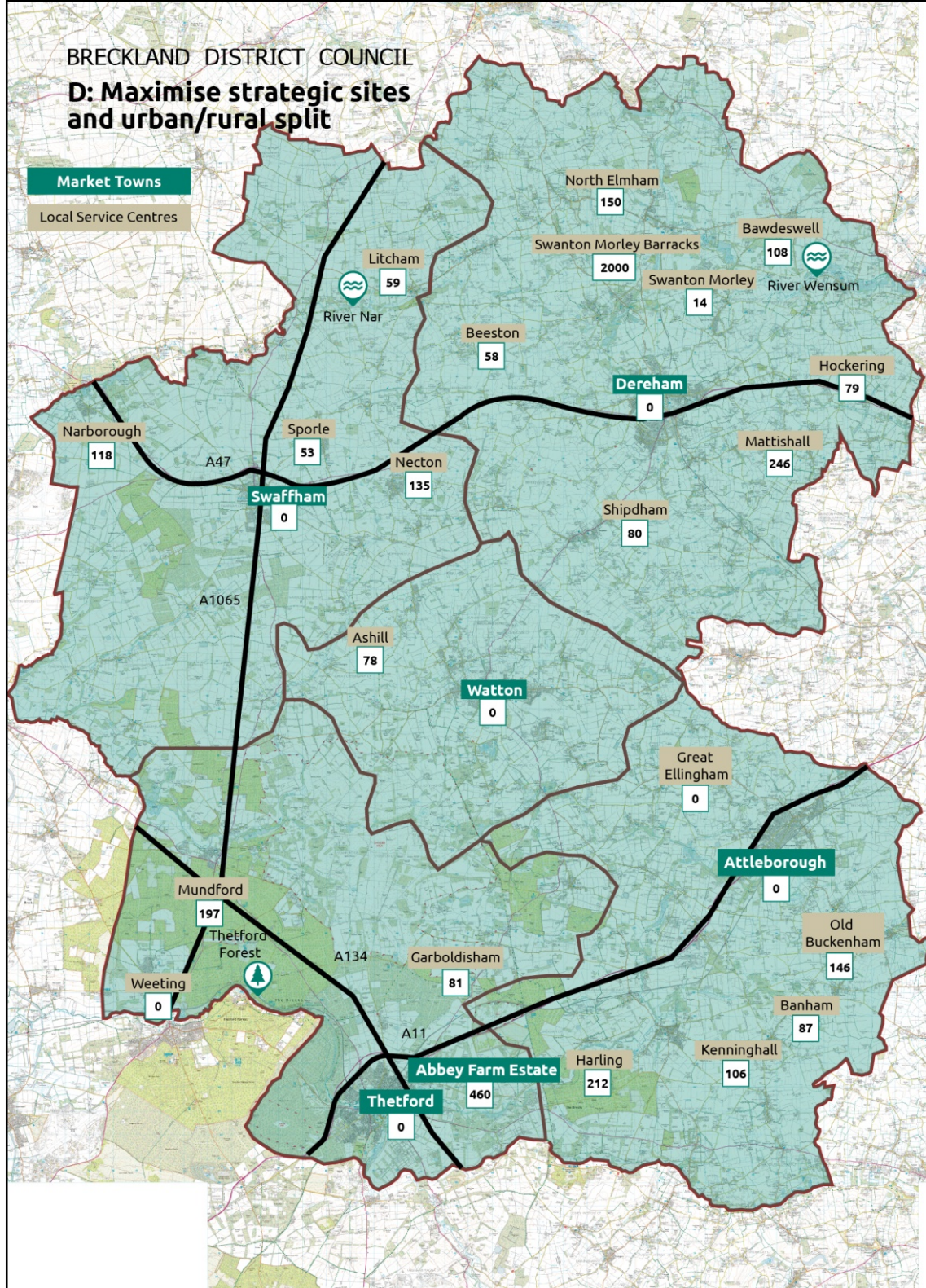
This scenario would see around 2,000 new homes developed at Swanton Morley Barracks, when the Ministry of Defence relocates troops in 2029 and a potential 460 new homes at the Abbey Estate site. With the majority of the housing target met, there would be very little requirement for new homes in the Local Service Centres. Employment space would likely be close to major roads or at locations such as Snetterton, Dereham or more rural locations such as Shipdham Airfield.

Abbey Estate	460	Mundford	12
Ashill	0	Narborough	0
Attleborough	0	Necton	0
Banham	0	North Elmham	0
Bawdeswell	6	North Lopham	
Beeston	0	Old Buckenham	0
Beetley		Quidenham	
Carbrooke		Rocklands	
Caston		Saham Toney	
Dereham	1,303	Shipdham	0
Garboldisham	0	Shropham	
Great Ellingham	0	Sporle	0
Gressenhall		Swaffham	165
Griston		Swanton Morley	0
Harling	0	Swanton Morley Barracks	2,000
Hockering	0	Thetford	0
Hockham		Thompson	
Kenninghall	0	Watton	520
Litcham	0	Weasenham	
Lyng		Weeting	0
Mattishall	0	Yaxham	

C: Maximise strategic sites

Previously-developed, strategic sites including the Swanton Morley Barracks and the Abbey Estate site in Thetford would be prioritised, with the remaining new homes to be allocated – 80% to the market towns and 20% to the Local Service Centres.

This scenario would see around 2,000 new homes developed at Swanton Morley Barracks, when the Ministry of Defence relocates troops in 2029 and a potential 460 new homes at the Abbey Estate site. With the majority of the housing target met, there would be very little requirement for new homes in the Local Service Centres. Employment space would likely be close to major roads or at locations such as Snetterton, Dereham or more rural locations such as Shipdham Airfield.

**D: Maximise strategic sites
and urban/rural split****D: Maximise strategic sites
and urban / rural split**

Previously-developed, strategic sites including the Swanton Morley Barracks and the Abbey Estate site in Thetford would be prioritised, with the remaining new homes to be allocated – 50% to the market towns and 50% to the Local Service Centres.

Like scenario C, this would see around 2,000 new homes developed at Swanton Morley Barracks, when the Ministry of Defence relocates troops in 2029 and a potential 460 new homes at the Abbey Estate site. Considering current allocations, there would be no requirement for further new homes in the Key Settlements or Market Towns and the remaining allocation would be within the Local Service Centres.

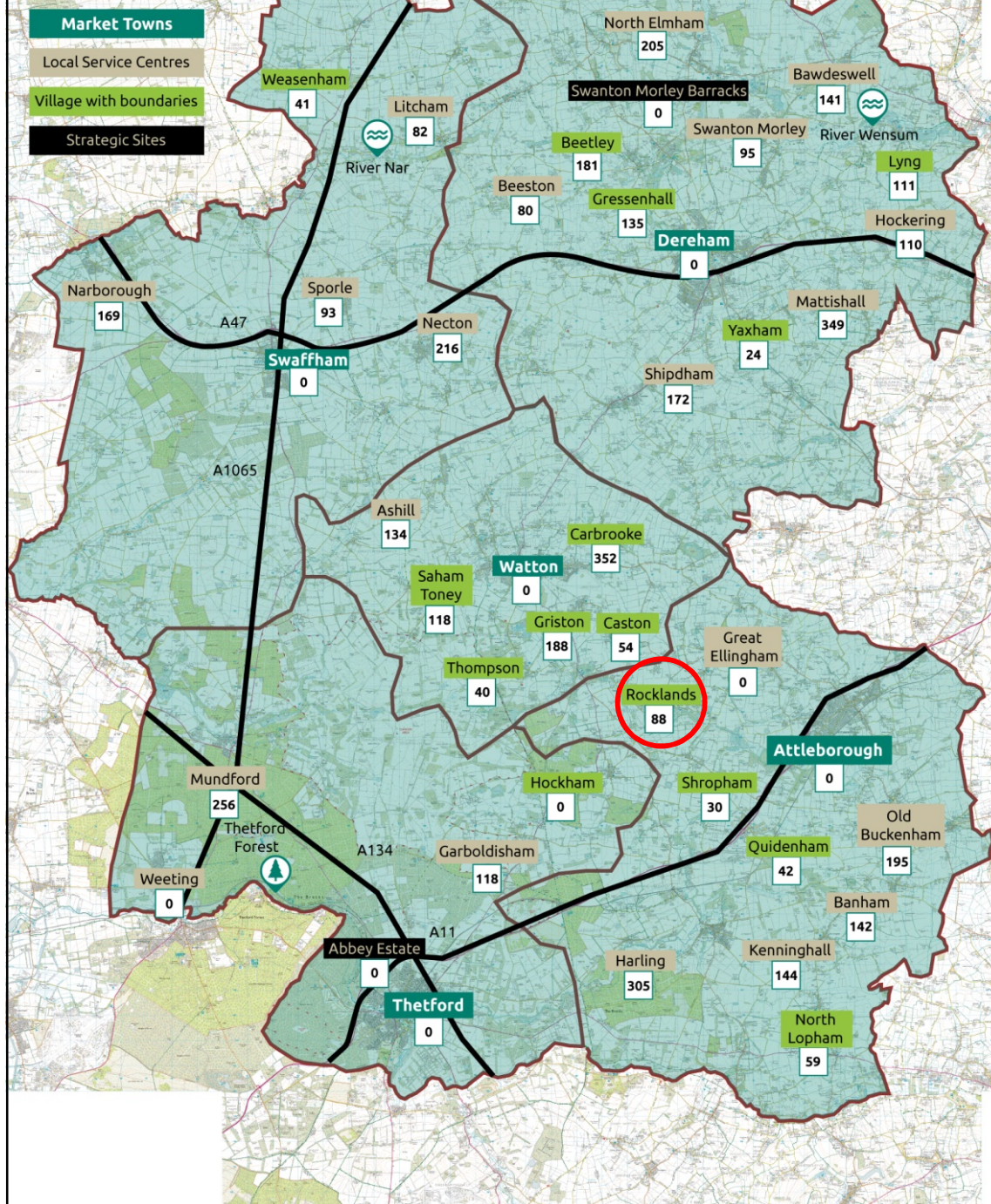
Abbey Estate	460	Mundford	197
Ashill	78	Narborough	118
Attleborough	0	Necton	135
Banham	87	North Elmham	150
Bawdeswell	108	North Lopham	
Beeston	58	Old Buckenham	146
Beetley		Quidenham	
Carbrooke		Rocklands	
Caston		Saham Toney	
Dereham	0	Shipdham	80
Garboldisham	81	Shropham	
Great Ellingham	0	Sporle	53
Gressenhall		Swaffham	0
Griston		Swanton Morley	14
Harling	212	Swanton Morley Barracks	2,000
Hockering	79	Thetford	0
Hockham		Thompson	
Kenninghall	106	Watton	0
Litcham	59	Weasenham	
Lyng		Weeting	0
Mattishall	246	Yaxham	

D: Maximise strategic sites and urban / rural split

Previously-developed, strategic sites including the Swanton Morley Barracks and the Abbey Estate site in Thetford would be prioritised, with the remaining new homes to be allocated – 50% to the market towns and 50% to the Local Service Centres.

Like scenario C, this would see around 2,000 new homes developed at Swanton Morley Barracks, when the Ministry of Defence relocates troops in 2029 and a potential 460 new homes at the Abbey Estate site. Considering current allocations, there would be no requirement for further new homes in the Key Settlements or Market Towns and the remaining allocation would be within the Local Service Centres.

BRECKLAND DISTRICT COUNCIL
E: Urban / rural split including villages with boundaries.



E: Urban / rural split (including Villages with Boundaries)

This would include Villages with Boundaries. 50% of development in Market Towns and 50% in rural areas (70% in Local Service Centres and 30% in Villages with Boundaries).

This scenario differs from the previous scenarios with the inclusion of Villages with Boundaries. There would be no requirement for further new homes in key settlements or market towns, with the remaining allocations distributed among Local Service Centres and Villages with Boundaries which would help towards ensuring these areas continue to grow and thrive.

Rocklands – 88 Homes

Abbey Estate	0	Mundford	256
Ashill	134	Narborough	169
Attleborough	0	Necton	216
Banham	142	North Elmham	205
Bawdeswell	141	North Lopham	59
Beeston	80	Old Buckenham	195
Beetley	181	Quidenham	42
Carbrooke	352	Rocklands	88
Caston	54	Saham Toney	118
Dereham	0	Shipdham	172
Garboldisham	118	Shropham	30
Great Ellingham	0	Sporle	93
Gressenhall	135	Swaffham	0
Griston	188	Swanton Morley	95
Harling	305	Swanton Morley Barracks	0
Hockering	110	Thetford	0
Hockham	0	Thompson	40
Kenninghall	144	Watton	0
Litcham	82	Weasenham	41
Lyng	111	Weeting	0
Mattishall	349	Yaxham	24

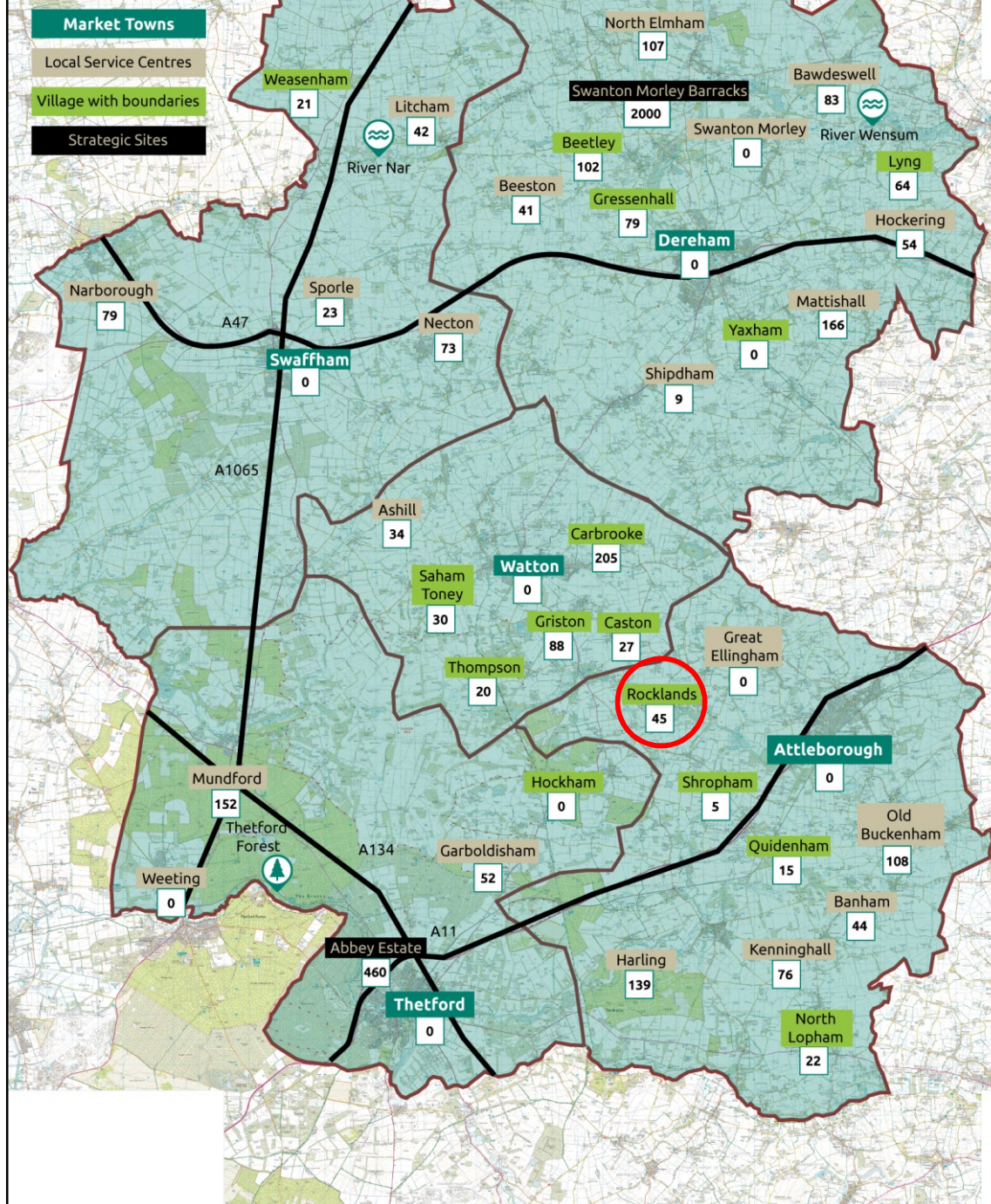
E: Urban / rural split (including Villages with Boundaries)

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This scenario differs from the previous scenarios with the inclusion of Villages with Boundaries. There would be no requirement for further new homes in key settlements or market towns, with the remaining allocations distributed among Local Service Centres and Villages with Boundaries which would help towards ensuring these areas continue to grow and thrive.

Rocklands – 88 Homes

BRECKLAND DISTRICT COUNCIL
F: Maximise strategic site and urban rural split including villages with boundaries.



F: Maximise strategic site and urban rural split (including Villages with Boundaries)

Previously-developed, strategic sites including the Swanton Morley Barracks and the Abbey Estate site in Thetford would be prioritised, with the remaining new homes to be allocated – 50% of development in Market Towns and 50% in rural areas (70% in Local Service Centres and 30% in Villages with Boundaries).

Rocklands – 45 Homes

Abbey Estate	460	Mundford	152
Ashill	34	Narborough	79
Attleborough	0	Necton	73
Banham	44	North Elmham	107
Bawdeswell	83	North Lopham	22
Beeston	41	Old Buckenham	108
Beetley	102	Quidenham	15
Carbrooke	205	Rocklands	45
Caston	27	Saham Toney	30
Dereham	0	Shipdham	9
Garboldisham	52	Shropham	5
Great Ellingham	0	Sporle	23
Gressenhall	79	Swaffham	0
Griston	88	Swanton Morley	0
Harling	139	Swanton Morley Barracks	2,000
Hockering	54	Thetford	0
Hockham	0	Thompson	20
Kenninghall	76	Watton	0
Litcham	42	Weasenham	21
Lyng	64	Weeting	0
Mattishall	166	Yaxham	0

F: Maximise strategic site and urban rural split (including Villages with Boundaries)

Previously-developed, strategic sites including the Swanton Morley Barracks and the Abbey Estate site in Thetford would be prioritised, with the remaining new homes to be allocated – 50% of development in Market Towns and 50% in rural areas (70% in Local Service Centres and 30% in Villages with Boundaries).

Rocklands – 45 Homes

DEVELOPMENT STRATEGY OPTIONS

- Question:

Breckland would like you to rank the six options in order of preference/importance.

If you think there are any other development strategies that could be considered, or areas that you think should have more or less development, please let Breckland know.

<https://brecklandlocalplan.commonplace.is/proposals/brecklands-local-plan/step1>

Click: *'Alternative development strategy options'*

YOUR VIEWS?

- Let Us Know

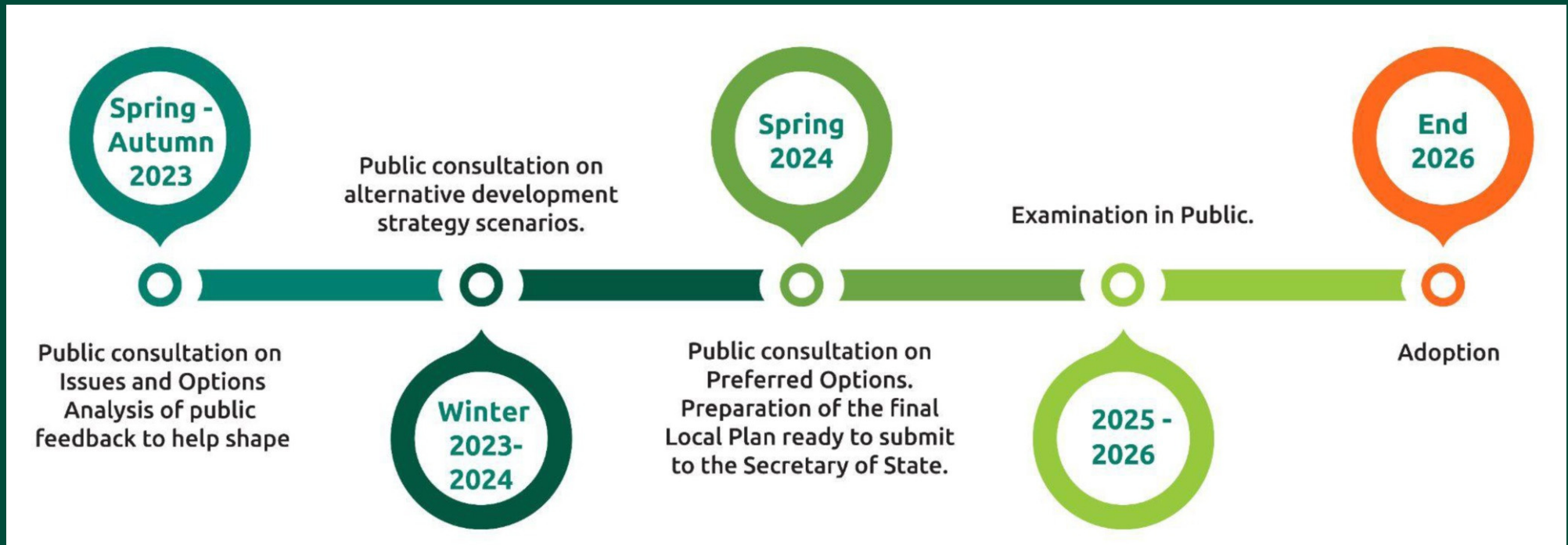
- Kim Austin (Parish Clerk)
clerk2rocklands@gmail.com

- Let Breckland Know

- Complete the on-line feedback:
<https://brecklandlocalplan.commonplace.is/>
- Go to:
'Breckland's Local Plan'
- Respond by **Monday 19 February**

WHAT NEXT?

- In Spring 2024, there will be a further opportunity to share feedback on the draft version of the new Local Plan – Preferred Options.



***Thank you
for coming***