



Breckland
COUNCIL

Phase 2 Site Assessments: Alternatives (sites not included in preferred options)

Draft Local Plan Full Update Preferred Options

June 2024

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062 - East of Rectory Road, Rocklands		Alternative
Address: Area 1, East of Rectory Road, Rockland All Saints, NR17 1XA		
Greenfield	Site area: 0.21ha	Estimated capacity: 0 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
<ul style="list-style-type: none"> • Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School 	Rookwood Dental Practice: 5986 metres (R >) Attleborough Surgeries: 5920 metres (R >) Attleborough Sports Hall: 5966 metres (R >) Attleborough Library: 6136 metres (R >) Rocklands Community Primary School: 318 metres (G <) Attleborough Academy: 6088 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.		
<ul style="list-style-type: none"> • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services 		
Walking and cycling	Some accessible facilities create opportunity to enhance walking and cycling access.	
Open Space	Category - General: 604 metres	
Recycling facilities	Snetterton Part-time Recycling Centre: 6591 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	The Rookery (Grade II): 142 metres	
Registered Park	Breccles Hall: 3038 metres	
Scheduled Monument	Village cross, 70m north west of the Holy Cross Church: 3166 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Site Name Blank: 1582 metres	
Geodiversity site	Hockham: 5117 metres	
National Nature Reserve	Brettenham Heath: 11165 metres	
County Wildlife Site	Land near Rockland All Saints: 178 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 4756 metres	
Ramsar	Redgrave & South Lopham Fens: 17237 metres	
Special Protection Area (SPA)	Breckland 4740 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Swangey Fen, Attleborough 3423 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 3423 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Attleborough STW. Unlikely to be capacity for additional growth above Attleborough SUE.	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): No comments	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Rocklands Parish Council The council accepts some development, but it must be right for the parish. Site assessment highlighting individual problems/concerns with each site. Under current policy, the proposed sites are a considerable distance outside the Settlement Boundary, and in no way adjacent or connected to it. Under the proposed criteria: <ul style="list-style-type: none"> • The sites are entirely Greenfield in nature. • Access to the sites would be via Rectory Road – a narrow tertiary road with few passing places. The nearby junction with Magpie Lane – another narrow tertiary road with few passing places – and the end of The Street is also very restricted in width. We do not consider that access for additional properties will be either safe or practical. • Pedestrian access to the proposed sites would be extremely hazardous – there being no pavements, and via a narrow inclined road. • The Visual Landscape Impact would be High - particularly with respect to neighbouring properties on both sides of the road. These properties would lose the current visual amenity of unrestricted views of the surrounding rural landscape. As the sites are in an elevated position, development will impact on the rural views currently enjoyed from surrounding properties, roads and footpaths. • We would argue that the proposed sites are only very tenuously Adjacent to the existing built-up area. • The sites would conflict with the scale and size of the settlement, and would notably grow it. • The sites are not in proximity to a recognised settlement, and could not form part of a new settlement. 	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

365 - North of Chapel Street, Rocklands

Alternative

Address: North of Chapel Street, NR17 1UQ

Greenfield

Site area: 0.42ha

Estimated capacity: 5 dwellings

Broad accessibility assessment

Settlement Hierarchy: Secondary village

<ul style="list-style-type: none"> • Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School 	<p>Rookwood Dental Practice: 6359 metres (R >)</p> <p>Hingham Surgery: 6028 metres (R >)</p> <p>Attleborough Sports Hall: 6276 metres (R >)</p> <p>Hingham Library: 5619 metres (R >)</p> <p>Rocklands Community Primary School: 958 metres (G <)</p> <p>Attleborough Academy: 6389 metres (R >)</p>
Overall ranking accessibility	Amber: One to three core facilities within threshold distance

800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.

- **Green** 4+ core services within above threshold
- **Amber** 1 to 3 core services
- **Red** 0 core services

Walking and cycling	Some accessible facilities create opportunity to enhance walking and cycling access.
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Open Space	Category - General: 0 metres
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Recycling facilities	Snetterton Part-time Recycling Centre: 7760 metres
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Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)

Conservation Area	Not within a CA
Listed Building	Methodist Church (Grade II): 199 metres
Registered Park	Breccles Hall: 3848 metres
Scheduled Monument	Village cross, 70m north west of the Holy Cross Church: 2864 metres

Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)

Nutrient Neutrality Catchment Area	No
Ancient Woodland	Site Name Blank: 1687 metres
Geodiversity site	Hockham: 6054 metres
National Nature Reserve	Brettenham Heath: 12242 metres
County Wildlife Site	Goose Common: 1055 metres
Local Nature Reserve	Great Eastern Pingo Trail: 4813 metres
Ramsar	Redgrave & South Lopham Fens: 18393 metres
Special Protection Area (SPA)	Breckland 5455 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No
SSSI	Scoulton Mere 3381 metres
Special Area of Conservation (SAC)	Norfolk Valley Fens: 4496 metres

Agricultural Land	Grade 2
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Attleborough STW. Unlikely to be capacity for additional growth above Attleborough SUE.	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): No comments	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
<p>Rocklands Parish Council • Firstly, we believe that this site location has been mis-named. Chapel Street finishes opposite 'Corner Cottage' – where Bell Road starts. Reference to the Electoral Register will confirm • Under current policy, the proposed site is neither connected to nor adjacent to the Settlement Boundary. See 3PL/2023/0702/F for the Case Officer's reasons for refusal, "The site fall outsides the defined settlement of Rocklands classified as a Village with a Boundary and is not immediately adjacent to the settlement boundary."</p> <p>Under the proposed criteria: • The site is entirely Greenfield in nature. • Access to the site would be via either Bell Road or Chapel Street. Bell Road is an extremely narrow tertiary road with no passing places. It is probably the narrowest road in the parish, has high banks in places, blind bends and is used by large agricultural vehicles. Vehicle-vehicle and vehicle pedestrian conflicts are a regular occurrence on this narrow road. Chapel Street is another narrow tertiary road with few passing places, having three blind bends and the same agricultural traffic as Bell Road. We do not consider that access for additional properties will be either safe or practical. • Pedestrian access to the proposed site would be hazardous – extremely so from the Bell Road direction – there being no pavements in either Bell Road or Chapel Street. Conflict with large agricultural vehicles would pose a particular risk. • There would be unavoidable Visual Landscape Impact – particularly with respect to neighbouring and nearby properties on both sides of the road. These properties would lose the current visual amenity of unrestricted views of the surrounding rural landscape. See 3PL/2023/0702/F for the Case Officer's reasons for refusal, "The proposed development represent visual intrusion and erosion of the open countryside. The proposed design and appearance in terms of scale, height and massing of the dwelling, is out of character with the local context and street scene. It would result in unacceptable urbanisation of the area that would harm the character and appearance of the area including the open countryside. The proposed development is contrary to Policies COM01, GEN05, ENV05 & GEN02 of the Breckland Local Plan (adopted 2019), as well as having due regard to National Planning Policy Framework (2023)." The above related to a single property on this site – a number of properties could only have greater negative</p>	

impact. Further, the North East corner of the proposed site would abut the Methodist Church graveyard – which is in regular use by the bereaved and their families. Adjacent dwellings would serve to disturb the peace and quiet, and the open countryside views valued by the users. • The proposed site is neither connected to, nor adjacent to, either the Built-up Area or the Settlement Boundary. • As stated in the Case Officer’s comments above, the proposed site would be unlikely to be in keeping with the scale and size of the settlement at this point. • Although this site can be perceived to align with the proposed development scenarios E and F in the consultation, we believe that the other factors above weigh significantly against development. • In summary, we contend that this site should not be accepted for development.

Landowner/Site promoter comment:

None

Other objections

1 as received

403 - Area 2 West of Rectory Road, Rocklands		Alternative
Address: Area 2, West of Rectory Road, Rockland All Saints, NR17 1XA		
Greenfield	Site area: 0.39ha	Estimated capacity: 0 dwellings
Broad accessibility assessment		
Settlement Hierarchy: Secondary village		
<ul style="list-style-type: none"> • Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School 	Rookwood Dental Practice: 6079 metres (R >) Attleborough Surgeries: 6010 metres (R >) Attleborough Sports Hall: 6055 metres (R >) Attleborough Library: 6225 metres (R >) Rocklands Community Primary School: 303 metres (G <) Attleborough Academy: 6176 metres (R >)	
Overall ranking accessibility	Amber: One to three core facilities within threshold distance	
800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.		
<ul style="list-style-type: none"> • Green 4+ core services within above threshold • Amber 1 to 3 core services • Red 0 core services 		
Walking and cycling	Some accessible facilities create opportunity to enhance walking and cycling access.	
Open Space	Category - General: 546 metres	
Recycling facilities	Snetterton Part-time Recycling Centre: 6695 metres	
Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)		
Conservation Area	Not within a CA	
Listed Building	The Rookery (Grade II): 175 metres	
Registered Park	Breccles Hall: 3033 metres	
Scheduled Monument	Village cross, 70m north west of the Holy Cross Church: 3049 metres	
Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)		
Nutrient Neutrality Catchment Area	No	
Ancient Woodland	Site Name Blank: 1484 metres	
Geodiversity site	Hockham: 5133 metres	
National Nature Reserve	Brettenham Heath: 11205 metres	
County Wildlife Site	Land near Rockland All Saints: 240 metres	
Local Nature Reserve	Great Eastern Pingo Trail: 4678 metres	
Ramsar	Redgrave & South Lopham Fens: 17342 metres	
Special Protection Area (SPA)	Breckland 4728 metres. (Site Beyond 1.5km, HRA unlikely to be required.) Within Stone Curlew buffer: No	
SSSI	Swangey Fen, Attleborough 3535 metres	

Special Area of Conservation (SAC)	Norfolk Valley Fens: 3535 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Attleborough STW. Unlikely to be capacity for additional growth above Attleborough SUE.	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): No comments	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Rocklands Parish Council The council accepts some development, but it must be right for the parish. Site assessment highlighting individual problems/concerns with each site. Under current policy, the proposed sites are a considerable distance outside the Settlement Boundary, and in no way adjacent or connected to it. Under the proposed criteria: <ul style="list-style-type: none"> • The sites are entirely Greenfield in nature. • Access to the sites would be via Rectory Road – a narrow tertiary road with few passing places. The nearby junction with Magpie Lane – another narrow tertiary road with few passing places – and the end of The Street is also very restricted in width. We do not consider that access for additional properties will be either safe or practical. • Pedestrian access to the proposed sites would be extremely hazardous – there being no pavements, and via a narrow inclined road. • The Visual Landscape Impact would be High - particularly with respect to neighbouring properties on both sides of the road. These properties would lose the current visual amenity of unrestricted views of the surrounding rural landscape. As the sites are in an elevated position, development will impact on the rural views currently enjoyed from surrounding properties, roads and footpaths. • We would argue that the proposed sites are only very tenuously Adjacent to the existing built-up area. • The sites would conflict with the scale and size of the settlement, and would notably grow it. • The sites are not in proximity to a recognised settlement, and could not form part of a new settlement. 	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	

404 - Area 1 West of Rectory Road, Rocklands

Alternative

Address: Area 3, West of Rectory Rd, Rockland All Saints, NR17 1XA

Greenfield

Site area: 0.90ha

Estimated capacity: 13 dwellings

Broad accessibility assessment

Settlement Hierarchy: Secondary village

<ul style="list-style-type: none"> • Dentist • Doctor • Leisure Centre • Library • Primary School • Secondary School 	<p>Rookwood Dental Practice: 6034 metres (R >)</p> <p>Attleborough Surgeries: 5977 metres (R >)</p> <p>Attleborough Sports Hall: 6025 metres (R >)</p> <p>Attleborough Library: 6191 metres (R >)</p> <p>Rocklands Community Primary School: 391 metres (G <)</p> <p>Attleborough Academy: 6147 metres (R >)</p>
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Overall ranking accessibility
Amber: One to three core facilities within threshold distance

800m/10 minutes walking distance of the site in town centres; 1,200m elsewhere and 2,000m for school access and employment.

- **Green** 4+ core services within above threshold
- **Amber** 1 to 3 core services
- **Red** 0 core services

Walking and cycling
Some accessible facilities create opportunity to enhance walking and cycling access.

Open Space
Category - General: 673 metres

Recycling facilities
Snetterton Part-time Recycling Centre: 6451 metres

Heritage (nearest designated heritage asset analysis – Heritage Impact Assessment in production)

Conservation Area
Not within a CA

Listed Building
The Rookery (Grade II): 216 metres

Registered Park
Breccles Hall: 2885 metres

Scheduled Monument
Village cross, 70m north west of the Holy Cross Church: 3123 metres

Natural Environment (nearest designated geo / biodiversity sites and features. Local Plan HRA will assess subsequent Local Plan policy and proposals)

Nutrient Neutrality Catchment Area
No

Ancient Woodland
Site Name Blank: 1532 metres

Geodiversity site
Hockham: 4942 metres

National Nature Reserve
Brettenham Heath: 10975 metres

County Wildlife Site
Land near Rockland All Saints: 208 metres

Local Nature Reserve
Great Eastern Pingo Trail: 4699 metres

Ramsar
Redgrave & South Lopham Fens: 17099 metres

Special Protection Area (SPA)
Breckland 4594 metres. (Site Beyond 1.5km, HRA unlikely to be required.)
Within Stone Curlew buffer: No

SSSI
Swangey Fen, Attleborough 3325 metres

Special Area of Conservation (SAC)	Norfolk Valley Fens: 3325 metres
Agricultural Land	Grade 3
Water management and flood risk (Further information, including surface water flood risk and cumulative impacts to be reported through Strategic Flood Risk Assessment, 2024)	
Flood Zone 3	Proportion of site area 0.00%
Flood Zone 2	Proportion of site area 0.00%
Norfolk Local Lead Flood Authority advice Not reviewed	
Water Management Alliance advice No comments	
Anglian Water Water Recycling Centre - Attleborough STW. Unlikely to be capacity for additional growth above Attleborough SUE.	
Other statutory consultees, agencies and organisations	
Sport England: No comments	
Natural England (Nutrient Neutrality): No comments	
Natural England (Air Quality Screening): No comments	
Historic England No site specific comment. HIA to inform Plan required, prepared in accordance with Historic England guidance.	
Rocklands Parish Council The council accepts some development, but it must be right for the parish. Site assessment highlighting individual problems/concerns with each site. Under current policy, the proposed sites are a considerable distance outside the Settlement Boundary, and in no way adjacent or connected to it. Under the proposed criteria: <ul style="list-style-type: none"> • The sites are entirely Greenfield in nature. • Access to the sites would be via Rectory Road – a narrow tertiary road with few passing places. The nearby junction with Magpie Lane – another narrow tertiary road with few passing places – and the end of The Street is also very restricted in width. We do not consider that access for additional properties will be either safe or practical. • Pedestrian access to the proposed sites would be extremely hazardous – there being no pavements, and via a narrow inclined road. • The Visual Landscape Impact would be High - particularly with respect to neighbouring properties on both sides of the road. These properties would lose the current visual amenity of unrestricted views of the surrounding rural landscape. As the sites are in an elevated position, development will impact on the rural views currently enjoyed from surrounding properties, roads and footpaths. • We would argue that the proposed sites are only very tenuously Adjacent to the existing built-up area. • The sites would conflict with the scale and size of the settlement, and would notably grow it. • The sites are not in proximity to a recognised settlement, and could not form part of a new settlement. 	
Landowner/Site promoter comment:	
None	
Other objections	
None recorded as received	