



Phase 2 Site Assessments: Discounted sites

Draft Local Plan Full Update Preferred Options

June 2024

Contents

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

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

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

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015 - Highcroft, Attleborough

039 - Broadland Farm, Attleborough

132 - South of Ellingham Road, Attleborough

158 - South of B1077, Attleborough

197 - North of Blackthorn Road, Attleborough

261 - Former Brenntag Deport, Attleborough

262 - East of London Road, Attleborough

263 - East of Hargham Road, Attleborough

264 - South of London Road, Attleborough

324 - Cades Hill Farm, Attleborough

325 - Carvers Lane, Attleborough

326 - B1077 and A11, Attleborough

327 - South Ellingham Road NR17 1AE, Attleborough

293 - Chestnut Walk, Beachamwell

405 - West of Park House, Beachamwell

011 - Land off Norwich Road, Besthorpe

160 - Land South of Bickley Close, Besthorpe

334 - Village Hall Field, Besthorpe

335 - Garage Field, Besthorpe

013 - Holl Lane, Billingford

118 - North of The Street, Billingford

159 - , Billingford

003 - Billingford Road, Bintree

033 - Ducks Pyghtle, West End, Bradenham

034 - School Road, West End, Bradenham

035 - River Piece, School Road, Bradenham

036 - South End, Bradenham

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

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

269 - Nunnery Stud, Brettenham and Kilverstone

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

290 - Land north of A1066, Brettenham and Kilverstone

297 - Land between A1066 and A1088, Brettenham and Kilverstone

151 - Land between 15-25 The Street, Bridgham

006 - Land North of Gately Road, Brisley

240 - Site 4, PE37 8AQ, Cockley Cley

242 - Site 3, PE37 8AW, Cockley Cley

243 - Site 2, PE37 8AP, Cockley Cley

049 - Land to the South of Hall Lane, Colkirk

155 - Land to the East of Hall Lane, Colkirk

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

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

021 - Land at Hythe Road, Foulton
173 - Land at Beckett End, Foulton
214 - Land at Vicarage Road, Foulton
259 - Land at 7 White Hart Street, Foulton
234 - Themelthorpe Road, Foxley
001 - Land at Station Road, Fransham
026 - Land East of Reymerston Road, Garvestone
087 - Land North of Dereham Road (Site B), Garvestone
088 - Land North of Dereham Road (Site A), Garvestone
198 - (Submission part see site 180), Garvestone
236 - Site 8 PE33 9DA, Gooderstone
239 - Site 7 PE33 9BX, Gooderstone
253 - Site 9 PE33 9DB, Gooderstone
256 - Land to the East of Litcham Road, Great Dunham
056 - Land South West of Ellingham Road, Great Ellingham
060 - Land North of Penhill Road (option 1), Great Ellingham
061 - Land North of Penhill Road (option 2), Great Ellingham
162 - Land North of Watton Road, Great Ellingham
163 - Land South of Watton Road, Great Ellingham
163 - Land South of Watton Road, Great Ellingham
218 - Land at Glebe Meadow, Great Ellingham
308 - East Hingham Road, Great Ellingham
346 - Bow Street
, Great Ellingham
115 - Land off Church Lane, Gressenhall
100 - North of Hollway Lane, Guist
, Guist
188 - South of Bridge Road, Guist
, Guist
110 - Harling Road, Hockham
038 - Manor Farm Lane, Hoe
040 - Holt Road, Hoe
230 - Station Road, Holme Hale
233 - Cook Road, Holme Hale
172 - Land off Swaffham Road, Ickburgh
077 - Land adjacent Westcliffe House, Little Dunham
232 - Land East of Necton Road, Little Dunham
275 - Cannister Hall, Little Dunham
275 - Cannister Hall, Little Dunham
081 - Site between Hoe Road and Chapel Lane
, Longham
082 - Land between Hoe Road and Ostrich, Longham
208 - Land at Chapel Road, Longham
355 - New Road, Longham
092 - Former Mileham Primary School, Mileham
187 - Land South of Litcham Road, Mileham
310 - South of Back Lane, Mileham
190 - Land off North Pickenham Road Phase 2, Necton
285 - Billingford Road, North Elmham
112 - Land north of South Pickenham Road site 1, North Pickenham
113 - Land north of South Pickenham Road site 2, North Pickenham
114 - North of Procession Lane, North Pickenham
054 - Bears Den, North Tuddenham
055 - Land opposite Bears Den, North Tuddenham

154 - Land South of the B1110, North Tuddenham

280 - Land West of Elsing Road, North Tuddenham

251 - Magna Farm, Rocklands

017 - Ploughboy Lane, Saham Toney

127 - Woodrising Road, Scoulton

106 - Larwood Way Phase 1, Shipdham

107 - Larwood Way Phase 2, Shipdham

294 - Fieldfare Loke Phase 3, Shipdham

300 - Parklands Avenue, Shipdham

041 - North Church Road site, South Lopham

276 - Land West of Church Road, South Lopham

116 - Church Lane, Sparham

117 - Whitwell Road, Sparham

146 - Land West of The Street Site 2, Sporle

371 - Bunkers Hill (RHS), Sporle

391 - Sporle Old Railway Line, Sporle

393 - Sporle 96 The Street (front/left), Sporle

394 - Sporle 96 The Street, Sporle

246 - Brandon Road, Swaffham

228 - Old Drier Building Hoe Road North, Swanton Morley

043 - Land East of Arlington Way, Thetford, Thetford

091 - Loch Farm. Dereham Road, Watton

305 - Saham Road, Watton

128 - Lynn Road, Weeting

303 - Former Tata Steel, Weeting

317 - Hulver Road, Wendling

383 - Carr Lane, Wendling

384 - Dereham Road, Wendling

385 - Manor Drift, Wendling

044 - West Manor Farm Cottage, Whinburgh

045 - South Church Road, Whinburgh

046 - North Manor House, Whinburgh

047 - North of Church Road, Whinburgh

048 - West of B1135, Whinburgh

050 - Shop Street, Whinburgh

083 - Potters Place, Whissonsett

084 - Meadow House, Whissonsett

085 - West End, Whissonsett

096 - Dereham Road, Whissonsett

386 - Transport Depot, Whissonsett

387 - The Smallholdings, Whissonsett

247 - Nippers Field, Off Woodgate Lane,

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

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

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

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