

Breckland Local Plan Update

Call for Sites 2022:

Submitted Sites

(Rocklands)

December 2022

1 INTRODUCTION

Background
Next Steps

2 SUBMITTED SITES BY PARISH

Rocklands

1. LPR/C4S/DEV/062: West of Rectory Road
2. LPR/C4S/DEV/251: Magna Farm
3. LPR/C4S/DEV/064: South of Bell Road
4. LPR/C4S/DEV/065: The Street
5. LPRC4SDEV365: North of Chapel Street

The Call for Sites

Breckland Council has begun an update of the Council's Local Plan

In 2022 we undertook a Call for sites to invite suggestions for sites that could be suitable for development.

This study will inform the review of sites in the Local Plan and is the first step in the process, and will be followed by more detailed site assessment and consultation before any decisions are made on the future allocation of sites. We may also have further 'Call for Sites' opportunities as the review of the Local Plan progresses.

This document publishes all the sites that were submitted. It presents a map of each site and the information that was submitted on the Call for Sites form.

Please note: Where additional information was submitted this has been noted and this information will also be placed on the Council's Website in due course.

It is important to note the following:

- **This report is provided for information only and is the original information that was provided by the person who submitted the site and has not been produced by the District Council.**
- **We have not yet completed an assessment of the sites ourselves to verify the submitted information and have not undertaken any spelling or other corrections before publishing the submitted information.**
- **We are not yet at a stage to make recommendations on any of the submitted sites in terms of their development potential.**

Next Steps

The sites that have been submitted will be assessed in line with steps set out in a Site Assessment Methodology Report (SAMR) that is being prepared. We will publish our initial findings in a draft SAMR for comment.

The SAMR itself **will not** determine whether sites will be allocated in the Local Plan. It is an information gathering exercise and will inform more detailed site assessment stages. Potential site options will be consulted on as the Local Plan Review progresses and will be subject to public and stakeholder consultation.

Sites that are ultimately proposed for development in the Local Plan Review will be subject to independent scrutiny by a Planning Inspector when the Local Plan is submitted for examination.

Development Site Proposal and Assessment Form

Section 1: Your Details	
Full Name	
Organisation (if applicable)	
Email Address	
Telephone number	
Address 1	
Address 2	
Town	
County	
Postcode	
Please state whether you are	Planning / Land Agent
If acting on behalf of a landowner /developer please provide their details	
Section 2: Site Details and Current Use	
Site name and address	Land to the West of Rectory Road, Rockland All Saints, Attleborough, NR17 1XA. Known as area 3 (on map provided)
Postcode	NR17 1XA
Total site area (hectares)	0.911
Area suitable for development	The entire site is suitable for development
Please upload below an Ordnance Survey based map of an appropriate scale that clearly shows the location and precise boundaries	
Ordnance Survey based map of site	See attached file
Is the site Brownfield or Greenfield?	Greenfield
Are there any buildings or uses on site that are to be retained?	No
What type of development are you proposing?	Residential

Proposed development

Section 3: Proposed Development - Residential	
Type(s) of housing proposed (please tick all that apply)	Market
Estimated number of dwellings or estimated number of gypsy /traveller pitches or travelling showpeople plots	8-13

Availability

Section 5: Site ownership	
What is your/your client's interest in the site?	Sole owner of the site
Names and contact details for all owners of the site (if different from Section 1)	same
Have the owners of all parts of the site indicated support for your proposals for the site?	Yes

Availability

Section 6: Site availability	
Are there current uses/occupiers that would need to be relocated?	No
Does any further land need to be acquired to develop the site?	No
Are there any legal or ownership constraints, such as ransom strips or covenants on the land, which might prohibit or delay development of the site?	No

Suitability

Section 7: Site Access	
Is there safe vehicular and pedestrian access to the site for the type of development proposed?	Yes
Please set out where the site access is located or proposed to be located. This may be an existing or proposed location, or multiple locations	A new access would be proposed. Scoping drawings propose one new access central and opposite to the residential development to the east. (i.e. in between the 2 access points used to get into the crescent. The one entry point would then swing north and south to access the 8-13 dwellings.
Do you control the land necessary to provide safe vehicular access to the site?	Yes

Does the site have access to the following utilities /infrastructure provision and is there existing capacity available on the network to meet the needs of the proposed development?


Section 8: Site utilities/infrastructure	
Mains water supply	Yes
Mains sewerage	Yes
Electricity supply	Yes
Gas supply	No
Broadband	Yes
Other (please specify)	-

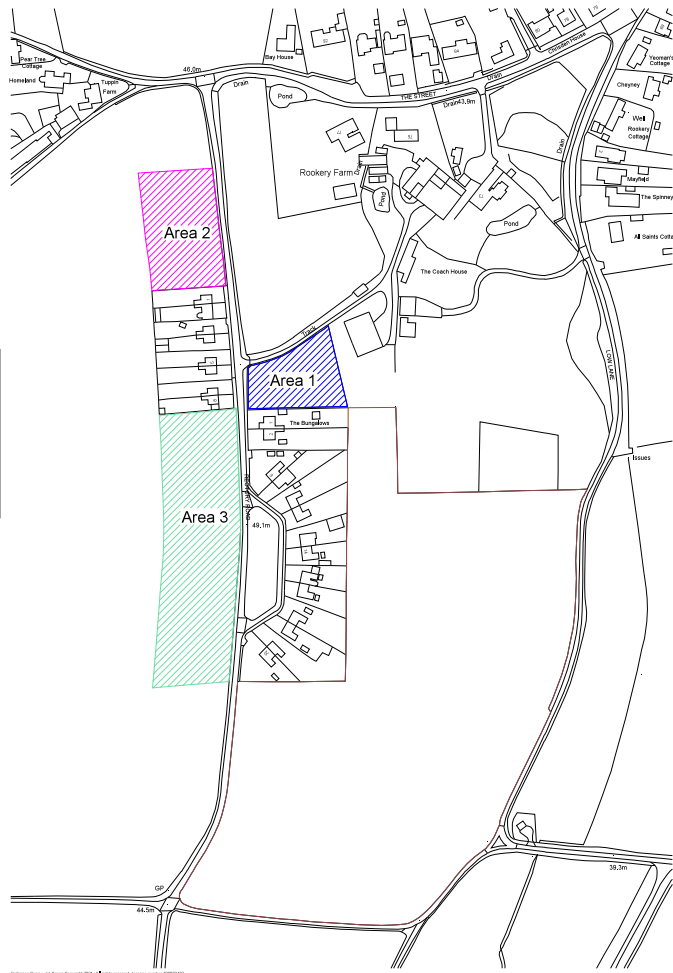
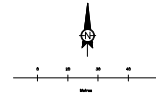
Deliverability

Section 9: Development timescales, costs and viability	
When do you estimate that development could start on site?	Up to five years

What is the estimated annual delivery rate?	8
Is the site currently for sale and being marketed through a land / estate agent?	No
Is there known developer interest in the site?	Yes
Is site assembly / lease termination is required before the site can be developed, how long would you envisage that process to take?	No
Time the process will take (if known)	-
Are there any covenants, leases or ransoms which would affect when the land may become available or how the site can be developed?	No

Other information

Section 10: Other relevant information	
Please provide any additional information that is relevant to your proposal for the site	This site sits directly west and south of 2 small developments of (some former) social housing. Scoping drawings show the site can accommodate between 8 and 13 dwellings if laid out in a north/south straight-line orientation. If a crescent approach was taken, to mirror the development to the east, more dwellings could be accommodated.
If you wish to be consulted on Breckland's Local Plan in the future, please tick this box	Please consult me on Breckland's Local Plan in the future
I understand that by checking the declaration box below it is classed as my electronic signature and is the legally binding equivalent to my handwritten signature	Yes
Name of person signing this form	
Date (DD/MM/YYYY)	13-05-2022



Area 1
Grid Reference - 598836 296329
Site area - 2,361m²
Area 2
Grid Reference - 598763 296422
Site area - 3,845m²
Area 3
Grid Reference - 598742 296212
Site area - 9,110m²

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strattonread@gmail.com

Client



Job Title

Rectory Road
Rockland All Saints

Drawing Title

Location Plan

Scale 1:5000 A4

Date 25.11.2021

Drawn By

NOTES:

All dimensions must be checked on site and not scaled from this drawing

Date	Revisions

Drg. No.

2061.01.01

Rev.

A



Breckland Local Plan Update

Call for Potential Development Sites (2022)

Breckland District Council

March 2022



This form should be used to promote land for the Call for Sites. The 'Call for Sites' is the opportunity for individuals, landowners and developers to suggest sites within the District for development over the next 20 to 30 years. The site suggestions received by us will be used to inform the update of the Local Plan. The call for sites exercise will not determine whether a site should be allocated for development. However, it will help identify a potential pool of sites for further consideration through a range of technical work (as set out in the accompanying Guidance Note).

For further information on the Call for Sites please refer to the accompanying Guidance Note and frequently asked questions

How to complete the form:

- Please complete separate forms for each site promoted
- Please provide your name and email address so we can contact you to clarify or to seek further information if needed
- Please provide a location plan (on an OS map base) clearly identifying the extent of the site boundary
- Where there are multiple landowners, landownership boundaries must be defined. Please confirm whether every landowner has agreed that their land be promoted for possible development
- In order to provide us with a complete picture please provide as much information as possible

The council has undertaken similar call for site exercises in the past. However, as this is a new Plan with additional questions on deliverability and availability, it is important to note that sites previously submitted to the council for consideration **will not** be considered as part of the review of the Local Plan. Only sites that are submitted through this exercise will be considered further. The outcome of the assessment will be made publicly available, and the intention is that the assessment will be reviewed periodically.

Wherever possible, submissions should be completed and saved electronically and emailed to us at: planning.policyteam@breckland.gov.uk. Alternatively, completed forms can be printed and returned to us by post using the address below:

Breckland Council: Local Plan Update:
Call for Sites
Planning Department
Breckland Council
Elizabeth House,
Walpole Loke,
Dereham, Norfolk,
NR19 1EE

Sites should be submitted to the council by **17:00 on 20 May 2022**. Sites submitted after this point may not be accepted and consequently not considered.

Housing:	
Sites should be capable of accommodating five dwellings or more and / or have an area of 0.25 hectares or more	<p>Housing can include dwelling houses, houses in multiple occupation and some types of other communal accommodation such as residential institutions and supported living such as Extra Care sites, sites for Gypsy and Travelers and Travelling Showpeople can also contribute to meeting housing needs.</p> <p>The extent to which more specialist forms of housing will contribute towards meeting the Council's housing requirement is subject to scrutiny of various factors including, the amount of market housing that would be released back into the overall supply or the number of separate dwellings developments would deliver.</p>
Economic Development and Other Uses:	
Sites should be 0.25 hectares or more and / or capable of accommodating 500sqm	Economic development in this context includes offices, research and development, light industry, general industry and storage and distribution, as well as any other uses that create employment. Mixed use sites will also be considered in this context.

The council can only consider sites which are within the administrative area of Breckland Council. However, cross boundary sites, where part of the site is within Breckland and broad locations will be considered.

More than one site or building can be submitted for consideration but please ensure that a separate form is used for each site.



All information provided will be treated in accordance with the General Data Protection Regulations. We will use this information to assist in the production of Breckland Council's Local Plan. If you have provided your contact details, we will use these to contact you to discuss the suitability of sites. Where appropriate, we may pass on your contact details to other Council Departments, our Housing Market Area partners, and external consultants, working on our behalf, who may contact you about your site. We will also publish your submission as part of the Local Plan process. Any personal data will be removed.

Breckland Local Plan Update (2021 – 2041): Call for Sites (MARCH 2022)

SECTION 1: YOUR DETAILS

SECTION 1: YOUR DETAILS			
Name			
Organisation (if applicable)			
Email			
Telephone			
Your address			
Postcode			
Please state whether you are:			
The Landowner	<input checked="" type="checkbox"/>	A Planning Consultant	<input type="checkbox"/>
A Developer	<input type="checkbox"/>	Planning / Land Agent	<input type="checkbox"/>
A Registered Social Housing Provider	<input type="checkbox"/>	Resident / Parish or Town Council	<input type="checkbox"/>
Other (please specify)			
If acting on behalf of a landowner /developer please provide their details			

SECTION 2: SITE DETAILS AND CURRENT USE

SECTION 2: SITE DETAILS AND CURRENT USE	
Site name and address	MAGNA FARM BACK PADDOCK MACPIE LANE ROCKLAND ST PETER, N17 1UU
Postcode	N17 1UU
Total site area (hectares)	0.52
Area suitable for development (if not all of the site area is suitable for development due to constraints such as woodland, buildings on site etc. please estimate how much of the site could be developed)	0.5
Have you included an Ordnance Survey based map of an appropriate scale that clearly shows the location and precise boundaries?	YES
Is the site Brownfield or greenfield? (If both please provide the area split)	GREENFIELD - GRAZING.
Are there any buildings or uses on site that are to be retained?	NO

PROPOSED DEVELOPMENT

SECTION 3: PROPOSED DEVELOPMENT – RESIDENTIAL

Only complete Section 3 if residential uses are proposed (including as part of mixed-use schemes). Proposals for gypsy and traveller sites or travelling showpeople sites should be included in this section. If no residential uses are proposed, please go to Section 4.

SECTION 3: PROPOSED DEVELOPMENT – RESIDENTIAL				
Type(s) of housing proposed (please tick all that apply)	Market	<input checked="" type="checkbox"/>	Affordable only	
	First homes	<input type="checkbox"/>	Housing for older people	
	Custom/self-build	<input type="checkbox"/>	Student	
	Gypsy and traveller site	<input type="checkbox"/>	Travelling showpeople site	
	A mix of housing types:	<input type="checkbox"/>		
Other (Please specify)				
Estimated number of dwellings or estimated number of gypsy /traveller pitches or travelling showpeople plots	3-5			

SECTION 4: PROPOSED DEVELOPMENT – OTHER USES

Complete this section of the form if you are proposing non-residential uses.
If you are not proposing any non-residential uses, please go to Section 5.

SECTION 4: PROPOSED DEVELOPMENT – OTHER USES				
Type of development proposed (please tick all that apply)	Employment		Retail	
	Leisure		Health	
	Community uses		Biodiversity net gain	
	Public open space / sports		Care Home	
Other (Please specify)				
Please provide more detail about the type of development proposed				
Estimate of the floorspace for each use proposed in square metres				

AVAILABILITY

SECTION 5: SITE OWNERSHIP

SECTION 5: SITE OWNERSHIP					
What is your/your client's interest in the site?	Sole owner of the site	<input checked="" type="checkbox"/>	Part owner of the site	<input type="checkbox"/>	Lessee
	Option holder	<input type="checkbox"/>	No ownership	<input type="checkbox"/>	
Other (please describe)					
Names and contact details for all owners of the site (if different from Section 1)					
Have the owners of all parts of the site indicated support for your proposals for the site?					

SECTION 6: SITE AVAILABILITY

SECTION 6: SITE AVAILABILITY			
	Yes	No	If yes please provide details
Are there current uses/occupiers that would need to be relocated?		✓	
Does any further land need to be acquired to develop the site?		✓	
Are there any legal or ownership constraints, such as ransom strips or covenants on the land, which might prohibit or delay development of the site? If so, please set out how these issues could be overcome.		✓	

SUITABILITY

SECTION 7: SITE ACCESS

SECTION 7: SITE ACCESS				
Is there safe vehicular and pedestrian access to the site for the type of development proposed?	Yes	✓	No	
Please set out where the site access is located or proposed to be located. This may be an existing or proposed location, or multiple locations.	EXISTING GATEWAY ONTO MAGPIE LANE			
Do you control the land necessary to provide safe vehicular access to the site?	YES			

SECTION 8: SITE UTILITIES/ INFRASTRUCTURE

Please provide information about utilities connections to the site

SECTION 8: SITE UTILITIES/INFRASTRUCTURE				
		Yes	No	Don't know
Does the site have access to the following utilities /infrastructure provision and is there existing capacity available on the network to meet the needs of the proposed development?	Mains water supply		✓	
	Mains sewerage	✓		
	Electrical supply		✓	
	Gas supply		✓	
	Broadband			X
	Other (please specify):			

ELECTRICITY + WATER RUN WITHIN
50 MTS OF SITE

DELIVERABILITY

SECTION 9: DEVELOPMENT TIMESCALES, COSTS AND VIABILITY

SECTION 9: DEVELOPMENT TIMESCALES, COSTS AND VIABILITY				
When do you estimate that development could start on site?	Up to five years	<input checked="" type="checkbox"/>	Five to 10 years	
	10 to 15 years		Over 15 years	
What is the estimated annual delivery rate? (dwellings per year)				
	Yes	No	Don't Know	
Is the site currently for sale and being marketed through a land / estate agent?		<input checked="" type="checkbox"/>		
Is there known developer interest in the site?		<input checked="" type="checkbox"/>		
Is site assembly / lease termination is required before the site can be developed, how long would you envisage that process to take?		<input checked="" type="checkbox"/>		
Are there any covenants, leases or ransoms which would affect when the land may become available or how the site can be developed?		<input checked="" type="checkbox"/>		

OTHER INFORMATION

SECTION 10: OTHER RELEVANT INFORMATION

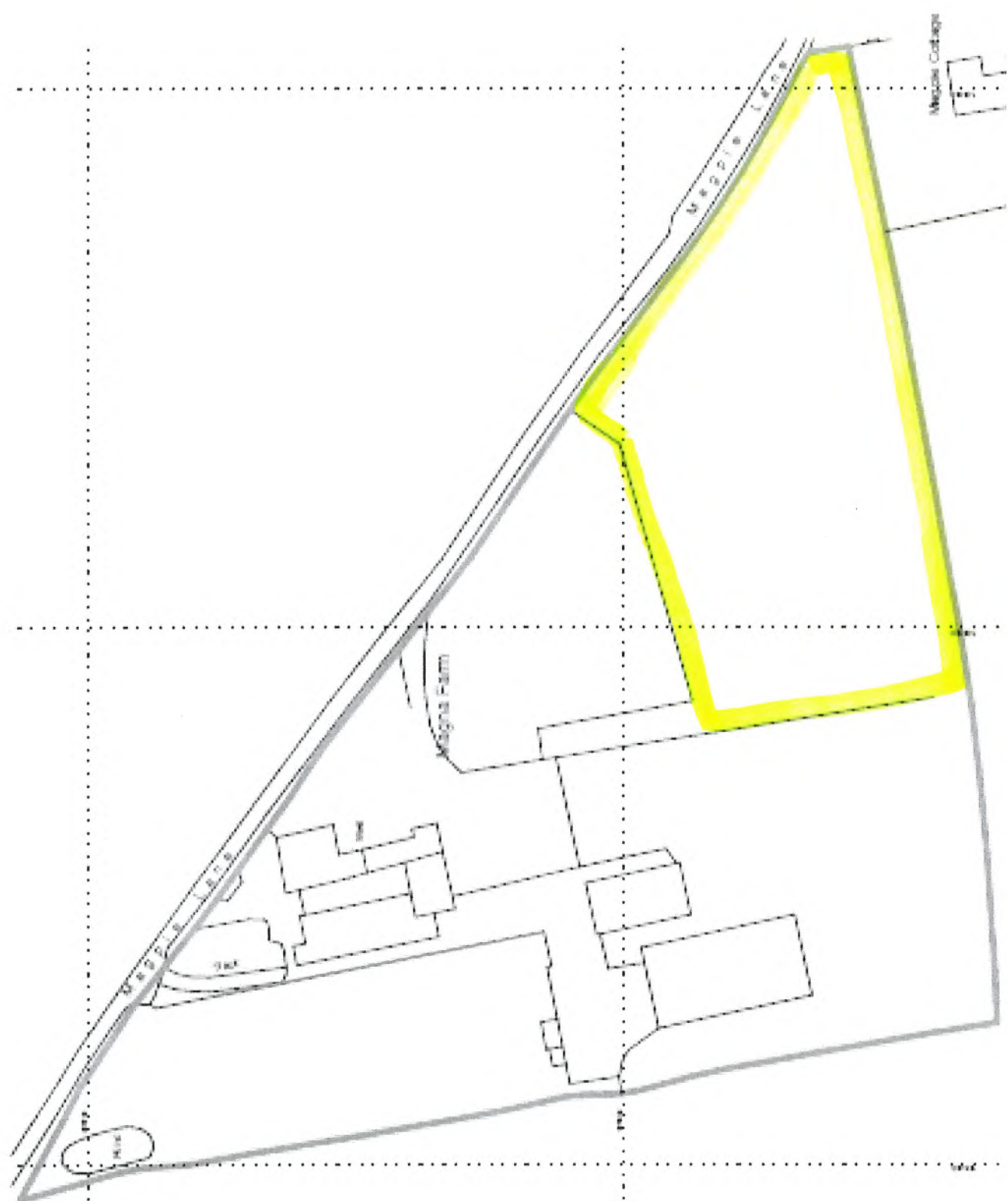
Please provide any additional information that is relevant to your proposal for the site here. If necessary, please continue on a separate sheet.

SECTION 10: OTHER RELEVANT INFORMATION

The information provided about sites will be made public and used to inform the council's Local Plan and its supporting evidence base.

If you wish to be consulted on Breckland's Local Plan in the future, please tick this box ☒

Signature		Date	18/5/22
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Development Site Proposal and Assessment Form

Section 1: Your Details	
Full Name	
Organisation (if applicable)	Durrants
Email Address	
Telephone number	
Address 1	
Address 2	
Town	
County	
Postcode	
Please state whether you are	Planning / Land Agent
If acting on behalf of a landowner /developer please provide their details	
Section 2: Site Details and Current Use	
Site name and address	Land South of Bell Road Rockland St Peter Norfolk
Postcode	NR17 1UL
Total site area (hectares)	0.77
Area suitable for development	Up to 95% allowing for retention of boundary hedges and trees meeting biodiversity net gain/ landscaping requirements.
Please upload below an Ordnance Survey based map of an appropriate scale that clearly shows the location and precise boundaries	
Ordnance Survey based map of site	See attached file
Is the site Brownfield or Greenfield?	Greenfield
Are there any buildings or uses on site that are to be retained?	No
What type of development are you proposing?	Residential

Proposed development

Section 3: Proposed Development - Residential	
Type(s) of housing proposed (please tick all that apply)	Market
Estimated number of dwellings or estimated number of gypsy /traveller pitches or travelling showpeople plots	Up to 15 Dwellings based on Breckland's suggested 5 dwellings per 0.25 Ha.However the client would accomodate less than this if it better suited the character of the area and the other adjacent development on the road.

Availability

Section 5: Site ownership	
What is your/your client's interest in the site?	Sole owner of the site
Names and contact details for all owners of the site (if different from Section 1)	-
Have the owners of all parts of the site indicated support for your proposals for the site?	Yes

Availability

Section 6: Site availability	
Are there current uses/occupiers that would need to be relocated?	Yes
Please provide details of current uses /occupiers	The land parcel is currently rented on an Farm Business Tenancy to a local farmer for growing asparagus but this would continue on the retained field and just the proposed area would likely be removed from the FBT.
Does any further land need to be acquired to develop the site?	No
Are there any legal or ownership constraints, such as ransom strips or covenants on the land, which might prohibit or delay development of the site?	No

Suitability

Section 7: Site Access	
Is there safe vehicular and pedestrian access to the site for the type of development proposed?	Yes
Please set out where the site access is located or proposed to be located. This may be an existing or proposed location, or multiple locations	Field access can be taken from Bell Road and a new proposed access would be used for the dwellings on to the highway.
Do you control the land necessary to provide safe vehicular access to the site?	Yes


Does the site have access to the following utilities /infrastructure provision and is there existing capacity available on the network to meet the needs of the proposed development?

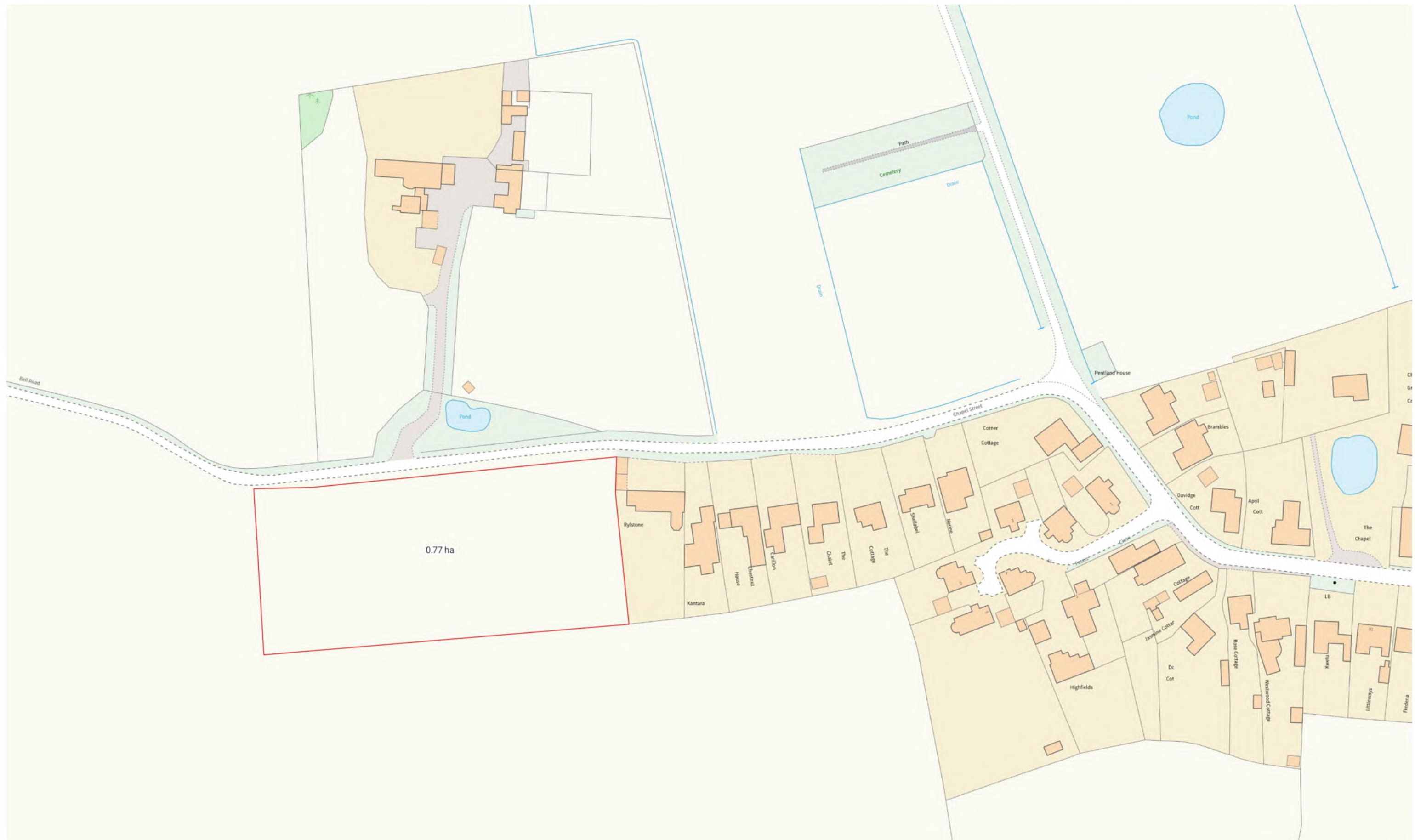
Section 8: Site utilities/infrastructure	
Mains water supply	Yes
Mains sewerage	Yes
Electricity supply	Yes
Gas supply	Don't know
Broadband	Yes
Other (please specify)	-

Deliverability

Section 9: Development timescales, costs and viability	
When do you estimate that development could start on site?	Up to five years
What is the estimated annual delivery rate?	5
Is the site currently for sale and being marketed through a land / estate agent?	No
Is there known developer interest in the site?	Yes
Is site assembly / lease termination is required before the site can be developed, how long would you envisage that process to take?	No
Time the process will take (if known)	-
Are there any covenants, leases or ransoms which would affect when the land may become available or how the site can be developed?	No

Other information

Section 10: Other relevant information	
Please provide any additional information that is relevant to your proposal for the site	Please see enclosed document detailing relevant information.
If you wish to be consulted on Breckland's Local Plan in the future, please tick this box	Please consult me on Breckland's Local Plan in the future
I understand that by checking the declaration box below it is classed as my electronic signature and is the legally binding equivalent to my handwritten signature	Yes
Name of person signing this form	
Date (DD/MM/YYYY)	19-05-2022




Development Site Proposal and Assessment Form

Section 1: Your Details	
Full Name	
Organisation (if applicable)	Howe and Boosey Architectural Services Ltd
Email Address	
Telephone number	
Address 1	
Address 2	
Town	
County	
Postcode	
Please state whether you are	A Planning Consultant
If acting on behalf of a landowner /developer please provide their details	
Section 2: Site Details and Current Use	
Site name and address	Land at The Street Rocklands Norfolk NR171UR
Postcode	NR171UR
Total site area (hectares)	0.77
Area suitable for development	Residential development
Please upload below an Ordnance Survey based map of an appropriate scale that clearly shows the location and precise boundaries	
Ordnance Survey based map of site	See attached file
Is the site Brownfield or Greenfield?	Greenfield
Are there any buildings or uses on site that are to be retained?	No
What type of development are you proposing?	Residential

Proposed development

Section 3: Proposed Development - Residential	
Type(s) of housing proposed (please tick all that apply)	Market,First Homes,Affordable only,Custom/self build
Estimated number of dwellings or estimated number of gypsy /traveller pitches or travelling showpeople plots	5-10

Availability

Section 5: Site ownership	
What is your/your client's interest in the site?	Sole owner of the site
Names and contact details for all owners of the site (if different from Section 1)	
Have the owners of all parts of the site indicated support for your proposals for the site?	Yes

Availability

Section 6: Site availability	
Are there current uses/occupiers that would need to be relocated?	No
Does any further land need to be acquired to develop the site?	No
Are there any legal or ownership constraints, such as ransom strips or covenants on the land, which might prohibit or delay development of the site?	No

Suitability

Section 7: Site Access	
Is there safe vehicular and pedestrian access to the site for the type of development proposed?	Yes
Please set out where the site access is located or proposed to be located. This may be an existing or proposed location, or multiple locations	Access at any point along site frontage with control of visibility in both directions. Will require removal of frontage hedge and re-planting to achieve the requirements
Do you control the land necessary to provide safe vehicular access to the site?	Yes

Does the site have access to the following utilities /infrastructure provision and is there existing capacity available on the network to meet the needs of the proposed development?

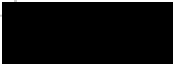
Section 8: Site utilities/infrastructure	
Mains water supply	Yes
Mains sewerage	Don't know
Electricity supply	Yes
Gas supply	Don't know
Broadband	Yes
Other (please specify)	-

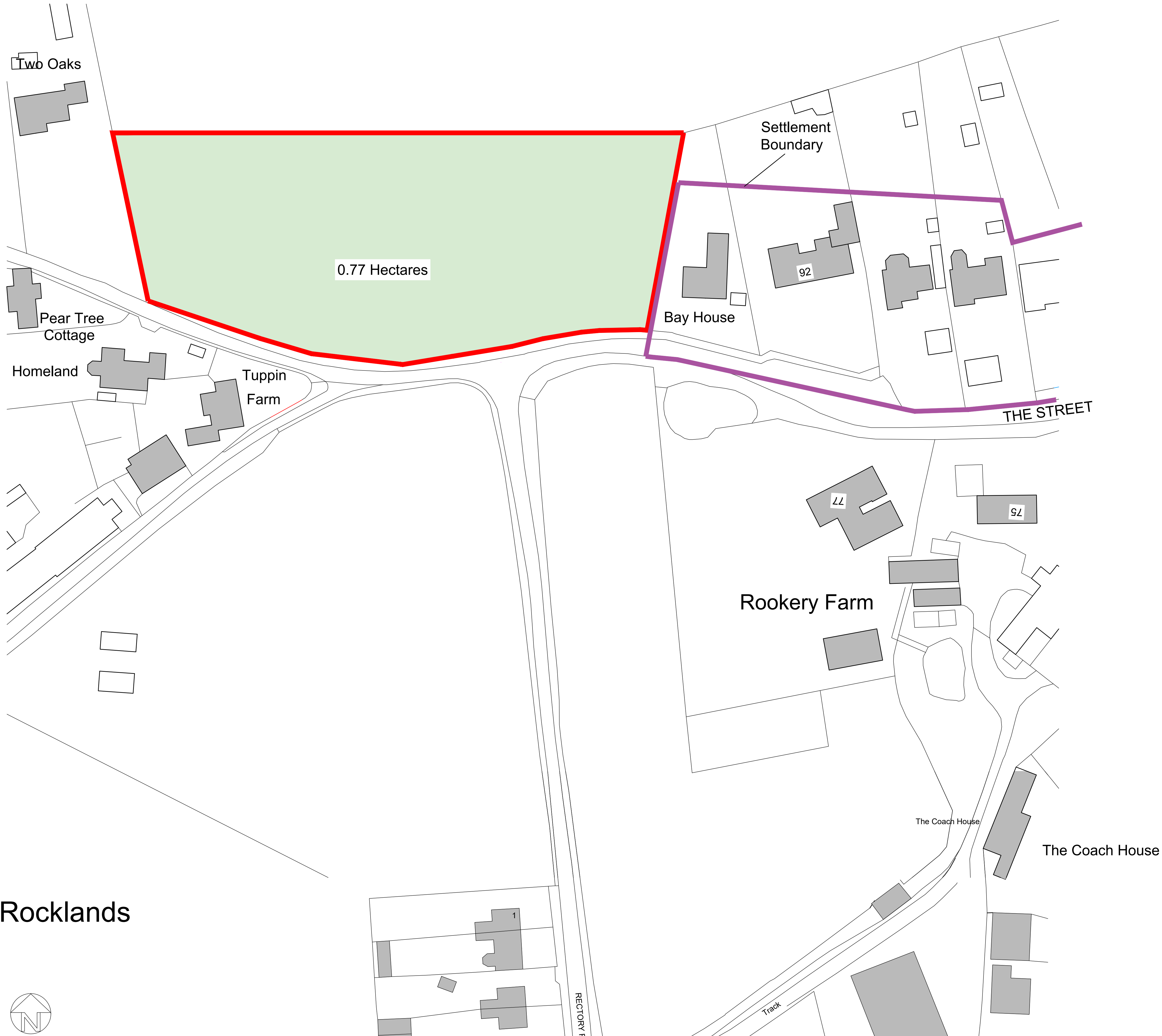
Deliverability

Section 9: Development timescales, costs and viability
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When do you estimate that development could start on site?	Up to five years
What is the estimated annual delivery rate?	5-10
Is the site currently for sale and being marketed through a land / estate agent?	No
Is there known developer interest in the site?	Yes
Is site assembly / lease termination is required before the site can be developed, how long would you envisage that process to take?	No
Time the process will take (if known)	-
Are there any covenants, leases or ransoms which would affect when the land may become available or how the site can be developed?	No

Other information

Section 10: Other relevant information	
Please provide any additional information that is relevant to your proposal for the site	Linked to existing settlement boundary.
If you wish to be consulted on Breckland's Local Plan in the future, please tick this box	Please consult me on Breckland's Local Plan in the future
I understand that by checking the declaration box below it is classed as my electronic signature and is the legally binding equivalent to my handwritten signature	Yes
Name of person signing this form	 Howe and Boosey Architectural Services Ltd)
Date (DD/MM/YYYY)	19-05-2022

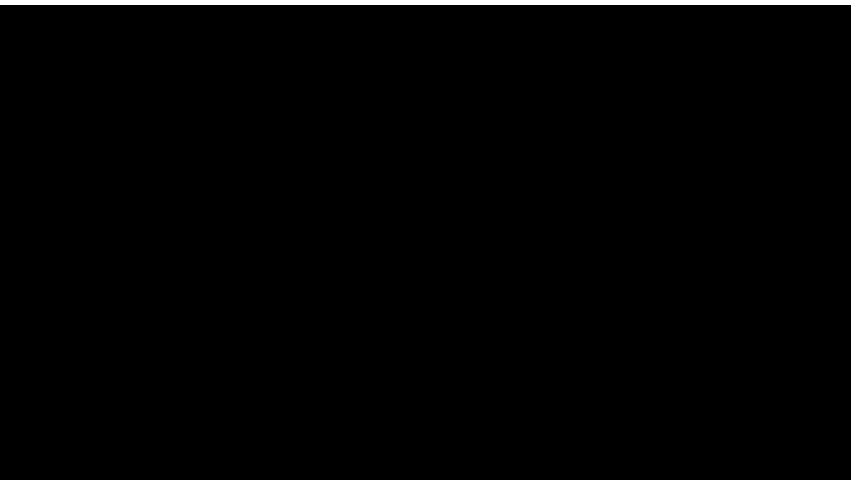


Call For Sites



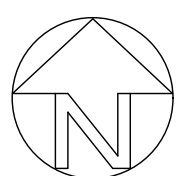
Howe and Boosey
Architectural Services Ltd

28 Julian Road, Norwich, NR10 3QA
Email: office@howeboosey.co.uk
Website: howeboosey.co.uk
Company Number 13511000 Incorporated 14th July 2021



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All dimensions are to be checked by the general contractor on site and any discrepancies clarified before the work proceeds.

Rocklands





Breckland Local Plan Update

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March 2022

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Call for Sites
Planning Department
Breckland Council
Elizabeth House,
Walpole Loke,
Dereham, Norfolk,
NR19 1EE

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Sites should be 0.25 hectares or more and / or capable of accommodating 500sqm	Economic development in this context includes offices, research and development, light industry, general industry and storage and distribution, as well as any other uses that create employment. Mixed use sites will also be considered in this context.

The council can only consider sites which are within the administrative area of Breckland Council. However, cross boundary sites, where part of the site is within Breckland and broad locations will be considered.

More than one site or building can be submitted for consideration but please ensure that a separate form is used for each site.



All information provided will be treated in accordance with the General Data Protection Regulations. We will use this information to assist in the production of Breckland Council's Local Plan. If you have provided your contact details, we will use these to contact you to discuss the suitability of sites. Where appropriate, we may pass on your contact details to other Council Departments, our Housing Market Area partners, and external consultants, working on our behalf, who may contact you about your site. We will also publish your submission as part of the Local Plan process. Any personal data will be removed.

Breckland Local Plan Update (2021 – 2041): Call for Sites (MARCH 2022)

SECTION 1: YOUR DETAILS

SECTION 1: YOUR DETAILS			
Name	<div></div>		
Organisation (if applicable)	Brown & Co		
Email	<div></div>		
Telephone	<div></div>		
Your address	<div></div>		
Postcode	<div></div>		
Please state whether you are:			
The Landowner		A Planning Consultant	Yes
A Developer		Planning / Land Agent	
A Registered Social Housing Provider		Resident / Parish or Town Council	
Other (please specify)			
If acting on behalf of a landowner /developer please provide their details	<div></div>		

SECTION 2: SITE DETAILS AND CURRENT USE

SECTION 2: SITE DETAILS AND CURRENT USE	
Site name and address	Land to the north of Chapel Street, Rockland St Peter.
Postcode	NR17 1UQ
Total site area (hectares)	0.4
Area suitable for development (if not all of the site area is suitable for development due to constraints such as woodland, buildings on site etc. please estimate how much of the site could be developed)	
Have you included an Ordnance Survey based map of an appropriate scale that clearly shows the location and precise boundaries?	Yes.
Is the site Brownfield or greenfield? (If both please provide the area split)	Greenfield
Are there any buildings or uses on site that are to be retained?	No

PROPOSED DEVELOPMENT

SECTION 3: PROPOSED DEVELOPMENT – RESIDENTIAL

Only complete Section 3 if residential uses are proposed (including as part of mixed-use schemes). Proposals for gypsy and traveller sites or travelling showpeople sites should be included in this section. If no residential uses are proposed, please go to Section 4.

SECTION 3: PROPOSED DEVELOPMENT – RESIDENTIAL				
Type(s) of housing proposed (please tick all that apply)	Market	Yes	Affordable only	
	First homes		Housing for older people	
	Custom/self-build		Student	
	Gypsy and traveller site		Travelling showpeople site	
	A mix of housing types:			
Other (Please specify)				
Estimated number of dwellings or estimated number of gypsy /traveller pitches or travelling showpeople plots	<div>✓</div> <div>5 dwellings</div>			

SECTION 4: PROPOSED DEVELOPMENT – OTHER USES

Complete this section of the form if you are proposing non-residential uses.
If you are not proposing any non-residential uses, please go to Section 5.

SECTION 4: PROPOSED DEVELOPMENT – OTHER USES				
Type of development proposed (please tick all that apply)	Employment		Retail	
	Leisure		Health	
	Community uses		Biodiversity net gain	
	Public open space / sports		Care Home	
Other (Please specify)				
Please provide more detail about the type of development proposed				
Estimate of the floorspace for each use proposed in square metres				

AVAILABILITY

SECTION 5: SITE OWNERSHIP

SECTION 5: SITE OWNERSHIP						
What is your/your client's interest in the site?	Sole owner of the site		Part owner of the site		Lessee	
	Option holder		No ownership			
Other (please describe)	Prospective purchaser. Sale progressing at the time of writing.					
Names and contact details for all owners of the site (if different from Section 1)			<div></div>			
Have the owners of all parts of the site indicated support for your proposals for the site?			Yes.			

SECTION 6: SITE AVAILABILITY

SECTION 6: SITE AVAILABILITY			
	Yes	No	If yes please provide details
Are there current uses/occupiers that would need to be relocated?		No	
Does any further land need to be acquired to develop the site?		No	
Are there any legal or ownership constraints, such as ransom strips or covenants on the land, which might prohibit or delay development of the site? If so, please set out how these issues could be overcome.		No	

SUITABILITY

SECTION 7: SITE ACCESS

SECTION 7: SITE ACCESS				
Is there safe vehicular and pedestrian access to the site for the type of development proposed?	Yes	Yes	No	
Please set out where the site access is located or proposed to be located. This may be an existing or proposed location, or multiple locations.	New accesses are proposed on to Chapel Street, the exact location of which have not yet been determined.			
Do you control the land necessary to provide safe vehicular access to the site?	Yes			

SECTION 8: SITE UTILITIES/ INFRASTRUCTURE

Please provide information about utilities connections to the site

SECTION 8: SITE UTILITIES/INFRASTRUCTURE				
		Yes	No	Don't know
Does the site have access to the following utilities /infrastructure provision and is there existing capacity available on the network to meet the needs of the proposed development?	Mains water supply	Yes		
	Mains sewerage	Yes		
	Electrical supply	Yes		
	Gas supply		No	
	Broadband	Yes		
	Other (please specify):			

DELIVERABILITY

SECTION 9: DEVELOPMENT TIMESCALES, COSTS AND VIABILITY

SECTION 9: DEVELOPMENT TIMESCALES, COSTS AND VIABILITY				
When do you estimate that development could start on site?	Up to five years	Yes	Five to 10 years	
	10 to 15 years		Over 15 years	
What is the estimated annual delivery rate? (dwellings per year)	5 per annum			
	Yes	No	Don't Know	
Is the site currently for sale and being marketed through a land / estate agent?		No		
Is there known developer interest in the site?		No		
Is site assembly / lease termination is required before the site can be developed, how long would you envisage that process to take?		N/A		
Are there any covenants, leases or ransoms which would affect when the land may become available or how the site can be developed?		N/A		

OTHER INFORMATION

SECTION 10: OTHER RELEVANT INFORMATION

Please provide any additional information that is relevant to your proposal for the site here. If necessary, please continue on a separate sheet.

SECTION 10: OTHER RELEVANT INFORMATION

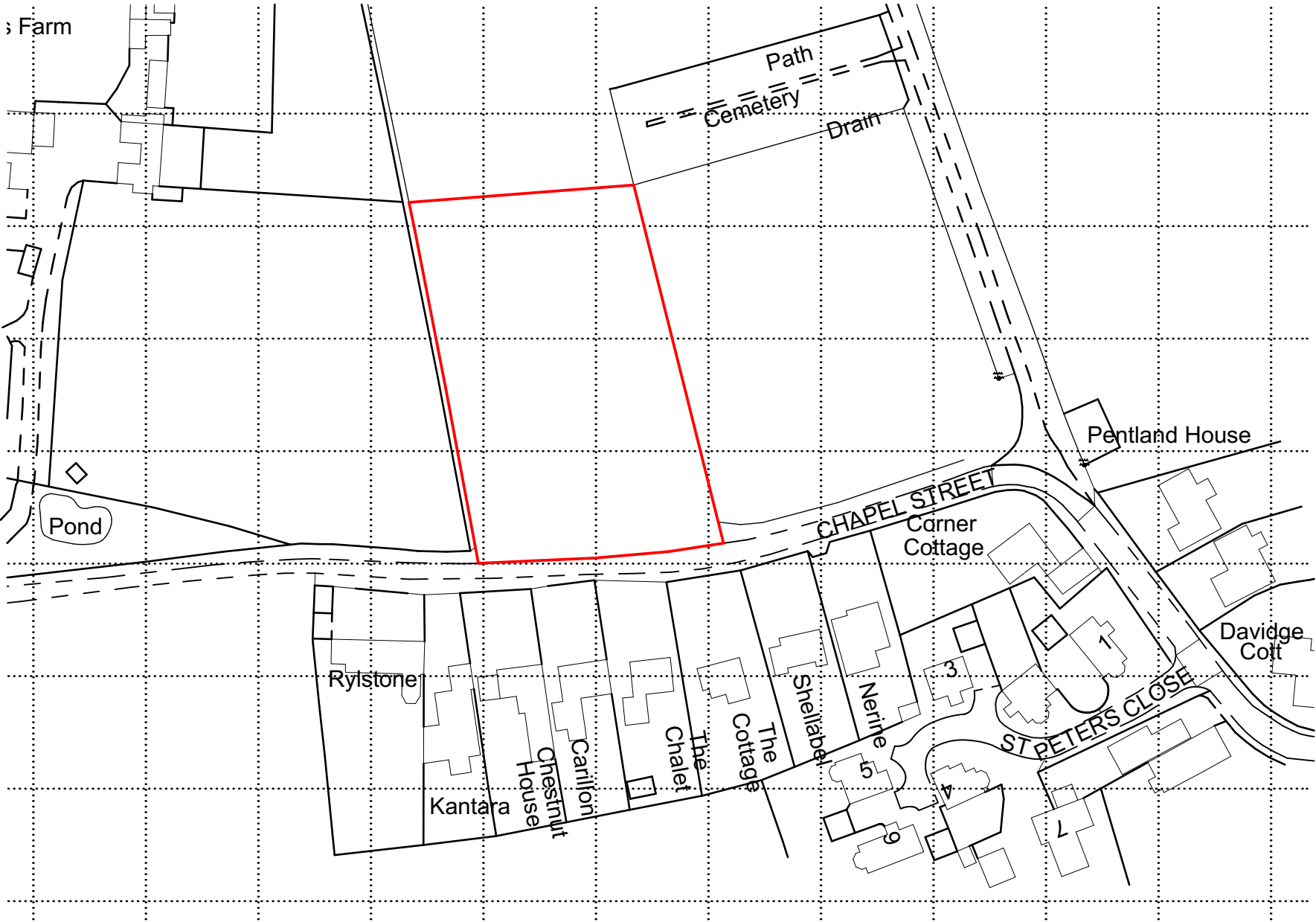


The information provided about sites will be made public and used to inform the council's Local Plan and its supporting evidence base.

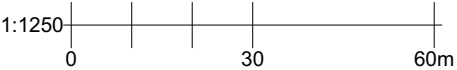
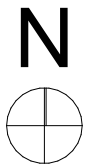
If you wish to be consulted on Breckland's Local Plan in the future, please tick this box ☒

Signature		Date	18th November 2022
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Issue Status		Planning		
This drawing is copyright. Only figured dimensions to be worked to.				
Revision		Drawn	Check	Date



Location Plan



client		
[Redacted]		
project		
Land to the north of Chapel Street, Rockland St Peter, Attleborough, Norfolk.		
drawing		
Location Plan		
date	Nov 22	scale
drawn	IRK	1:1250 @ A3
check	NDM	



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Chapel Street, Rockland St Peter – continuation sheet

The proposal would thus be consistent with the guidance set out in paragraph 79 of the National Planning Policy Framework (NPPF), which indicates that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. It would also support the social and economic objectives of the NPPF.

The development of the site proposed would effectively continue the existing pattern of development along Church Street. The site proposed is partly contained visually by adjacent development and vegetation. New boundary planting would further assimilate development into its rural setting.

Access to the development would be gained from Chapel Street, which is constructed to a good standard. There are wide grass verges to either side of the side of the site providing good visibility in both directions. There are no footways in this part of the village, but visibility is generally good and vehicle speeds are not high. Moreover, as pedestrians habitually use Chapel Street already, drivers can reasonably be expected to adjust their speed and behaviour accordingly. Local facilities in Rocklands would be readily accessible, with the community shop, pub and primary school being a 4-5 minute cycle ride or a 14-16 minute walk away. The nearest bus stop is approximately 400 metres from the site.

No technical constraints have been identified that would prevent the development of the site for housing. The site falls within Flood Zone 1 on the Environment Agency's flood risk maps, and so is considered to be at low risk from fluvial flooding. None of the site is identified as being at risk of surface water flooding on flood risk maps. There are no known contamination or adverse ground conditions that would affect the development of the site.

There are no statutorily designated nature conservation sites within the vicinity of the site. The closest designated site, Scoulton Mere SSSI, is located around 3.4km to the north. The site is outside the nutrient neutrality catchment areas for the River Wensum and The Broad SAC. Biodiversity net gains could be secured through measures within the site, as necessary.

There are no designated heritage assets in the immediate vicinity of the site, with the closest listed buildings, the Methodist Church and St Peter's Church, located around 200 metres and 520 metres away to the east and south respectively. Given these separation distances and the screening effects of intervening development, it is considered that the proposal would have no material effect on the setting of these listed buildings.

In terms of delivery, the site is available for development now and houses could be constructed in the short-term subject to planning permission being granted. The site is in a single ownership. The development is therefore considered to be achievable.

For the reasons set out above, the site is considered to be suitable in principle for housing. Its development for this purpose would represent sustainable development. Accordingly, it is requested that the site is considered for allocation for housing development.