

# LOCAL PLAN CONSULTATION 2024

## *Preferred Options*



**EMERGENCY ACTION**

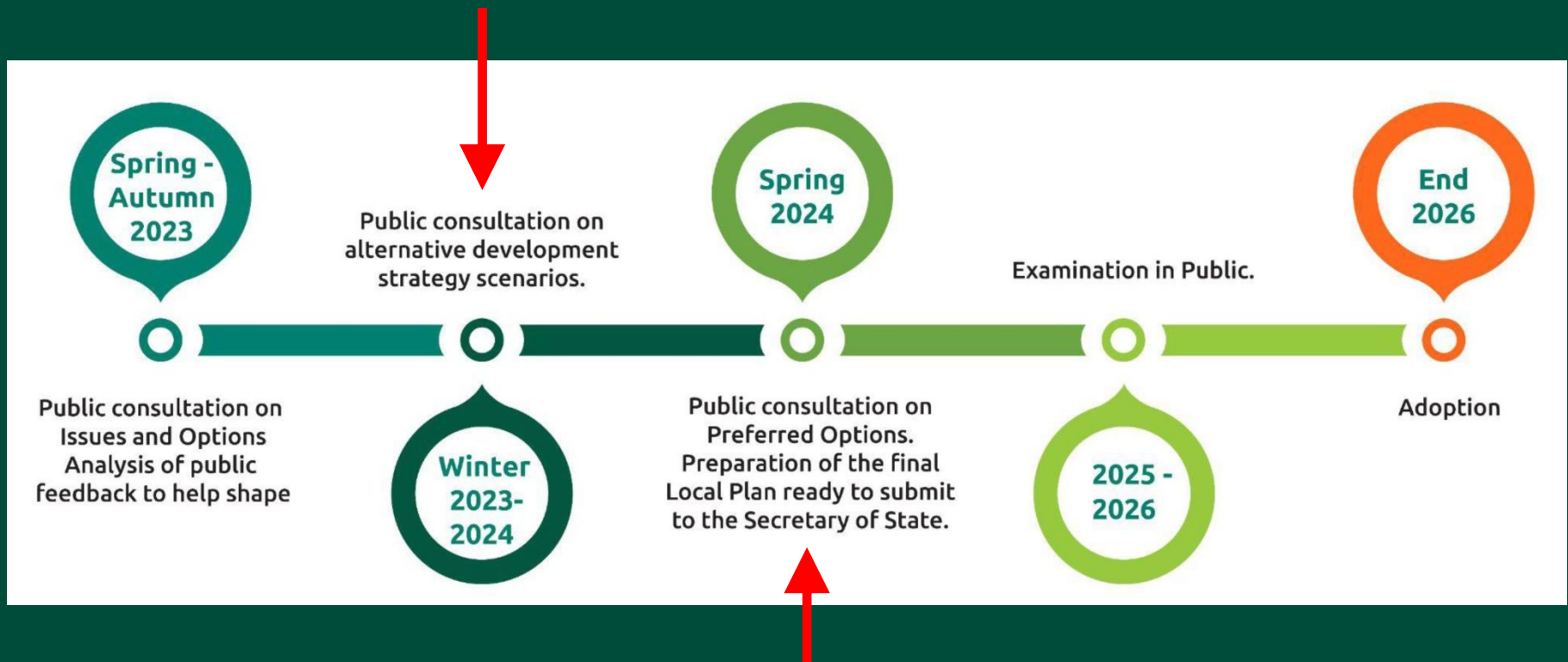
# AGENDA

- Introductions
- Where Are We Up To?
- Settlement Boundaries
- 'Built Form'
- Assessment Criteria
- Windfall Housing Development

# AGENDA

- Settlement Character Assessment
- Housing Allocation
- Preferred Site Allocations
- Consultation Questions
- Your Views?
- What Next?

# WHERE ARE WE UP TO?



# WHERE ARE WE UP TO?

## 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)



# SETTLEMENT BOUNDARIES

- Breckland proposes that there will no longer be Settlement Boundaries for any settlements (*towns, local service centres, or villages with boundaries*).
- Instead, the development strategy proposes a criteria-based approach towards development proposals based on a stated definition of the “*built form*”.
- This means that proposed development will be considered against a set of defined criteria rather than an outright ‘yes or no’ based on the Settlement Boundary line.
- They say, “*Protecting the countryside and preserving the character of Breckland’s villages would be key considerations..*”

# BUILT FORM

- Policy GEN 03 introduces the concept of *'Built Form'*:

*“Built Form is defined as the closely grouped and visually well related residential, community, retail, and employment buildings of the main part of the settlement and land closely associated with them.”*

(Built Form excludes a number of elements however – see p.37 of the consultation document)



# BUILT FORM *(contd.)*

- Policy GEN 04 states:

*“All land outside of the built form is designated as open countryside. Development in the open countryside will be strictly controlled, having regard to the need to protect the countryside and the setting of towns and villages. Development will be restricted to the main categories listed below, and may be permitted as an exception, providing there is no significant adverse impact on the character of the countryside and that other Local Plan policies are satisfied:”*

(see p.38 of the consultation document for the Local Plan policies)

- Subject to consultation and examination, a Neighbourhood Plan *could* define a settlement boundary - to clarify the extent of the built form, but would need to ensure that any new allocations were not excluded.

# ASSESSMENT CRITERIA

- The criteria against which proposed development will be considered are set out in a range of policies:
- GEN 01 – GEN 04 set out the overall development strategy.
- HOU 01: Breckland's housing requirement
- HOU 03: Strategic housing options
- HOU 02 and HOU 04 set out the housing distribution by settlement (including Rocklands).

**HOU 02:** Distribution of housing development

**HOU 04:** Preferred housing allocations

# ASSESSMENT CRITERIA *(contd.)*

- There are then a series of policies, including community-led developments, supporting the delivery of housing on suitable sites where it is adjacent to *identified settlements* as follows:

HOU 06: Windfall Housing Development

HOU 07: Small Scale Housing Development In Smaller Villages

HOU 08: Affordable Housing Exception Sites

HOU 09: Community Led Development

HOU 10: First Homes

HOU 11: Single plot exception sites

# ASSESSMENT CRITERIA *(contd.)*

HOU 12: Specialist Housing and Accommodation Needs  
(2 or more dwellings)

HOU 13: Self and Custom Built Homes

HOU 14: Residential And Nursing Care

HOU 15: Replacement Dwellings

HOU 16: Dwelling annexes and alterations

HOU 17: Single Dwellings in the Open Countryside and  
Conversion of Buildings in the Open Countryside

HOU 18: Build To Rent

# ASSESSMENT CRITERIA *(contd.)*

## HOU 19: Rural Workers Dwellings

- Then there is the catch-all “.. *and other appropriate policies in the Plan..*”
- Other housing policies are:

## HOU 20: Technical Standards For New Dwellings

## HOU 21: Securing A Mix Of Housing

## HOU 22: Sub-Division And Multi-Occupation Of Dwellings Within Breckland

## HOU 23: Residential Development on Backland and Garden Sites

## HOU 24: Affordable Housing

# WINDFALL HOUSING DEVELOPMENT

- ‘Windfall Sites’ - proposals for housing development for land that is not specifically allocated for development, that comes forward during the plan period.
- HOU 06 – *“A proposal for housing development within the main built form (defined in policy GEN 03) of a defined settlement (see policy GEN 02) will be supported where the site is not protected for its environmental, historic, community or other value, or allocated, designated, or otherwise safeguarded for another type of development.”*

# WINDFALL HOUSING DEVELOPMENT *(contd.)*

Adjacent to the built form of Market Towns, Local Service Centres and Secondary Villages...

- *“A proposal to build appropriate scale housing development, on a site adjacent to the built form of a defined village will be supported where the proposal demonstrates that:*
  - a. A sequential approach to site selection has been taken where the re-use of previously developed land will come first before greenfield.*
  - b. It will provide a reliable source of supply. Applicants will be expected to provide evidence of the site's deliverability, especially in those villages where development has been completed within the plan period and there are existing outstanding commitments; and*

# WINDFALL HOUSING DEVELOPMENT *(contd.)*

- c. *It will provide a housing mix in terms of size, type, and tenure to meet locally identified need, in accordance with the Council's Housing and Economic Development Needs Assessment (HEDNA). All proposals will individually or cumulatively. (???)*
- d. *Represents incremental and organic growth of the village by virtue of its location, scale, and nature.*
- e. *Does not result in the loss of open space that is important to the historic form and layout of the village or is an important social and community space; and*



# WINDFALL HOUSING DEVELOPMENT *(contd.)*

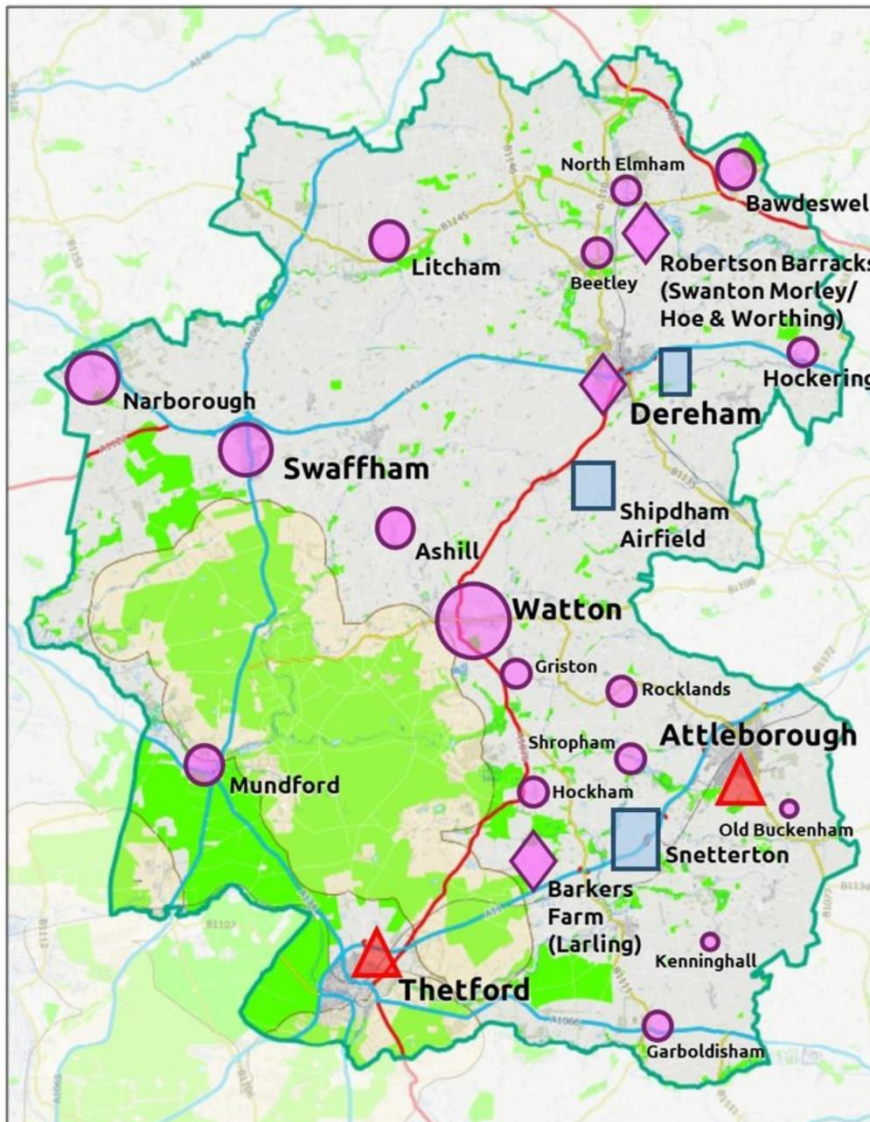
- f. Has no detrimental impact on the character and appearance of the village including its morphological character type as outlined in the Breckland Landscape and Settlement Character Assessment ★, surrounding area and countryside or result in the loss of countryside that makes a significant contribution to the character or setting of that part of the village.*

HOU 06 states (p.70, 5.66), *“It is anticipated that this policy will lead to the delivery of around 430 homes during the plan period. These homes form part of the housing supply for the District.”*

# Landscape and Settlement Character Assessment

- ★ *Rocklands is categorised as a “Nucleated Polyfocal Village”*
  - *“The village comprises two concentrations of settlement.”*
  - *“One focal point lies to the south at Rockland All Saints, concentrated around a former triangular village green. Rockland St Peter forms the second focal point. Both foci are linked by the corridor of Chapel Street / The Street.”*
  - *An “Agricultural Village”*
  - *In “Settled Tributary Farmland*
    - *Settled character, with dispersed farmsteads and nucleated villages.”*

# Breckland Draft Local Plan: Key Diagram



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# HOUSING ALLOCATION

- One of the consequences of now being designated a Local Service Centre is that Rocklands now has a new housing allocation under the Local Plan.
- Under policy HOU 02 (*Distribution of housing development*), Rocklands has been allocated the following:
  - Built / Committed 20
  - New Allocation 23
  - Total, 2021/22 to 2045/46 

43
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★ *The total allocation may still change, depending on the responses to this consultation – and on the ongoing work in relation to the 3 Strategic Development options...*

# '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.



# PREFERRED SITE ALLOCATIONS

- As part of the previous phase of consultation, a number of sites in Rocklands had been put forward for assessment.
- Of these, two have now been identified as preferred locations for housing development:

Site Ref.	Site Name	Capacity to 2046
ROC 1 (065)	The Street	<b>7</b>
ROC 2 (064)	South of Bell Road (Southlands)	<b>15</b>

- There is an interactive map on the consultation webpage:  
<https://brecklandlocalplan.commonplace.is/>  
- where you can click on a site and give your comments.

# INTERACTIVE MAP



Active

## Preferred Options Report survey

The report explores different topics and themes. We would like to hear your views on these!



24

Answer the survey



Active

## Strategic Development Sites Survey

Let us know your views on the proposed strategic sites



28

Answer the survey



Active

## Sites Map survey – Post a comment on our interactive map of Breckland

View all of the sites and add your comments – using the interactive site



375

Add a pin



## SUPPORTING INFORMATION

3 proposals



Active

## Breckland's Local Plan

Breckland's new Local Plan will determine growth and development in the district for the next 25 years. It will help ensure that ...

Learn more



Active

## Join a consultation event

Come along to learn more about the Local Plan, ask questions and discuss your ideas with the team. See below for event dates,...

Join the conversation



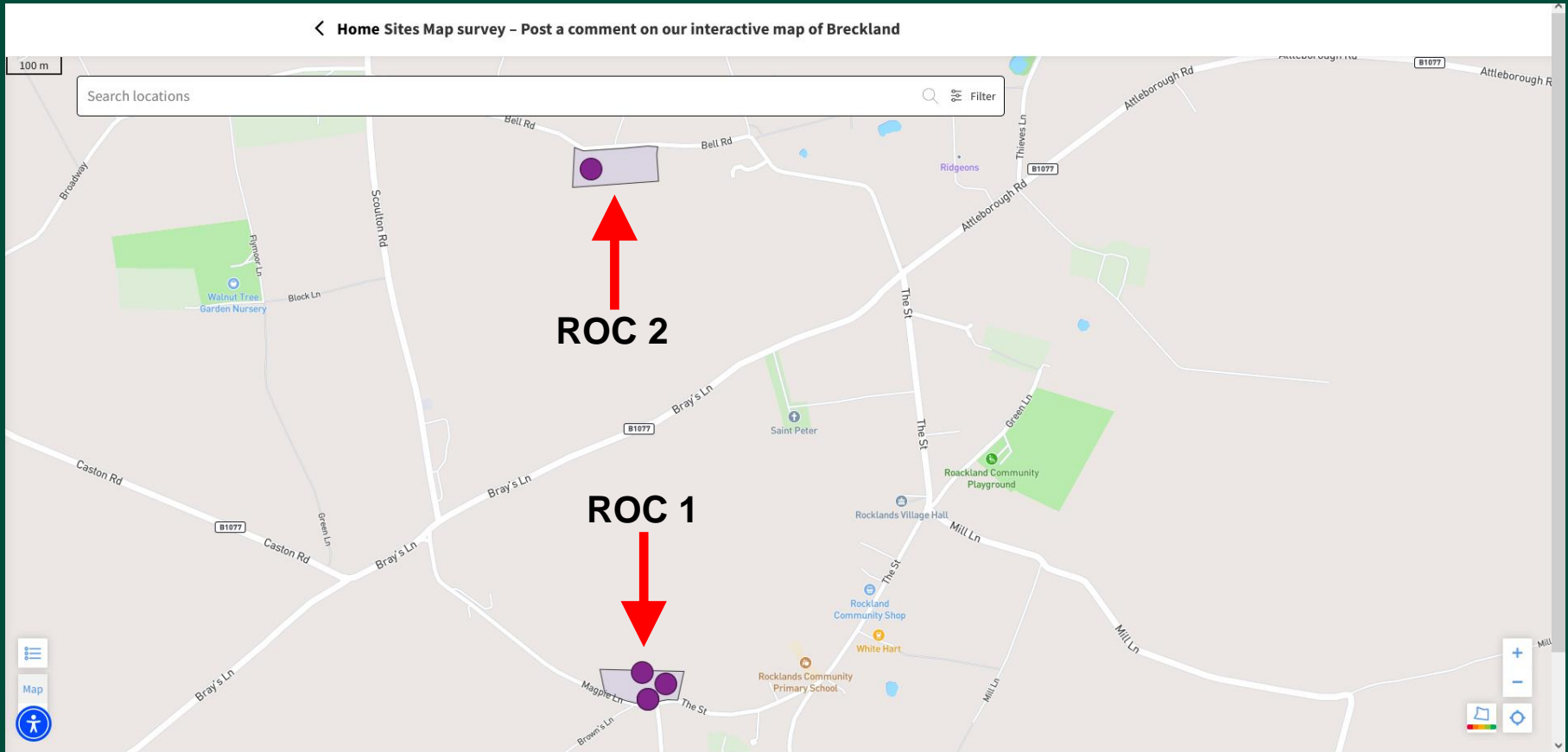
Active

## What you've told us

A snapshot of the feedback shared so far.

Get informed

# INTERACTIVE MAP





# INTERACTIVE MAP

**Home Sites Map survey - Post a comment on our interactive map of Breckland**

**Have your say** ×

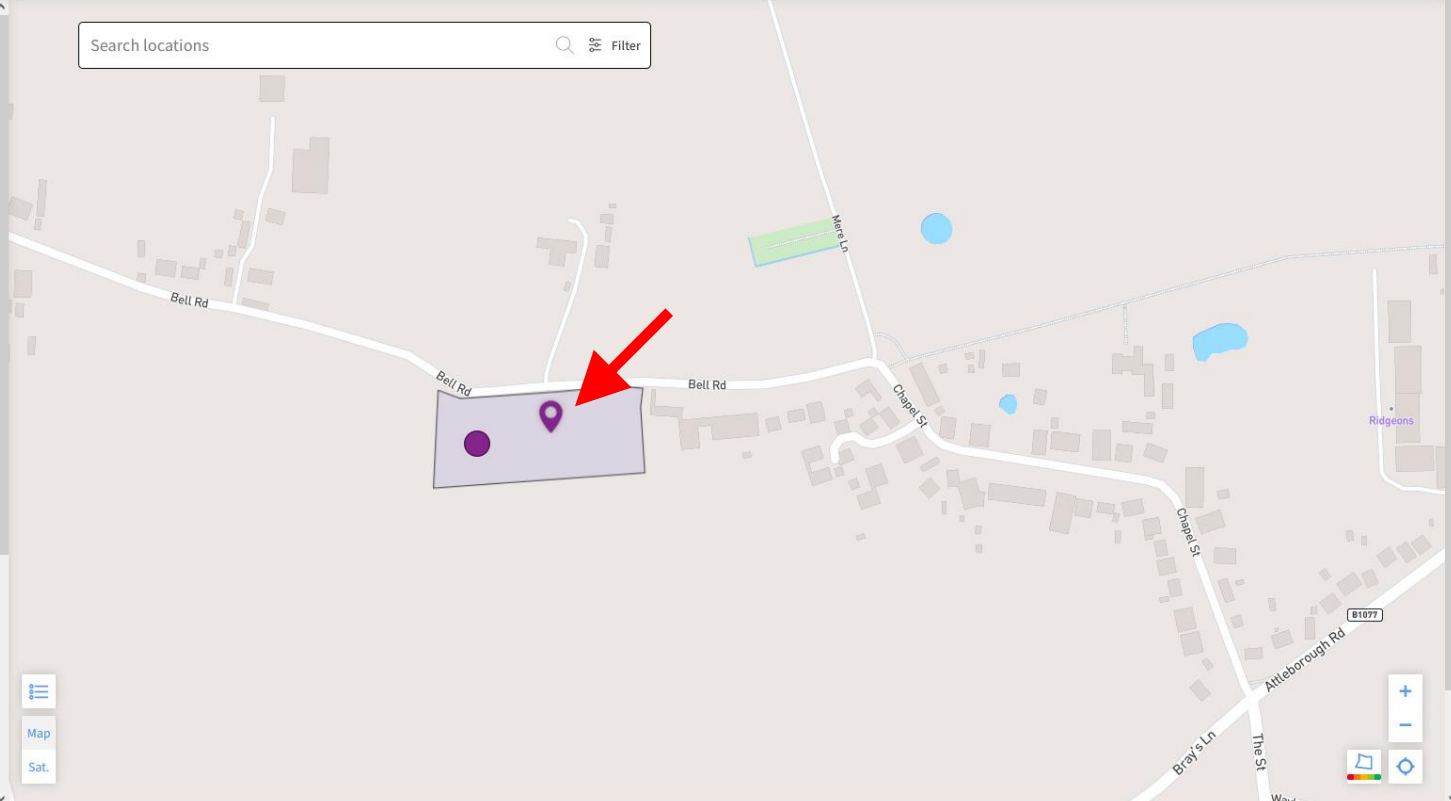
**What potential development area are you commenting on?**

**How do you feel about this proposal?**

☹️ 😞 😐 😊 😄

**What does a successful development here look like for you?**

Map Sat.



# CONSULTATION QUESTIONS

• Active

**Preferred Options Report survey**  
The report explores different topics and themes. We would like to hear your views on these!

24 Answer the survey

• Active

**Strategic Development Sites Survey**  
Let us know your views on the proposed strategic sites

28 Answer the survey

• Active

**Sites Map survey – Post a comment on our interactive map of Breckland**  
View all of the sites and add your comments – using the interactive site

375 Add a pin

- Or, Email [LocalPlan@breckland.gov.uk](mailto:LocalPlan@breckland.gov.uk)
- Or, write to:  
Local Plan Consultation  
Planning Policy Team  
Breckland District Council  
Walpole Loke  
Dereham, NR19 1EE

# CONSULTATION QUESTIONS

## *Breckland's spatial vision and objectives*

1. Do you agree with the vision for Breckland see Chapter 3 (page 20)?

## *Sustainable development principles*

2. Do you agree with the general development principles in Chapter 4 (page 27)?

## *Housing*

3. Please share your views on the proposed strategy for housing and the issues that need to be considered for proposed sites to achieve sustainable growth. Read Chapter 5 (page 41)

# CONSULTATION QUESTIONS

## *Employment and economic development*

4. Do you agree with the approach to employment and the economy in chapter 6 (page 122)?

## *Retail and town centres*

5. Do you agree with the approach to retail and town centres in chapter 7 (page 144)?

## *The environment, climate change and managing resources*

6. Do you agree with the approach to the environment, climate change and managing resources in chapter 8 (page 159)?

# CONSULTATION QUESTIONS

## *Design quality and principles*

7. Do you agree with the approach to the design and development in chapter 9 (page 210)?

## *Community*

8. Do you agree with the approach to community in chapter 10 (page 218)?

## *Resilient and adaptable infrastructure*

9. Do you agree with the approach to infrastructure in chapter 11 (page 229)?

# YOUR VIEWS?

- Let Us Know
  - Kim Austin (Parish Clerk)  
[clerk2rocklands@gmail.com](mailto:clerk2rocklands@gmail.com)
- Let Breckland Know
  - Complete the on-line feedback:  
<https://brecklandlocalplan.commonplace.is/>
  - Scroll down to:  
'Preferred Options Report survey'
  - Respond by **Monday 15 July**

# WHAT NEXT?

- The feedback from this consultation will be used to inform and develop the next iteration of the Local Plan, the Regulation 19 Submission Draft - which will be consulted on in early 2025.
- Once the new Local Plan is finalised and approved by the Council's Cabinet, it will be submitted to the Government for an Examination in Public.
- The Secretary of State appoints an Inspector from HMPI to carry out the examination – which includes public hearings.
- Once the Local Plan has been found '*sound*' by HMPI, and any required modifications have been completed, the Council will approve the adoption of the new Local Plan.

***Thank you  
for coming***