



Breckland
COUNCIL

Phase 2 Site Assessments: Preferred Allocations and Strategic Options

Draft Local Plan Full Update Preferred Options

June 2024

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064 - South of Bell Road, Rocklands**Allocation**

Address: South of Bell Road, Rocklands, NR17 1UL

Greenfield

Site area: 0.97ha

Estimated capacity: 15 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: 6415 metres (R >) Hingham Surgery: 6141 metres (R >) Attleborough Sports Hall: 6337 metres (R >) Hingham Library: 5732 metres (R >) Rocklands Community Primary School: 915 metres (G <) Attleborough Academy: 6451 metres (R >)
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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: 113 metres

Recycling facilities

Snetterton Part-time Recycling Centre: 7720 metres

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

Conservation Area

Not within a CA

Listed Building

Methodist Church (Grade II): 284 metres

Registered Park

Breccles Hall: 3666 metres

Scheduled Monument

Village cross, 70m north west of the Holy Cross Church: 2696 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: 5880 metres

National Nature Reserve

Brettenham Heath: 12087 metres

County Wildlife Site

Land near Rockland All Saints: 1076 metres

Local Nature Reserve

Great Eastern Pingo Trail: 4615 metres

Ramsar

Redgrave & South Lopham Fens: 18357 metres

Special Protection Area (SPA)

Breckland 5262 metres. (Site Beyond 1.5km, HRA unlikely to be required.)
Within Stone Curlew buffer: No

SSSI

Scoulton Mere 3469 metres

Special Area of Conservation (SAC)

Norfolk Valley Fens: 4473 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%
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Flood Zone 2	Proportion of site area 0.00%
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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 • Under current policy, the proposed site is adjacent to the Settlement Boundary. 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 properties on both sides of the road, and from the rear aspect of a significant number of properties on Chapel Street, where it bends to the South East and South. These properties would lose the current visual amenity of unrestricted views of the surrounding rural landscape. • The site is adjacent to the existing Built-up Area, and adjacent to and connected to the existing Settlement Boundary. • 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

None recorded as received

065 - The Street, Rocklands**Allocation**

Address: Land at The Street, Rocklands, NR17 1UR

Greenfield

Site area: 0.74ha

Estimated capacity: 7 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: 6086 metres (R >)</p> <p>Attleborough Surgeries: 6011 metres (R >)</p> <p>Attleborough Sports Hall: 6054 metres (R >)</p> <p>Attleborough Library: 6226 metres (R >)</p> <p>Rocklands Community Primary School: 232 metres (G <)</p> <p>Attleborough Academy: 6173 metres (R >)</p>
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Overall ranking
accessibilityAmber: 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: 427 metres

Recycling facilities

Snetterton Part-time Recycling Centre: 6823 metres

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

Conservation Area

Not within a CA

Listed Building

The Rookery (Grade II): 171 metres

Registered Park

Breccles Hall: 3085 metres

Scheduled
MonumentVillage cross, 70m north west of the Holy Cross Church:
2951 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: 1409 metres

Geodiversity site

Hockham: 5215 metres

National Nature
Reserve

Brettenham Heath: 11318 metres

County Wildlife Site

Land near Rockland All Saints: 241 metres

Local Nature Reserve

Great Eastern Pingo Trail: 4618 metres

Ramsar

Redgrave & South Lopham Fens: 17469 metres

Special Protection
Area (SPA)Breckland 4767 metres. (Site Beyond 1.5km, HRA
unlikely to be required.)
Within Stone Curlew buffer: No

SSSI

Swangey Fen, Attleborough 3642 metres

Special Area of
Conservation (SAC)

Norfolk Valley Fens: 3642 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%
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Flood Zone 2	Proportion of site area 0.00%
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Water Management Alliance advice No comments

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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 • Under current policy, the proposed site is adjacent to the Settlement Boundary. • We have already commented that the proposed assessment criteria take no account of areas prone to flooding. This proposed site is one such area – subject to surface water flooding in periods of heavy rainfall. • The site is entirely Greenfield in nature. • The site is at the junction of Rectory Road, Magpie Lane and The Street. Magpie Lane and Rectory Road are very narrow roads with very few passing places. The Street narrows at this point. Wherever egress from this site is located, visibility to the right – down Magpie Lane – is exceptionally poor, as the road bends away to the right and has significant hedges and trees. We do not consider that access for additional properties will be either safe or practical. • Pedestrian access to the proposed site would be hazardous – due to narrow roads with no pavements. Access to local services on foot would be fraught with hazards. • There would be unavoidable Visual Landscape Impact – particularly with respect to neighbouring properties, and from the rear aspect of properties on The Street. These properties would lose the current visual amenity of unrestricted views of the surrounding rural landscape. • The site is adjacent to the existing Built-up Area, and adjacent to and connected to the existing Settlement Boundary. • 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

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