

LOCAL PLAN CONSULTATION 2025

*Preferred Options – second running
Final Stage*



AGENDA

- Introductions
- What Has Happened?
- Where Are We Up To Now?
- New Parish Hierarchy
- Housing Allocations
- Site Allocations

AGENDA

- Windfall Sites
- Settlement Boundaries
- Development & Built Form
- Strategic Flood Risk Assessment
- What Next?
- Over to you...

WHAT HAS HAPPENED?

- Potential development sites were originally submitted under the 'Call for Sites' exercise in December 2022.
- RPC responded to the consultation on the alternative Development Strategies in February 2024 – responding in detail for each of the potential development sites submitted.
- RPC responded to the Regulation 18 'Preferred Options' consultation on 15 July 2024 – reiterating the issues with the *preferred* sites which Breckland had now chosen.
- On 24 September 2024, Breckland Cabinet resolved to pause the Local Plan update due to the new Government imposing a significant increase in housing numbers for Breckland – together with significant changes to the NPPF.

WHAT HAS HAPPENED? *(contd.)*

- In December 2024, the Government published the revised NPPF alongside mandatory housing targets. For Breckland, this increased the target from **625** dwellings per annum to **903**. Given the significant increase in housing that is required by Government to be delivered, a further call for sites was necessary in relation to sourcing additional housing land.
- On 3rd March 2025, at a Special Cabinet Meeting, Breckland Council agreed a revised timetable for the Local Plan Update.
- On 24 March 2025, Breckland Cabinet resolved to continue with development of the new Local Plan with a re-run of the 'Call for Sites' exercise – which ran from 31 March to 28 April 2025.

WHAT HAS HAPPENED? *(contd.)*

- On 20 May 2025, Breckland Council held a Local Plan update and general discussion meeting for parish and town councils. Two RPC councillors attended.
- The new timetable was discussed, and the process would now roll the new Local Plan forward to cover the period to 2042.
- In categorising villages for the purpose of future development opportunities (and housing allocations), Rocklands had previously been designated a 'Local Service Centre'.

A new categorisation scheme was now being applied. The scheme, and new classifications for settlements, were ratified by Breckland Cabinet on Monday 14 July.

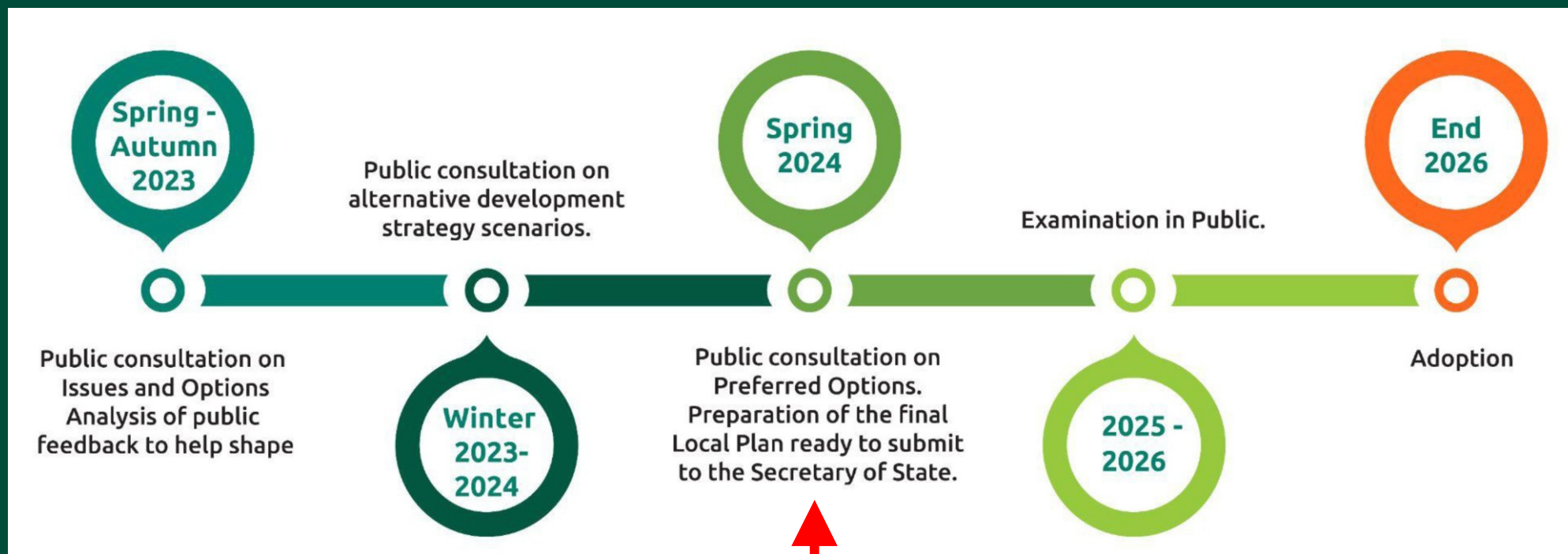
WHAT HAS HAPPENED? *(contd.)*

- The outcome of the most recent 'Call for Sites' exercise was not available in detail at the meeting, but was made available the following day via a published link to an interactive online map.
- On 10 June 2025, four RPC Councillors attended one of a series of 'round table' meetings at Breckland Council for clusters of parish councils.
(Our group comprised councillors from Ashill, Bradenham, Carbrooke, Gt. Hockham, Griston, Rocklands, Saham Toney, Shipdham, Thompson)
- On 12 July, RPC held a public meeting – to present and explain the changes, the potential development sites put forward, the 'Six Questions' posed by Breckland, and to hear residents' views.

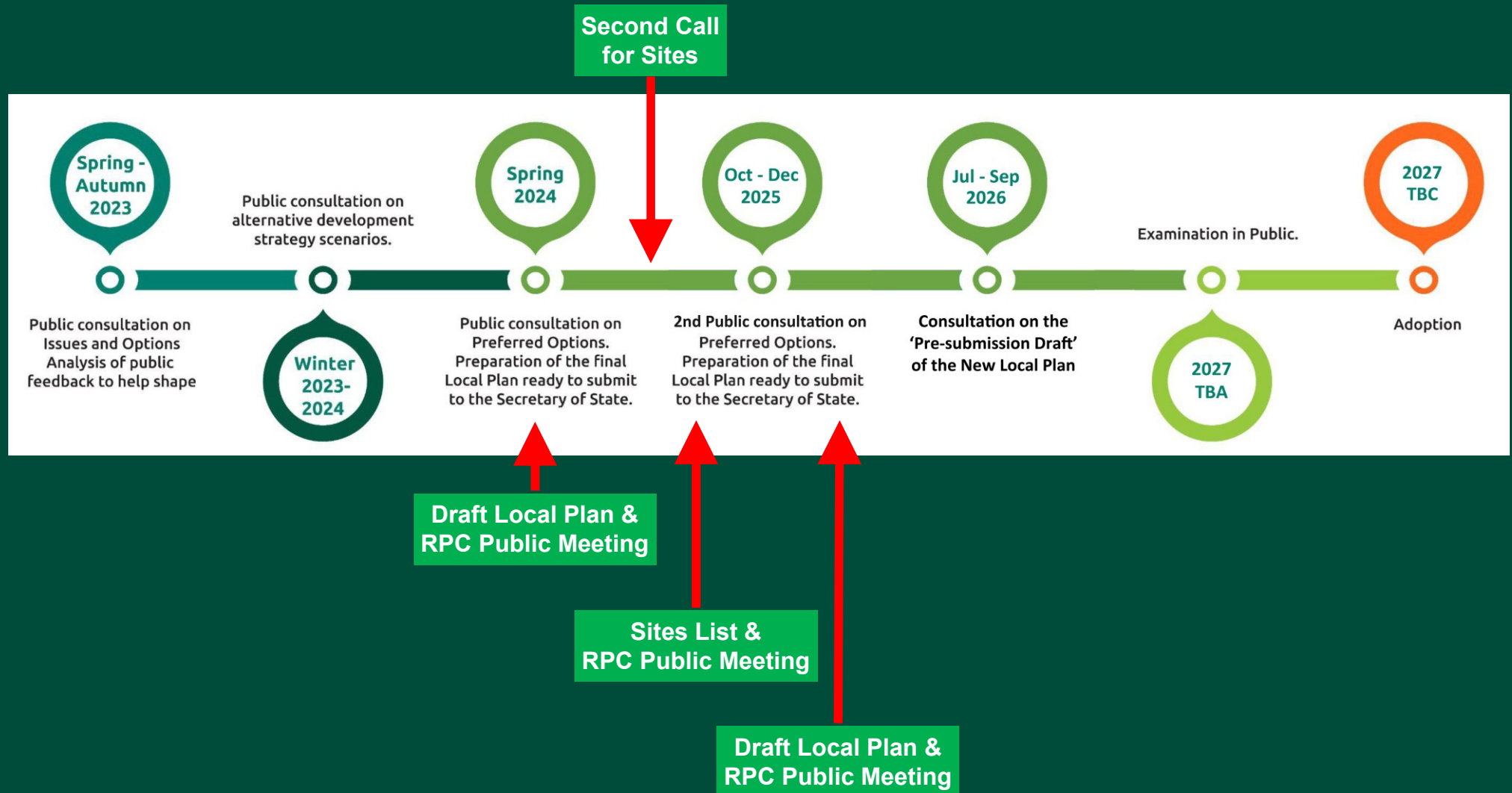
WHAT HAS HAPPENED? *(contd.)*

- On 16 July, RPC submitted a comprehensive representation to Breckland – answering the ‘Six Questions’, rejecting all the development sites which had been submitted for Rocklands, and commenting on the manner in which the project was being expedited.
- On 31 October, Breckland released a revised draft of the Local Plan for consultation. RPC has been examining the draft and supporting documents, and this meeting is to hear your thoughts and opinions before the Parish Council makes its representations for this Regulation 18 stage of consultation.

WHERE WERE WE UP TO?



WHERE ARE WE UP TO NOW?



New Parish Hierarchy & Spatial Development Strategy

- A new methodology is now being applied. The scheme, and new classifications for settlements, were ratified by Breckland Cabinet on Monday 14 July. Policy GEN 02.
- Most new development and approximately 75% of new housing development is directed to three Strategic Development Areas (SDA), three Sustainable Urban Extensions (SUE), and to the Market Towns listed on the following slides.
- **Strategic Development Areas (SDA) (3)**
 - East Tuddenham SDA
 - Barkers Farm SDA
 - Roudham & Larling SDA

New Parish Hierarchy & Spatial Development Strategy *(contd.)*

- **Sustainable Urban Extensions (SUE) (3)**

Swaffham SUE

Watton SUE

Thetford SUE

- **Market Towns (5)**

Attleborough, Dereham, Swaffham, Thetford, Watton

- **Key Service Parishes (5)**

Approximately 6% of new housing development is directed to the following Key Service Parishes:

Harling, Mattishall, Necton, Shipdham, Weeting

New Parish Hierarchy & Spatial Development Strategy *(contd.)*

- **Primary Parishes (10)**

Approximately 7% of new housing development is directed to the following Primary Parishes:

Banham, Bawdeswell, Great Ellingham, Kenninghall,
Litcham, Mundford, Narborough, North Elmham,
Old Buckenham, Swanton Morley

New Parish Hierarchy & Spatial Development Strategy *(contd.)*

- Secondary Parishes (19)

Approximately 5% of new housing development is directed to the following Secondary Parishes:

Ashill, Beetley, Besthorpe, Carbrooke, Caston,
Fransham, Garboldisham, Great Hockham,
Gressenhall, Griston, Hockering, Lyng,
New Buckenham, North Lopham, **Rocklands**,
Saham Toney, Scarning, Sporle, Yaxham

New Parish Hierarchy & Spatial Development Strategy *(contd.)*

- **Tertiary Parishes (12)**

Approximately 1.5% of new housing development is directed to the following Tertiary Parishes:

Beeston, Brisley, Colkirk, Garvestone Reymerton &
Thuxton, Gooderstone, Great Dunham, Mileham,
Quidenham, Shropham, South Lopham, Thompson,
Weasenham St Peter

New Parish Hierarchy & Spatial Development Strategy (contd.)

- **Other Parishes (60+)**

All the remaining Parishes not listed above are categorised as '*Other Parishes*'.

Other Parishes are included within the definition of open countryside where proposals for development will not be considered appropriate. However, minor proposals for new housing that address local need may be considered acceptable. In total, capacity in Other Parishes could provide 2% of new housing development.

HOUSING ALLOCATION

- As a designated Local Service Centre under the previous consultation, Rocklands was given a new housing allocation under the Draft Local Plan.
- Under policy HOU 02 (*Distribution of housing development*), Rocklands had been allocated the following:
 - Built / Committed 20
 - New Allocation 23
 - Total, 2021/22 to 2045/46

43

HOUSING ALLOCATION *(contd.)*

- As a designated Secondary Parish under the current consultation, Rocklands has been given a new housing allocation under the Draft Local Plan.
- Under policy HOU 02 (*Distribution of housing development*), Rocklands has now been allocated the following:
 - Built / Committed 13
 - New Allocation 25
 - Total, 2024 to 2042

38

HOUSING ALLOCATION *(contd.)*

- The Breckland Director of Planning and Building Control, in response to a number of our questions, has previously stated:

“As we explained at the meeting, the numbers to be allocated for the rural areas is very dependent on the number of Strategic Development Areas (SDAs) that we can bring forward, together with the number of houses they can deliver and the trajectory/timeframe in which those numbers can be delivered.

We have set out to the promoters of the SDAs that we expect a suite of information by the end of July and that will help us establish the total number of houses to be delivered in the rural areas. We then need to look, based on the settlement hierarchy as to the distribution of that residual. It is likely that work will be completed in early August.

Whilst I fully appreciate the desire to know that number, for the reasons set out above, that is not possible at this stage. What is clear is that given the high mandated number of houses we are required to deliver, together with the need to provide a five year housing land supply, there will likely be a requirement for our rural parishes to deliver a significant number of houses.”

HOUSING ALLOCATION *(contd.)*

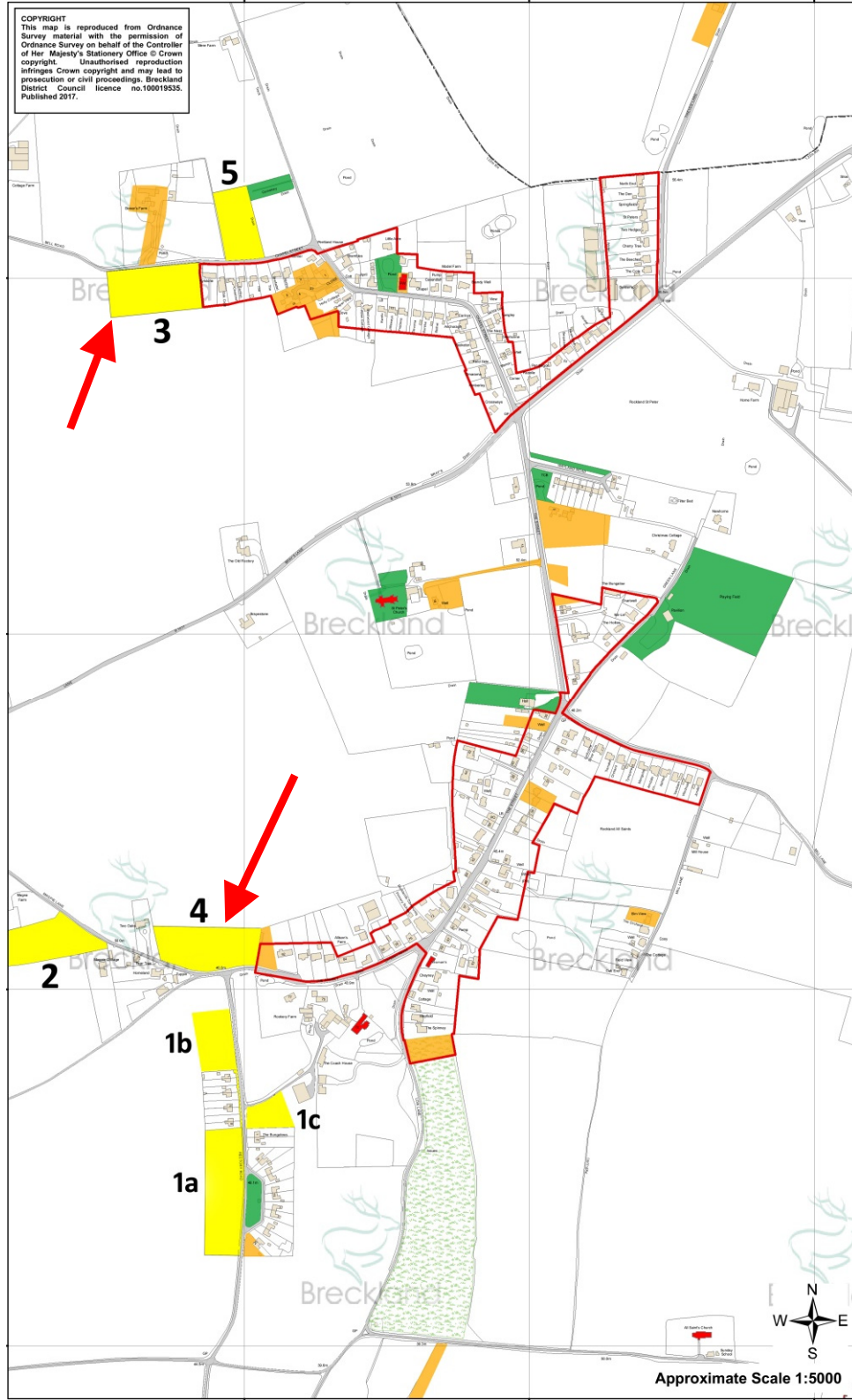
- Breckland Officers, on a number of occasions, have stated that if communities can not agree on housing allocations, Central Government are likely to impose them.

PREVIOUS 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 had subsequently been chosen by Breckland as preferred locations for housing development:

Site Ref.	Site Name	Capacity to 2042
ROC 1 (065)	The Street	7
ROC 2 (064)	South of Bell Road (Southlands)	15

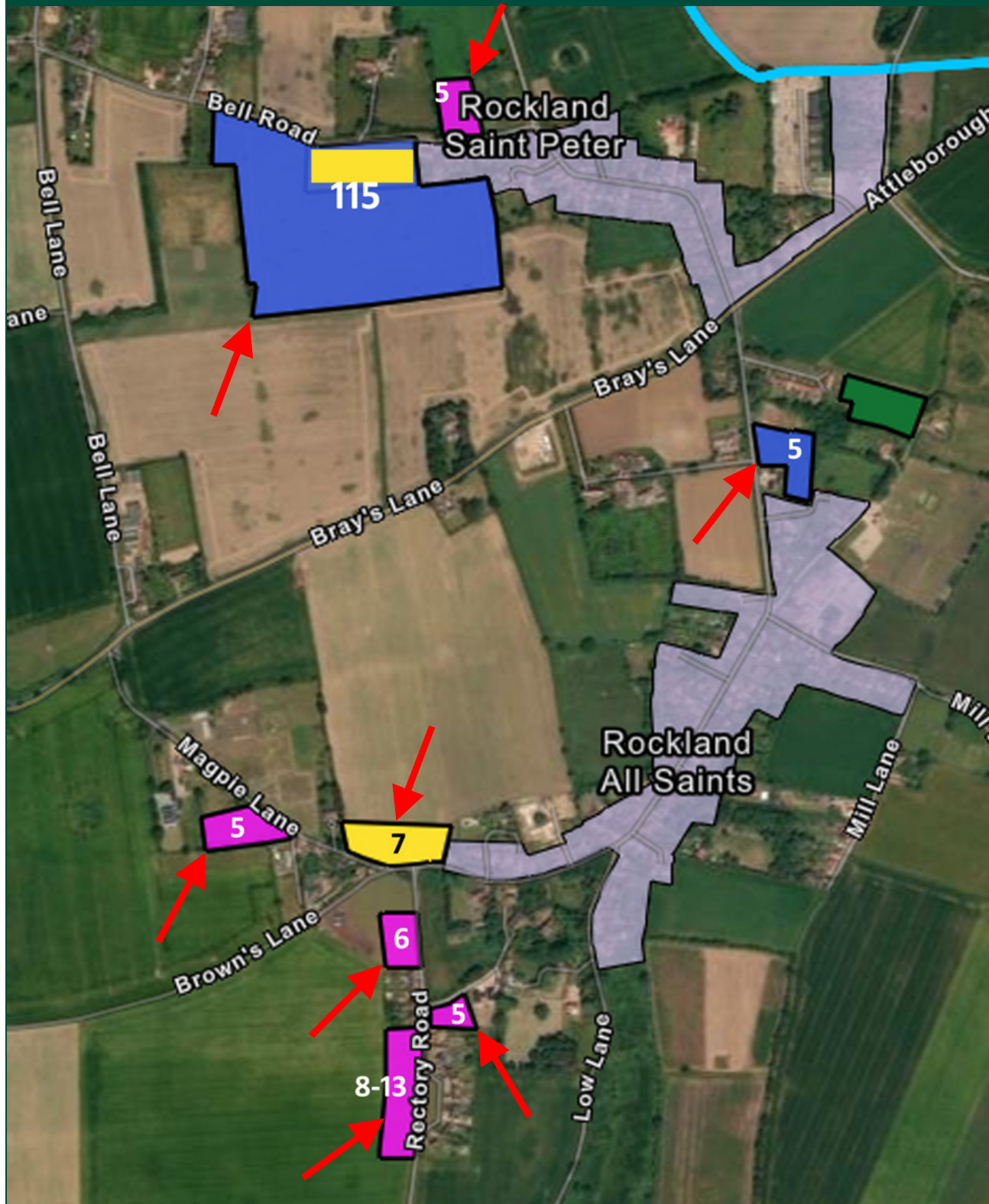
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‘Preferred Options’ 2024

- (3) ‘South of Bell Road’
- (4) ‘The Street’

Sites for Review 2025



- North of Chapel Street
(LPRC4SDEV365)
- Land South of Bell Road,
Rockland St Peter
(LPRC4S25DEV059)
- 5-13 The Street, Rocklands
(LPRC4S25DEV058)
- Land at The Street, Rocklands
(LPRC4SDEV065)
- Magna Farm, Magpie Lane, Rocklands
(LPR/C4S/DEV/251)
- Area 2, West of Rectory Road,
Rockland All Saints
(LPR/C4S/DEV/403)
- Area 1, East of Rectory Road,
Rockland All Saints
(LPR/C4S/DEV/062)
- Area 3, West of Rectory Rd,
Rockland All Saints
(LPR/C4S/DEV/404)

LATEST PREFERRED SITE ALLOCATIONS

- As part of the current consultation, a number of additional sites in Rocklands have been put forward for assessment.
- Of these, the same two have subsequently been chosen by Breckland as preferred locations for housing development:

Site Ref.	Site Name	Capacity to 2042
ROC 1 (065)	The Street	10
ROC 2 (064)	South of Bell Road	15

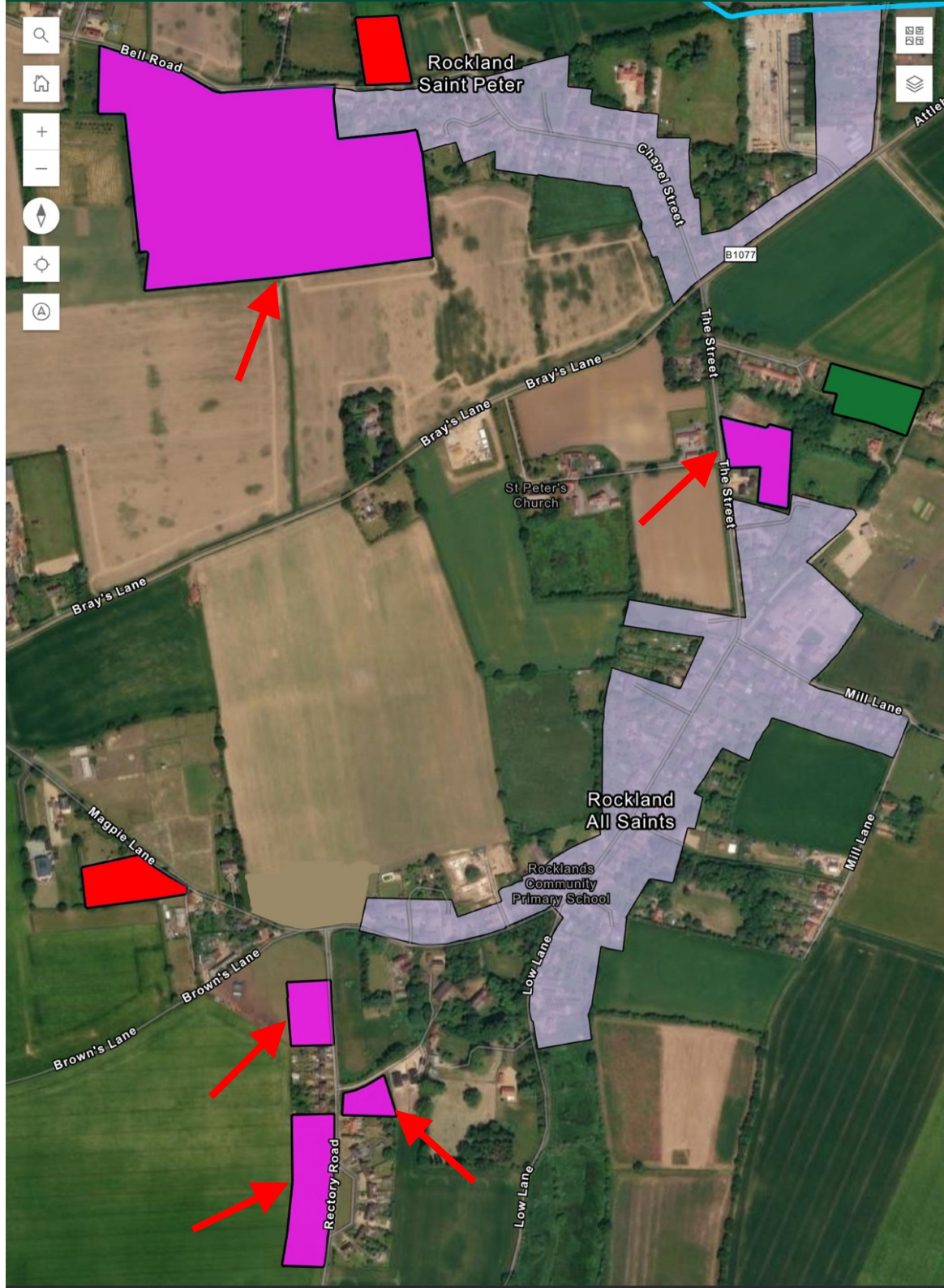
- Note that the number of dwellings at 'The Street' have increased from 7 to 10 in this second iteration.

“Following a review and reassessment of the site aided by updated information provided by the site promoter in the 2025 site assessments, the dwelling capacity was increased from 7 to 10.”

'Preferred' Sites 2025



- South of Bell Road, Rocklands
(LPRC4SDEV064)
Market Housing – 15 dwellings
- North of The Street, Rocklands
(LPRC4SDEV065)
Mix of Housing Types – 10 dwellings



'Alternative' Sites 2025

- Land South of Bell Road,
Rockland St Peter
(LPRC4S25DEV059)

Mix of Housing Types – 115 dwellings
- 5-13 The Street, Rocklands
(LPRC4S25DEV058)

Mix of Housing Types – 5 dwellings
- Area 2, West of Rectory Road,
Rockland All Saints
(LPR/C4S/DEV/403)

Residential – 6 dwellings
- Area 1, East of Rectory Road,
Rockland All Saints
(LPR/C4S/DEV/062)

Market Housing – 5 dwellings
- Area 3, West of Rectory Rd,
Rockland All Saints
(LPR/C4S/DEV/404)

Market Housing – 13 dwellings

'Alternative' Sites 2025

- Land South of Bell Road,
Rockland St Peter
(LPRC4S25DEV059)

Mix of Housing Types – 115 dwellings

- 5-13 The Street, Rocklands
(LPRC4S25DEV058)

Mix of Housing Types – 5 dwellings

058, 059 - Summary of Justification

While it is recognised that there may well be some merit in this site, it is not considered to be needed to meet the housing targets set out in proposed Policy HOU01 – i.e. the other sites that are proposed allocations and other forms of delivery set out in proposed Policy HOU02 are considered to be preferable proposals.

- Area 1, East of Rectory Road,
Rockland All Saints
(LPR/C4S/DEV/062)

Market Housing – 5 dwellings

- Area 2, West of Rectory Road,
Rockland All Saints
(LPR/C4S/DEV/403)

Residential – 6 dwellings

- Area 3, West of Rectory Rd,
Rockland All Saints
(LPR/C4S/DEV/404)

Market Housing – 13 dwellings

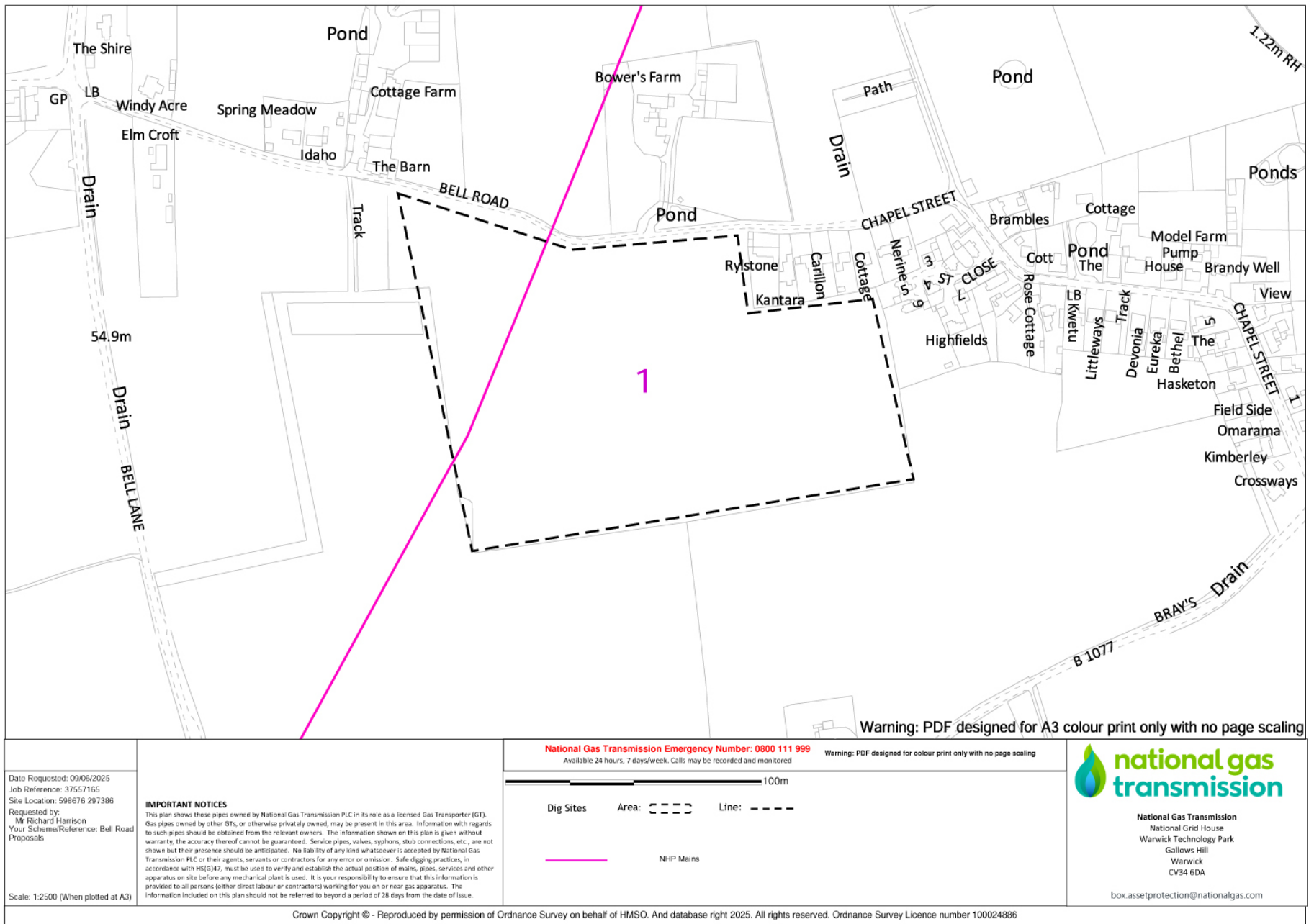
062, 403, 404 - Summary of Justification

The site is not proposed for allocation because the Council does not consider that development of it, in the manner proposed, is likely to be acceptable due to concerns about the sites distance from built up area of the settlement.

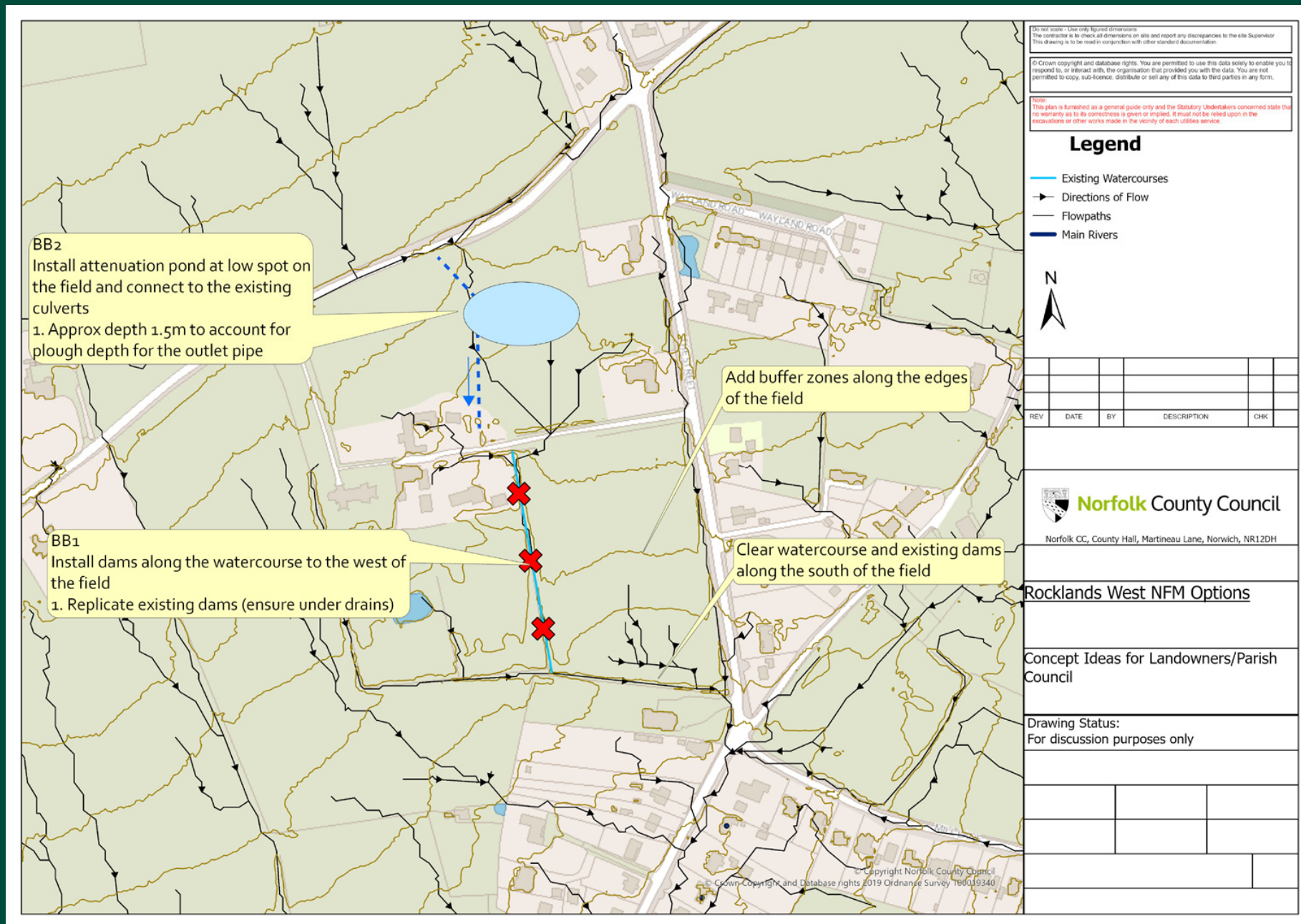
South of Bell Road (LPRC4S25DEV059 / 064)

- Adjacent to the Settlement Boundary*
- The proposed development would seriously erode the open, rural character of the site, and would result in harm to the character and appearance of the area, contrary to LP Policies COM01, GEN02, GEN05 and ENV05.
- High Pressure Gas Pipeline (*HSE – Major Accident Hazard Pipeline*).
- Bell Road very narrow, no lighting, blind bends, no passing places, no pavement. Chapel Street no pavement, blind bends, no lighting at North end.
- Low water pressure & Sewer & Pumping Station capacity.
- Proposed site attenuates substantial rainfall, which even then floods across Brays Lane to the South – then into The Street. Hard surfacing – even porous types will lead to increased surface water flooding in the village.
- Access to village services – distance, no pavements, no lighting, dangerous crossroads.

Land South of Bell Road



Land South of Bell Road



North of The Street (LPRC4SDEV065)

- Adjacent to the Settlement Boundary*
- Significant surface water flooding during periods of heavy rainfall.
- Located at the junction of Rectory Road, Magpie Lane and The Street. Visibility for egress is exceptionally poor – Magpie Lane curves away to the right with significant vegetation to obscure the view.
- Magpie Lane is a narrow, single track road with few passing places – frequented by large agricultural vehicles. Rectory Road is a narrow road with no passing places. The Street narrows at this point.
- Access to village services – no pavements.
- Visual impact on the landscape.

5-13 The Street (LPRC4S25DEV058)

- Adjacent to the Settlement Boundary*

Application for 4 dwellings Refused - 3PL/2023/1027/F.

Application for 2 dwellings Refused - 3PL/2023/1024/F.

Application for 1 dwelling Refused - 3PL/2016/0312/F.

Appeal Refused - APP/F2605/W/16/3166307. *“The appeal site is part of the undeveloped area that performs an important role in separating the two distinct parts of The Rocklands..” “..would unacceptably erode the undeveloped gap between the settlements to the detriment of the character and appearance of the area and undermining the role played by the site as part of the undeveloped space between the settlements.”*

Application for 3 dwellings Refused - 3PL/2015/0601/F.

- The proposed number of houses would result in a non-linear form of development, and therefore out of character with existing development in the area.

Area 2, West of Rectory Road (LPR/C4S/DEV/403)

- Significantly outside the Settlement Boundary* and not adjacent.
- Development would seriously erode the open, rural character of the site, and would result in harm to the character and appearance of the area, contrary to LP Policies COM01, GEN02, GEN05 and ENV05.
- In an elevated position, any development would result in a high visual impact, causing loss of unrestricted rural views from neighbouring properties and roads.
- Access to the site via Rectory Road (a narrow tertiary road with few passing places, no lighting, and no pavement) – and either via Magpie Lane (another narrow tertiary road with few passing places, no lighting, and no pavement), or The Street (which has no pavement).
- Access to village services via Rectory Road and The Street – no pavements.

Area 1, East of Rectory Road (LPR/C4S/DEV/062)

- Outside the Settlement Boundary* and not adjacent.
- This would represent unacceptable infilling in a rural setting.
- We understand that the private access road is owned by a third party, and that there is no automatic right of passage.
- Access to the site via Rectory Road (a narrow tertiary road with few passing places, no lighting, and no pavement) – and either via Magpie Lane (another narrow tertiary road with few passing places, no lighting, and no pavement), or The Street (which has no pavement).
- Access to village services via Rectory Road and The Street – no pavements.

Area 3, West of Rectory Rd (LPR/C4S/DEV/404)

- Significantly outside the Settlement Boundary* and not adjacent.
- Development would seriously erode the open, rural character of the site, and would result in harm to the character and appearance of the area, contrary to LP Policies COM01, GEN02, GEN05 and ENV05.
- In an elevated position, any development would result in a high visual impact, causing loss of unrestricted rural views from neighbouring properties and roads.
- Access to the site via Rectory Road (a narrow tertiary road with few passing places, no lighting, and no pavement) – and either via Magpie Lane (another narrow tertiary road with few passing places, no lighting, and no pavement), or The Street (which has no pavement).
- Access to village services via Rectory Road and The Street – no pavements.

IMPORTANT NOTE

Once housing allocations have been imposed on the parish, this offers no guarantee whatsoever that further planning applications from individuals and developers will be refused.

This introduces the concept of '*Windfall Sites*'...

WINDFALL SITES

- A site not specifically allocated but which comes forward for development during the course of a plan.
- Breckland have included for a windfall allowance of 12.9% of the total housing requirement – 2,250 dwellings over the plan period.
- HOU 03 – Windfall Housing Policy
 - The scale of any single windfall development must reflect the relative sustainability of a Parish as defined in Policy GEN 03
 - For a Secondary Parish, the development must be less than 30 dwellings.

* Settlement Boundaries

- The previous consultation document on 'Preferred Options' (June 2024) effectively dismissed the retention of Settlement Boundaries.
- However, the 'Issues and Options Feedback Report' (May 2024) stated that, of 184 responses from consultees, 53% wished to retain Settlement Boundaries – with just 21% positively wanting to remove them.
- In spite of the above, Breckland continue to insist that they will remove them – and this policy is incorporated in this latest Draft Local Plan.
- They have cited that removing them will prevent communities from having to accommodate developments in unsuitable locations within the boundary. Such situations however, could be prevented by effective policy on location suitability.
- Our comments on proposed sites will continue to reference Settlement Boundaries.

Built Form

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

The built-up area includes residential, community, retail and employment buildings which are predominantly surrounded by other buildings and fall within the built-up area boundary. However, the defined built-up area will also include:

- a) Any buildings located on the edge of settlements which relate closely to the functioning of the existing settlement, economically and/or socially, but excludes recreational facilities.
- b) Areas of open space, sports and recreational facilities, allotments, caravan sites, churchyard and cemeteries which are predominantly surrounded by and integral to the existing built-up area and are defined by strong boundary treatments.
- c) Areas of land that are immediately adjacent to existing built development including that immediately adjacent to existing roads and footpaths that directly serve existing development.

There are also 11 exceptions listed to the above.

Development and the Built Form

- Policy GEN 04 sets out where the principle of development is considered to be acceptable.
- In the Market Towns, Key Service Parishes, Primary Parishes, Secondary Parishes and Tertiary Parishes, as defined in this Plan, development will be permitted where it is within or immediately adjacent to the built form of a settlement.
- Exceptions are:
 - HOU 07 - Affordable Housing Exception Sites
 - HOU 09 - Single Plot Exception Sites
 - HOU 10 - Housing for the Elderly and Specialist Care (2 or more dwellings)
 - HOU 11 - Self and Custom Build Homes

“Where proposals must be well related to the Built Form.”

(“Well related to - Refers to all sites that are ‘Immediately Adjacent’ plus those which relate well to the Built-Up Area of settlements but which may also be a short distance from that Settlement – rather than physically touching it – but that clearly relate better to the Settlement than the countryside.”)

Strategic Flood Risk Assessment

- The SFRA is a key reference for the Local Planning Authority when making decisions about planning applications, and other matters.
- In the course of developing the new Local Plan, Breckland undertook to review the SFRA – to ensure that it was up to date and still correctly reflected the flooding risks in the District.
- RPC, and some other parishes urged that they be consulted in the process.
- On 2 July 2024, RPC took part in an online meeting with the consultants retained by Breckland to carry out the Level 1 SFRA review. Other parishes/town councils took part – together with representatives from the LLFA, other agencies and Breckland officers.
- RPC had supplied extensive information and photographs to the consultants in advance, and expanded significantly on this in the course of the meeting.

Strategic Flood Risk Assessment (contd.)

- RPC consider that the new Level 1 SFRA does not correctly reflect the decades-long surface water flooding issues in Rocklands, and it is therefore of very little utility when used to inform development in Rocklands.
- RPC has made initial representations to Breckland Planning Policy team, and will pursue this matter until satisfactorily resolved.
- Meanwhile, in the latest draft of the Local Plan, policy HOU 02: Distribution of Housing Development, states:

*“The Lead Local Flood Authority has (LLFA) has identified the following settlements as having particular concerns around flooding. All new development in these areas will be required to demonstrate that pre application discussions have taken place with the LLFA and that appropriate mitigation measures are agreed and in place: Banham, Besthorpe, Caston, Griston, Little Ellingham, Kenninghall, Mattishall, **Rocklands All Saints**, Saham Toney, Swanton Morley and Thompson.”*

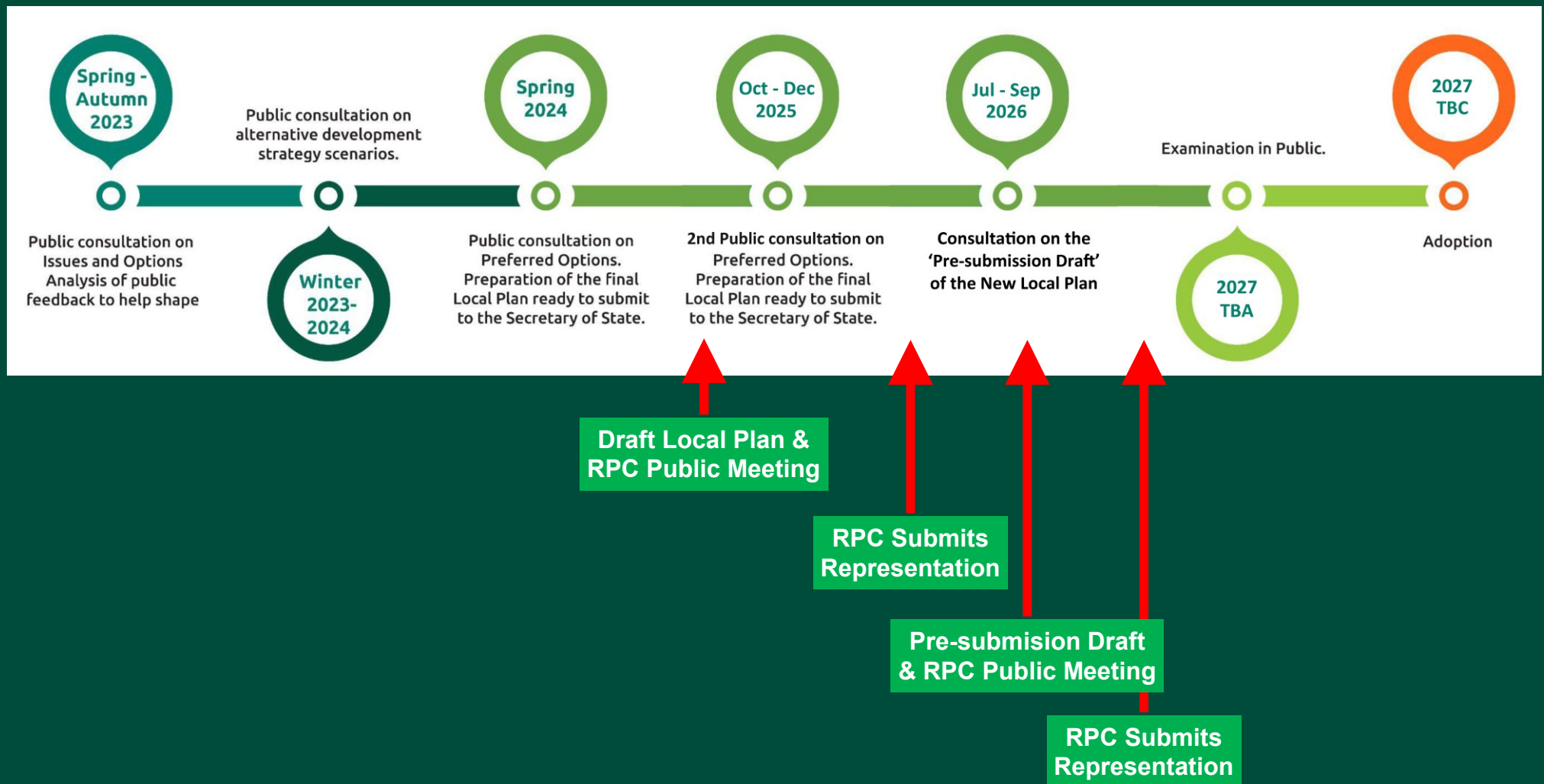
The grammatical error (2x “has”) and spelling of Rockland All Saints have been pointed out to Breckland.

Strategic Flood Risk Assessment *(contd.)*

- After some considerable time, on 4 March 2025, a copy of the new Level 1 SFRA was made available to us. It appeared that a draft copy had been previously made available to selected stakeholders (e.g. the LLFA) for comment – but not to town/parish councils.
- On examining the new SFRA, Rocklands is mentioned only twice – in relation to *“Surface water/drainage system blockage/failure”* (Jun 2017-Jan 2018) and *“Surface water/drainage system blockage/failure, some fluvial flooding”* (Winter 2020/21).
- On examining the associated GeoPDF interactive maps, the scale is so large that little detailed information can be gleaned on either surface water flooding or groundwater levels.

WHAT NEXT?

- Rocklands Parish Council will take into account all comments made by residents – at this meeting, and by email previously – and compile a response, to be sent to Breckland by **close of play on 15 December**.



OVER TO YOU!

- Let Us Know
 - Kim Austin (Parish Clerk)
clerk2rocklands@gmail.com

OVER TO YOU!

- Let Breckland Know

- Email:

Planning.PolicyTeam@breckland.gov.uk

- Online:

<https://www.breckland.gov.uk/local-plan-2025>

Click 

Comment on the Draft Plan >

Click on *Sign up* - then follow instructions

- Mail:

To the Planning Policy Team at Breckland (see over)

Respond by

Monday 15 December

OVER TO YOU!

- Mail to Breckland:

Regulation 18 Response

Planning Policy Team

Breckland Council

Elizabeth House

Walpole Loke

Dereham

NR19 1EE

OVER TO YOU!

Anything Else to Add?

***Thank you
for coming***