

Breckland Local Plan Update

Call for Sites 2022:

Submitted Sites

(Colkirk)

December 2022

1 INTRODUCTION

Background
Next Steps

2 SUBMITTED SITES BY PARISH

Colkirk

Residential

1. LPR/C4S/DEV/049: Land to the South of Hall Lane
2. LPR/C4S/DEV/185: Land to the East of Whissonsett Road (larger site)
3. LPR/C4S/DEV/155: Land to the East of Hall Lane

Mixed uses

4. LPR/C4S/DEV/186: Land to the East of Whissonsett Road (smaller site)

Employment

5. LPR/C4S/DEV/184: Land to the South of Dereham Road

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)	Brown & Co. Property and Business Consultants LLP
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 Hall Lane, Colkirk, Fakenham, Norfolk
Postcode	NR21 7ND
Total site area (hectares)	0.54
Area suitable for development	The whole.
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,Custom/self build
Estimated number of dwellings or estimated number of gypsy /traveller pitches or travelling showpeople plots	5-10 dwellings

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	The proposed access is to lead directly from from Hall Lane located immediately north of the site.
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	Don't know
Other (please specify)	-

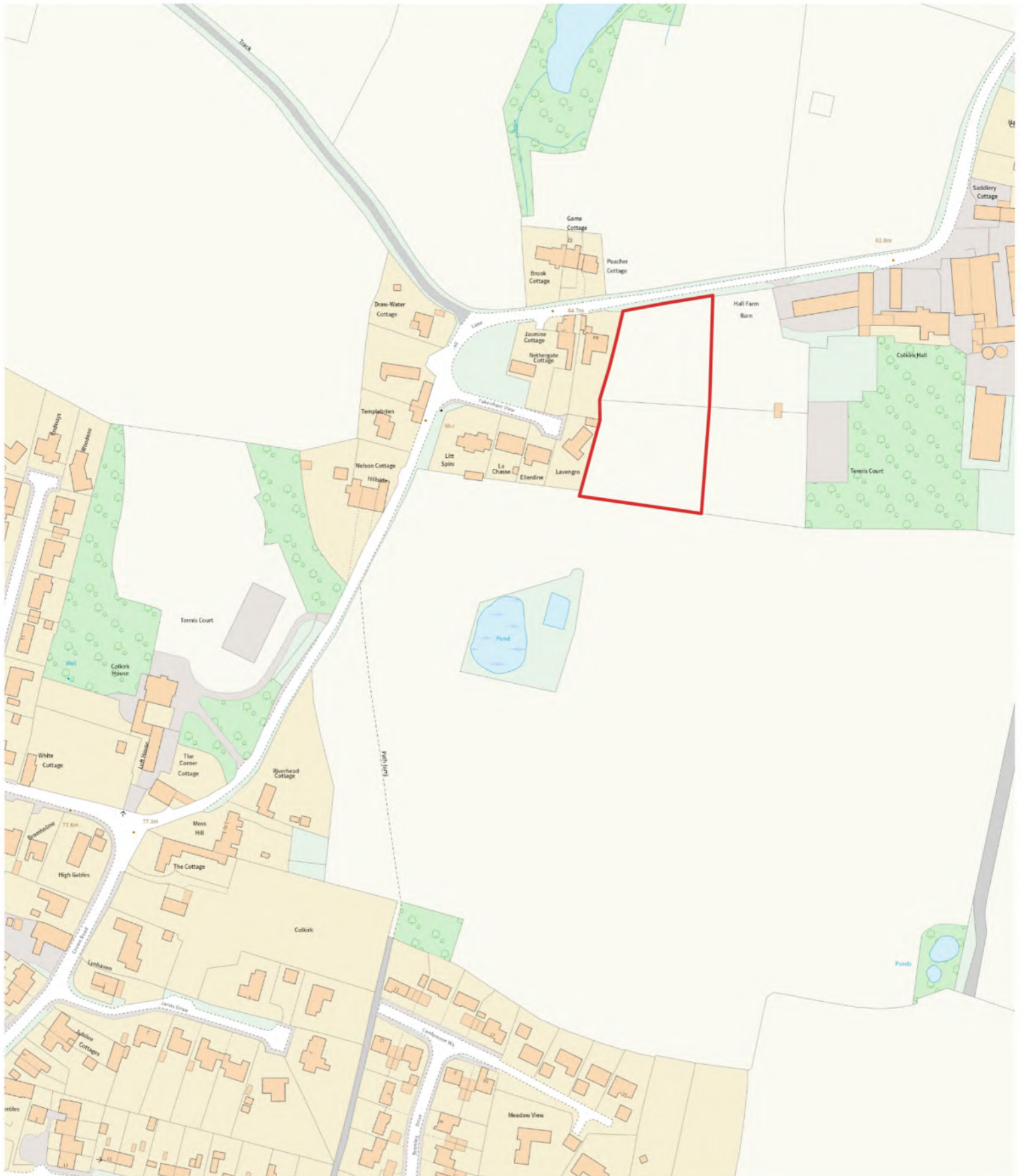
Deliverability

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 per annum
Is the site currently for sale and being marketed through a land / estate agent?	No
Is there known developer interest in the site?	Don't know
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	
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	<div></div>
Date (DD/MM/YYYY)	20-05-2022





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)	Sworders		
Email			
Telephone			
Your address			
Postcode			
Please state whether you are:			
The Landowner		A Planning Consultant	X
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			

SECTION 2: SITE DETAILS AND CURRENT USE

SECTION 2: SITE DETAILS AND CURRENT USE	
Site name and address	Land To The East Of Whissonsett Road, Colkirk (Larger site)
Postcode	NR21 7NL
Total site area (hectares)	2.3
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)	2.0
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	X	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)	N/A			
Estimated number of dwellings or estimated number of gypsy /traveller pitches or travelling showpeople plots	Up to 40 Dwellings			

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	X	Part owner of the site		Lessee	
	Option holder		No ownership			
Other (please describe)	N/A					
Names and contact details for all owners of the site (if different from Section 1)			As Section 1			
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?		X	
Does any further land need to be acquired to develop the site?		X	
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.		X	

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	X	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.	A new access is proposed off Whissonsett Road opposite the existing access to the allotments.			
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	X		
	Mains sewerage	X		
	Electrical supply	X		
	Gas supply			X
	Broadband	X		
	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		Five to 10 years	X
	10 to 15 years		Over 15 years	
What is the estimated annual delivery rate? (dwellings per year)	Up to 25 dwellings per year.			
	Yes	No	Don't Know	
Is the site currently for sale and being marketed through a land / estate agent?		X		
Is there known developer interest in the site?		X		
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?		X		

OTHER INFORMATION

SECTION 10: OTHER RELEVANT INFORMATION

SECTION 10: OTHER RELEVANT INFORMATION

The submission site is located to the South of Colkirk, a small village with no defined settlement boundary within the adopted Local Plan. It is well related to the built area, adjoining existing residential development along Dereham Road to the North. The adjacent land has extant planning permission for the erection of 21 dwellings pursuant to application reference 3PL/2017/1354/F. The implementation of this consent would result in the site abutting established residential development to both the north and the west thus development would not represent undue encroachment into the countryside.

Access to the site is proposed onto a stretch of the public highway (Whissonsett Road) subject to a 30mph speed limit with adequate visibility provided in both directions. There are no public rights of way within the site area, the nearest public right of way (Colkirk RB6) crosses the applicant's land South of the proposed site area.

The submission site is within walking distance of several local shops and services including *inter alia* Colkirk Pre-School, Colkirk C Of E Primary School, St Mary Church and The Crown PH. Consented application 3PL/2017/1354/F includes provision of a footpath along the Eastern side of Whissonsett Road connecting to the existing footpaths to the Temperley Estate Road. That footpath would connect Whissonsett Road with School Road and the village to the North. It is proposed that this footpath could be extended further southward to the proposed access off Whissonsett Road to ensure a suitable provision of pedestrian infrastructure from the submission site to the village.

Colkirk has good access to public transport infrastructure with the nearest bus stop (Crown), located some 150m from the site on Crown Road, providing access to employment and social opportunities in Fakenham, Dereham and West Raynham by way of the 1, 22 and 25 bus routes.

The Environment Agency's Flood Map identifies the site as falling within Flood Risk Zone 1 and it is therefore at the lowest risk of fluvial flooding. The site is likewise, identified as falling within an area at 'very low' risk of surface water flooding.


Given the site is currently in agricultural use (Grade 3 Agricultural Land Classification), it is deemed to be of low ecological importance. It is likewise, not known to contain any priority or protected habitats or species. The site is located within the 5km of the SSSI impact risk zone for the River Wensum SSSI and SAC. Biodiversity net gain could be delivered on site and which could be used to provide a robust landscape buffer along the Southern boundary of the site. Existing residential development to the North of the site along Dereham Road is well screened by mature tree planting.

Given the above, the site is considered to be a sustainable option for residential development in accordance with the objectives of national and local policy.

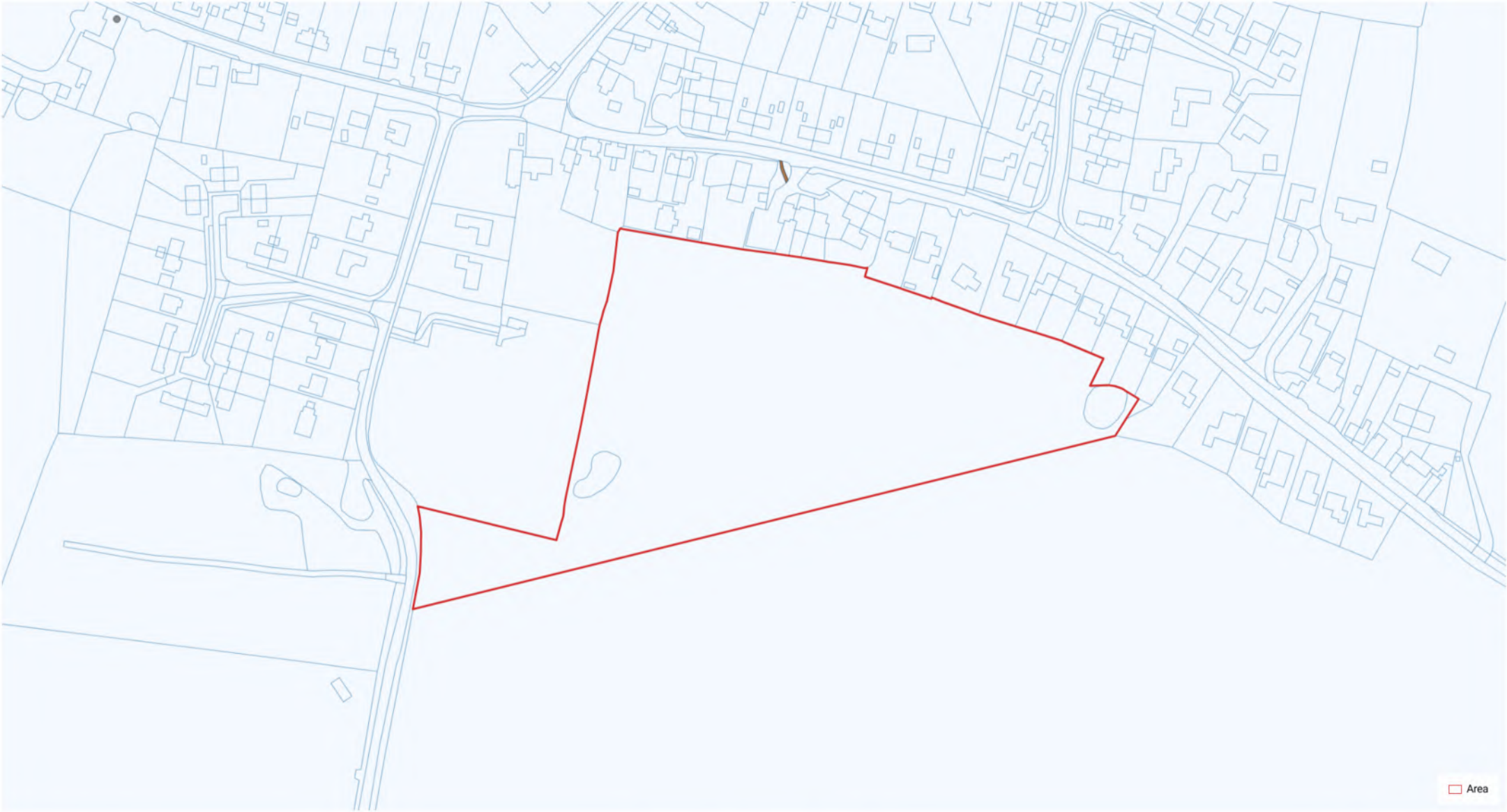
Please provide any additional information that is relevant to your proposal for the site here. If necessary, please continue on a separate sheet.

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 ☐x

Signature		Date	18/05/2022
------------------	---	-------------	------------

Land To To The East Of Whissonsett Road,
Colkirk (Option 1)



Development Site Proposal and Assessment Form

Section 1: Your Details	
Full Name	
Organisation (if applicable)	Brown & Co. Property and Business Consultants LLP
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 east of Hall Lane, Colkirk, Fakenham, Norfolk
Postcode	NR21 7ND
Total site area (hectares)	2.32
Area suitable for development	Approximately 1.95 hectares
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,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	It is proposed to access the site directly from Hall Lane which is to the west.
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	Don't know
Other (please specify)	-

Deliverability

Section 9: Development timescales, costs and viability	
When do you estimate that development could start on site?	Five to 10 years
What is the estimated annual delivery rate?	5 per annum
Is the site currently for sale and being marketed through a land / estate agent?	No
Is there known developer interest in the site?	Don't know
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	The development proposed is to be on part of the site only and is of a scale to accommodate the modest growth requirements of the village whilst remaining in keeping with the village's character.
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)	20-05-2022





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)	Sworders		
Email			
Telephone			
Your address			
Postcode			
Please state whether you are:			
The Landowner		A Planning Consultant	X
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			

SECTION 2: SITE DETAILS AND CURRENT USE

SECTION 2: SITE DETAILS AND CURRENT USE	
Site name and address	Land To The East Of Whissonsett Road, Colkirk (smaller site)
Postcode	NR21 7NL
Total site area (hectares)	1.35
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)	1.35
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	<input checked="" type="checkbox"/>	Affordable only	<input type="checkbox"/>
	First homes	<input type="checkbox"/>	Housing for older people	<input type="checkbox"/>
	Custom/self-build	<input type="checkbox"/>	Student	<input type="checkbox"/>
	Gypsy and traveller site	<input type="checkbox"/>	Travelling showpeople site	<input type="checkbox"/>
	A mix of housing types:	<input type="checkbox"/>		<input type="checkbox"/>
Other (Please specify)	N/A			
Estimated number of dwellings or estimated number of gypsy /traveller pitches or travelling showpeople plots	Approximately 20 dwellings			

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	X
	Public open space / sports	X	Care Home	
Other (Please specify)				
Please provide more detail about the type of development proposed	The land between the developable area for proposed residential development and Colkirk RB6 is proposed to provide either public open space and/or biodiversity net gain, both of which would provide a landscape buffer between the residential development and the open countryside.			
Estimate of the floorspace for each use proposed in square metres	Public open space/ biodiversity net gain – 6200sqm			

AVAILABILITY

SECTION 5: SITE OWNERSHIP

SECTION 5: SITE OWNERSHIP						
What is your/your client's interest in the site?	Sole owner of the site	X	Part owner of the site		Lessee	
	Option holder		No ownership			
Other (please describe)	N/A					
Names and contact details for all owners of the site (if different from Section 1)			As Section 1			
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?		X	
Does any further land need to be acquired to develop the site?		X	
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.		X	

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	X	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.	A new access is proposed off Whissonsett Road opposite the existing access to the allotments.			
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	X		
	Mains sewerage	X		
	Electrical supply	X		
	Gas supply			X
	Broadband	X		
	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	X	Five to 10 years	
	10 to 15 years		Over 15 years	
What is the estimated annual delivery rate? (dwellings per year)	All dwellings could be delivered within a year.			
	Yes	No	Don't Know	
Is the site currently for sale and being marketed through a land / estate agent?		X		
Is there known developer interest in the site?		X		
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?		X		

OTHER INFORMATION

SECTION 10: OTHER RELEVANT INFORMATION

SECTION 10: OTHER RELEVANT INFORMATION

The submission site is located to the South of Colkirk, a small village with no defined settlement boundary within the adopted Local Plan. The adjacent land to the North has extant planning permission for the erection of 21 dwellings pursuant to application reference 3PL/2017/1354/F. The implementation of this consent would result in the site abutting established residential development. Residential development of the submission site would be commensurate to the existing pattern and density of development along Whissonsett Road.

Access to the site is proposed onto a stretch of the public highway (Whissonsett Road) subject to a 30mph speed limit with adequate visibility provided in both directions. There are no public rights of way within the site area, the nearest public right of way (Colkirk RB6) crosses the applicant's land South of the proposed site area.

The submission site is within walking distance of several local shops and services including *inter alia* Colkirk Pre-School, Colkirk C Of E Primary School, St Mary Church and The Crown PH. Consented application 3PL/2017/1354/F includes provision of a footpath along the Eastern side of Whissonsett Road connecting to the existing footpaths and the Temperley Estate Road. That footpath would connect Whissonsett Road with School Road and the village to the North. It is proposed that this footpath could be extended further southward to the proposed access off Whissonsett Road to ensure a suitable provision of pedestrian infrastructure from the submission site to the village. This footpath could be extended further to connect to Colkirk RB6, providing greater access to the countryside.

Colkirk has good access to public transport infrastructure with the nearest bus stop (Crown), located some 300m from the site on Crown Road, providing access to employment and social opportunities in Fakenham, Dereham and West Raynham by way of the 1, 22 and 25 bus routes.

The Environment Agency's Flood Map identifies the site as falling within Flood Risk Zone 1 and it is therefore at the lowest risk of fluvial flooding. The site is likewise, identified as falling within an area at 'very low' risk of surface water flooding.

Given the site is currently in agricultural use (Grade 3 Agricultural Land Classification), it is deemed to be of low ecological importance. It is likewise, not known to contain any priority or protected habitats or species. The site is located within the 5km of the SSSI impact risk zone for the River Wensum SSSI and SAC.

The land between the developable area for proposed residential development and Colkirk RB6 is proposed to provide either public open space and/or biodiversity net gain, both of which would provide a landscape buffer between the residential development and the open countryside. The development of the site would have minimal landscape impact on the dwellings to the North.

Given the above, the site is considered to be a sustainable option for residential development in accordance with the objectives of national and local policy.
--

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

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 X ☐

Signature		Date	10/05/2022
------------------	---	-------------	------------

Land To The East Of Whissonsett Road,
Colkirk (Smaller Site)





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)	Sworders		
Email			
Telephone			
Your address			
Postcode			
Please state whether you are:			
The Landowner		A Planning Consultant	X
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			

SECTION 2: SITE DETAILS AND CURRENT USE

SECTION 2: SITE DETAILS AND CURRENT USE	
Site name and address	Land To The South Of Dereham Road, Colkirk
Postcode	NR21 7NL
Total site area (hectares)	2.74
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)	2.74
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		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)	N/A			
Estimated number of dwellings or estimated number of gypsy /traveller pitches or travelling showpeople plots	N/A			

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	<input checked="" type="checkbox"/>	Retail	<input type="checkbox"/>
	Leisure	<input type="checkbox"/>	Health	<input type="checkbox"/>
	Community uses	<input type="checkbox"/>	Biodiversity net gain	<input type="checkbox"/>
	Public open space / sports	<input type="checkbox"/>	Care Home	<input type="checkbox"/>
Other (Please specify)				
Please provide more detail about the type of development proposed	Light industrial uses: B2/B8/E(g).			
Estimate of the floorspace for each use proposed in square metres	Range between 2,000sqm and 4,000sqm			

AVAILABILITY

SECTION 5: SITE OWNERSHIP

SECTION 5: SITE OWNERSHIP						
What is your/your client's interest in the site?	Sole owner of the site	X	Part owner of the site		Lessee	
	Option holder		No ownership			
Other (please describe)	N/A					
Names and contact details for all owners of the site (if different from Section 1)			As Section 1			
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?		X	
Does any further land need to be acquired to develop the site?		X	
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.		X	

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	X	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.	The proposal would utilise the two existing points of access of Dereham Road. Both access tracks could be widened to support larger vehicles.			
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	X		
	Mains sewerage	X		
	Electrical supply	X		
	Gas supply			X
	Broadband	X		
	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	X	Five to 10 years	
	10 to 15 years		Over 15 years	
What is the estimated annual delivery rate? (dwellings per year)	NA			
	Yes	No	Don't Know	
Is the site currently for sale and being marketed through a land / estate agent?		X		
Is there known developer interest in the site?		X		
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?		X		

OTHER INFORMATION

SECTION 10: OTHER RELEVANT INFORMATION

SECTION 10: OTHER RELEVANT INFORMATION

The submission site is located to the Southeast of Colkirk, a small village with no defined settlement boundary within the adopted Local Plan. The land is currently in arable production and forms part of Manor Farm. There are several large agricultural storage buildings adjacent to the site area that are to be retained. Light industrial uses would complement the existing agricultural uses and would ensure the long-term viability of the existing farm business.

The Breckland Employment Growth Study Update Report 2017 highlights the need for the Council to plan for a higher industrial space requirement than the job growth and labour supply scenarios. One of the related policy issues for consideration includes adopting a more flexible approach to bringing forward employment sites in peripheral areas where demand is currently weaker. This includes in the District's peripheral rural areas where it is noted that demand for employment space, specifically small scale industrial accommodation, will steadily increase up until 2036.

The submission site is well located with regard to the strategic road network, situated only several kilometres from the A1065 which links the settlements of Fakenham and Swaffham. The A1065 also provides good connectivity with the A47, the District's major trunk road linking Dereham and Swaffham with Norwich in the east and King's Lynn in the west and further afield to Peterborough and the A1(M). Additionally, the site has good access to the B1146 connecting Fakenham to the North and Dereham to the South.

Light industrial uses on the submission site would provide direct employment opportunities to people living within Colkirk and the surrounding villages. The site is easily accessible from Colkirk by active modes of transport being located only 850m from the village centre. It likewise has good access to public transport infrastructure with the nearest bus stop (Crown), located some 850m from the site on Crown Road, which provides frequent services to and from Fakenham, Dereham and West Raynham by way of the 1, 22 and 25 bus routes.

The site has the benefit of two existing points of vehicular access off the public highway (Dereham Road). Both points of access are surfaced with a bound material and provide safe and suitable access to the site with excellent visibility provided in both directions. Both access points and tracks could be widened if necessary to support the tracking and movement of larger vehicles associated with a light industrial use.

Two public rights of way run along the eastern and western boundaries of the site respectively; they are Colkirk RB6 and Colkirk FP11. There would be no proposals to divert or stop up these rights of way as part of any development of the site.

The Environment Agency's Flood Map identifies the site as falling within Flood Risk Zone 1 and it is therefore at the lowest risk of fluvial flooding. The site is likewise, identified as falling within an area at 'very low' risk of surface water flooding.

Given the site is currently in agricultural use (Grade 3 Agricultural Land Classification), it is deemed to be of low ecological importance. It is likewise, not known to contain any priority or protected habitats or species. The site is located within the 5km of the SSSI impact risk zone for Horningtoft Wood SSSI.

Biodiversity net gain could be delivered on site and could be used to create a landscape buffer between the site and the small cluster of dwellings on the North side of Dereham Road.

Given the above, the site is considered to be a sustainable option for commercial development in accordance with the objectives of national and local policy.

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

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 X ☐

Signature		Date	12/05/2022
------------------	---	-------------	------------

Land To The South Of Dereham Road, Colkirk

