

Breckland Meeting to look at the call for sites as part of the new Local Plan 05/06/2025

Breckland need 903 houses per annum from 2024 to 2042. (42% increase) The cut off date for inclusion was the 1st April 2024 so anything already approved by that date will be credited to this years target.

One of the key criteria of the new government plans is that sites have to be deliverable.

It was pointed out to Breckland that any planning applications will to be considered against the policies in our Neighbourhood Plan.

The call for sites in 2025 did not produce any new sites so the 2022 and 2024 sites are being re-considered even if they were not put in this time as the potential developers could reasonably expect they must be carried forward, at least initially. Breckland will examine (or re-examine) all sites to assess viability against the new deliverability criteria. This should work in our favour as if there is any doubt about flooding, access, housing need and time scales they will not be included.

Only 1 of the 2022 and 2024 sites put forward had previously been tagged as “preferred” i.e. it meets the criteria and could be delivered. This is off North Pickenham Road behind Necton Management’s office and barn. The access is presumably off Oaks Drive.

The total housing supply for Necton is 498, but the sites recently put forward are only 425. The 73 difference is accounted for by the houses off Kingfisher and Jubilee Way that were granted permission in the 1990’s and although the site has been started (foundations for some laid) they have not been built out (yet). Under the previous rules Breckland were happy to count these in the 5 year housing supply and this has protected Necton to some extent from predatory development. Under the new rules Breckland would not be able to justify carrying these forward as is no certainty when or if they will ever be built. They will have to answer to the Examiner for their allocations and would need to exclude these if they could not show they will be built – even if it is only 5-6 per year.

We commented on all the called for sites in Necton with Mark Kiddle-Morris, Simon Wood and Andrew Darby and made the following notes.

Site 005 land West of Ramms Lane 50 Houses Ramms Lane is a “quiet lane” there is already a small development started between the two part of this new site that is set back half way from Ramms Lane. With a paddock opening onto Ramms lane. We would want the new housing to follow the same set back from the Lane.

Site 008 land South of St Andrews Lane 25 houses When originally submitted the flood map showed the area was not affected by surface water run off from the A47. However the latest flood map shows that water from the A47 floods part of the site. This needs to be considered before the site is included.

Site 190 extension of site behind Tower Mill 50 houses The applicant needs to qualify if these are “affordable/social” housing i.e, an extension of Tower Mill. If so will the developer be able to evade s106 on viability grounds; or will they be market rate or a mixture – Necton Neighbourhood Plan Housing Needs Assessment showed we do not need social housing. Question the social impact of concentrating social housing in one area rather than integrating with market rate housing. There is also a risk of surface water flooding on this site.

Site 149 Land West of Tuns road 250 houses. Access will be a problem., The entrance shown on the submitted drawing would not be wide enough to serve as a spine road and as National Highways would not agree to a new entrance off the A47 so close to the Asda/Costa entrance and the Dunham Rd and Tuns Rd entrances. Therefore there is reasonable doubt that the site could be delivered at least in the immediate future.

Site 302 new site West of Browns Lane 50 Houses – similar to above – but the surface water flooding is greater – there is already a pond on site – could this be used for attenuation, but if it were full where would it overflow to?