

Necton Parish Council

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Breckland District Council

Parish Clerk & RFO
Laurie Shepherd
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13th December, 2025

Dear Sir/Ma'am,

Please see the document below from Necton Parish Council

Breckland Draft Local Plan 2025 Consultation Submission from Necton Parish Council

Necton Parish Council broadly agree with the Breckland Draft Local Plan. Within the Local Plan, two sites have been identified as housing development opportunities in Necton after a Call For Sites in 2024. These are NEC1 (005) Brackenwoods and NEC2 (302) North Pickenham Road (Phase 3).

At the Parish Council Meeting on the 8th of December approximately 50 residents attended to raise their objections to the Brackenwoods site.

A community group organised 2 drop in events for residents to discuss and document their concerns, these events were very well attended and 92 feedback forms were completed. The organisers have submitted the full content of the forms to Breckland, but we have summarised and ranked them by the number of residents raising the issue. (NB some feedback forms may have raised issues about roads and pavements as separate issues, we have included both as separate concerns)

Feedback from Residents

- 108 suitability of access roads and pavements in and around Brackenwoods
- 64 service provision, principally around access to doctors and school places
- 56 exacerbating the current sewage and flooding problems in the village
- 40 changing the nature of the village
- 32 extra traffic and safety of the A47 junction
- 30 construction traffic and noise
- 28 environment, conservation, wildlife and loss of BMV farmland
- 22 detrimental effect on nearby resident's wellbeing, privacy and noise

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Brackenwood NEC1 (005) conditions in the local plan

We note that various conditions have been attached to these developments in the Local Plan which we believe to be very important and must be carried forward should these sites become part of the final version of the local plan. We have appended the following **notes in red below** to the conditions for the Brackenwoods development of 50 houses.

Proposals for the allocation as identified on the Policies Map, should provide for approximately 50 dwellings. Development will be subject to compliance with other policies in this Local Plan including on-site provision of the required proportion of affordable housing and appropriate contributions towards education, provision and monitoring of public open space and play areas, as well as other infrastructure, services and other community needs as agreed with the Local Planning Authority. Development proposals must:

- a) Adhere to affordable housing and public open space requirements to be provided in accordance with agreed Council standards **Agreed***
- b) Demonstrate a high-quality design reflecting the Breckland Design Guide **and the relevant policies in the Necton Neighbourhood Plan***
- c) Demonstrate a safe and acceptable vehicle, pedestrian and cycle access to Brackenwoods and Ramm's Lane, including adequate visibility splays.*

This needs to be re-worded to make it clear that safe pedestrian and cycle access would be permitted to Ramm's Lane – but there will be no vehicle access to or from Ramm's Lane as it is a narrow single track road with no passing places. Not only is it unsuitable for access for the new houses but would inevitably become a "rat run" for Brackenwoods, Chantry Lane etc.

- d) Incorporate any necessary on-site and off-site highway improvements to provide suitable **vehicular**, pedestrian and cycle active travel link between site and surrounding development.*

Access to Brackenwoods is via Chantry Lane which in turn connects to the village and ultimately the A47 via School Road, Mill Street, Hale Road and Tuns Road. The existing roads are narrow, with pinch points and on street parking, unsighted junctions, tight bends, poorly maintained. They are unsuitable for the additional traffic this site would generate. This will be exceptionally problematic during construction as large lorries will be unable to access the site without causing severe problems for existing residents. It is unlikely that a satisfactory traffic management plan could be devised or enforced.

Further consideration must also be given to the A47 junction which although to date has not had any fatalities has seen numerous smaller accidents since it was "improved". The Local Plan includes for 214 new house, which will increase peak traffic volumes significantly.

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We suggest that vehicular access is a material consideration for such a constrained site which cannot be ignored and needs full and careful consideration.

In many places along these routes the existing pavements are in poor condition and in some places non-existent. Many driveways have loose stones spilling across the highway and there are inadequate dropped kerbs and lack of tactile pavements for disabled users. Verge parking outside the school makes this area particularly dangerous for children and adults. A comprehensive survey of all the essential pedestrian routes from this development to the shops, surgeries, bus stops and school must be undertaken and a schedule of remedial works drawn up, costed and attached to the development through a s106 agreement (or equivalent) before the site is occupied.

Where new and existing cycle routes or footpaths exit onto roads zigzag barriers will need to be included to prevent direct access on to the highway

e) Demonstrate provision of the required level of Biodiversity Net Gain through on-site and off-site provision. Agreed

f) Include a landscaping scheme which is sympathetic to the surrounding area, including a green buffer along the site's eastern boundary with Ramm's Lane.

The Necton Neighbourhood plan identifies three key view points along Ramm's Lane which is used by walkers, cyclists, dog walkers, horse riders, very few cars and the odd tractor. It would be totally unacceptable to have houses with 1.8m close boarded fencing close to this road.

Accordingly the Green Buffer Zone needs to be accurately defined and adequate to preserve the rural nature of this road. Considering that the small development 3PL/2017/0992/O already approved off Brackenwoods includes a paddock area it would be consistent for the green buffer to follow the same line along Ramm's Lane.

If the new development was allowed to be closer to Ramm's Lane than the already approved development it could open the door for further development on the paddock in the future.

g) Include a drainage strategy which accords with the most recent Lead Local Flood authority guidance.

*The area is known to lie wet and the drainage through the ditches to the stream is poor. It is also known locally that there are two springs in the area. It is essential that a full hydrology survey is undertaken **on site** to establish the water table, underground streams and the capacity of the local ditch network. A desk top study will not show these issues.*

h) Deliver a minimum of 25% affordable housing with a 90/10 split between rented affordable housing and low-cost affordable home ownership products.

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Agreed

l) 25% homes built to the M4(2) accessible and adaptable standards and 5% in accordance with the Building Regulations M4(3) standard.

Agreed

j) Provide an area of public open space of a quantum appropriate to the size of the development in accordance with Policy ENV 12 of this Plan.

Agreed, but location needs to be agreed with Necton Parish Council

k) NEW CONDITION Demonstrate that there is adequate capacity in sewage treatment works and the foul sewerage network and that proposals have regard to water quality standards;

We note in the Local Plan sections 5.128, 5.129 and 8.13 that the “Anglian Water Resources Management Plan to 2040 demonstrates how sufficient water for future growth will be provided and, therefore, water supply is not a strategic constraint to development the their plans to enhance the provision of water is sufficient”.

There is no similar statement in the draft Local Plan regarding sewage.

In an earlier version of the Local Plan we saw that Anglian Water had commented on all the potential sites in Necton that existing provision for both water and sewage was sufficient for at least 500 new houses. This was a grossly misleading statement as they have a mountain of evidence that the Necton pumping station is easily overwhelmed during periods of heavy rain. This has occurred on many occasions and causes problems for residents unable to flush toilets, sewage entering properties, sewage emerging from drain covers in gardens and streets. One instance was so bad that Anglian Water sought a licence from the Environment Agency for the emergency discharge of untreated raw sewage into the river Wissey.

We request the above new condition is added to both sites in Necton as has been done for sites in Hockham and Griston etc.

Summary

Necton Parish Council are concerned that a 50-house development on the Brackenwoods site may not be financially viable considering the many issues associated with the site, particularly with regard to local roads and sewage / flooding issues.

Laurie Shepherd
Necton Parish Council Clerk.

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