

Sporle Neighbourhood Plan

Site Assessment

January 2025

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1. Background

Sporle Neighbourhood Plan Steering Group, on behalf of the Parish Council, put out a call for sites to consider land that could be available to allocate within the Neighbourhood Plan. The Neighbourhood Plan Steering Group reviewed the sites put forward in the parish by landowners in the Breckland Local Plan Call for Sites in 2022, to consider land that could be available to allocate within the Neighbourhood Plan. This took place between October- December 2024. Landowners were contacted in January 2025 to ask for confirmation if they were happy for their sites to be considered in a community consultation in March 2025 to gather further thoughts in which the majority said yes.

What is a call for sites?

Local authorities have a duty to maintain an adequate and up-to-date supply of sites which are suitable for housing, employment and other types of development. The call for sites exercise is a consultation that authorities use to source new potential sites in their local development plans. Landowners, property developers and other interested parties can submit their sites to local authorities during the call for sites, which may help select future development sites in emerging plans. Aswell as sites being submitted in a borough wide Local Plan, Neighbourhood Plans being drawn together by a parish council might also issue a call for sites in the early stages of plan making to offer another opportunity for submission. There is not set rule on how long a call for sites consultation should, but other areas run this for 5-6 weeks.

Benefits of carrying out a site assessment¹

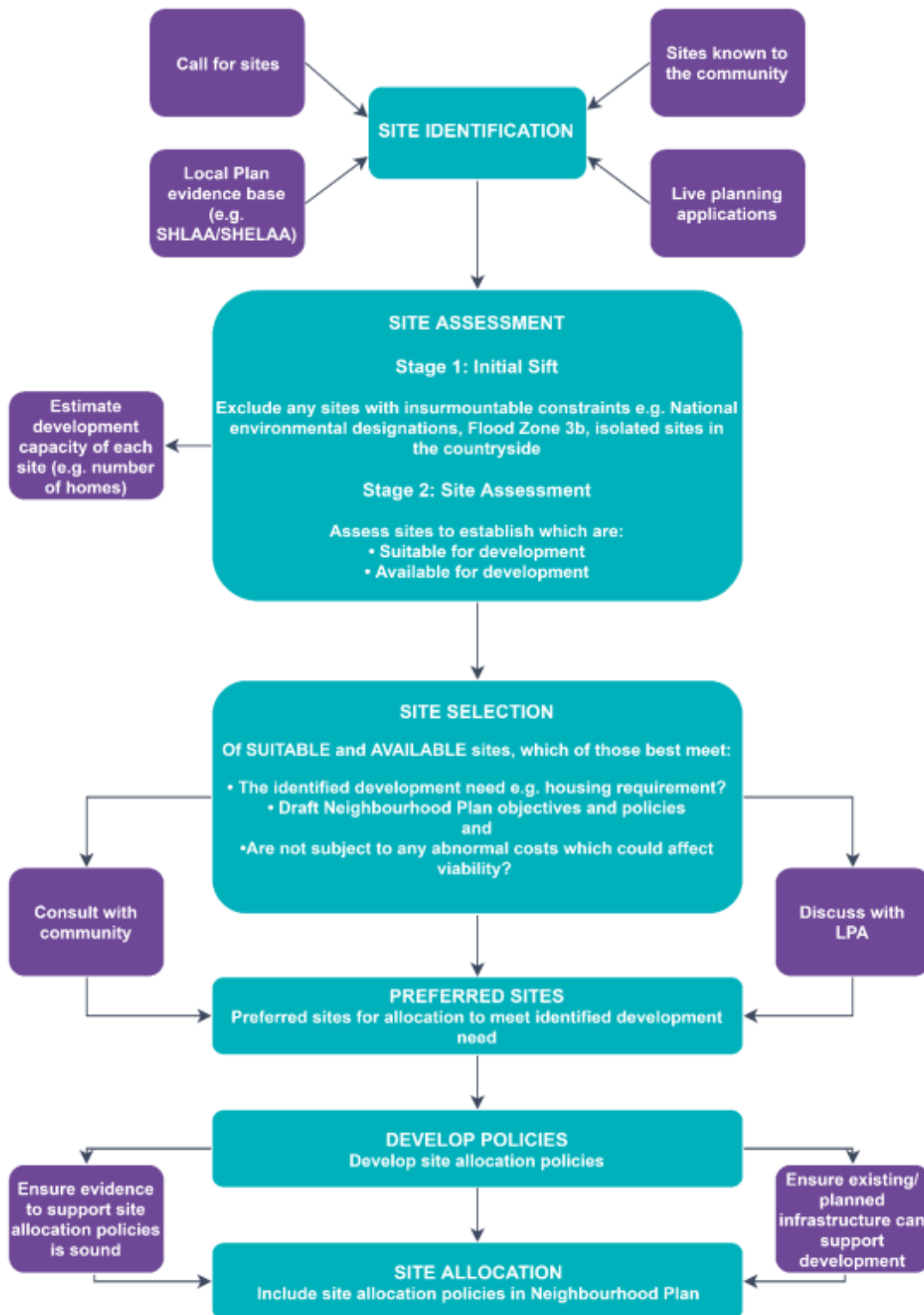
Neighbourhood plans can identify and allocate sites for new development including housing, employment, business use, leisure and other forms of development. Allocating sites is one of the most powerful, but also most controversial aspects of neighbourhood planning. Groups can expect challenge but there are many benefits, including bringing forward sustainable development to meet local needs, influencing the location, type and design of new development, providing new infrastructure and services for the benefit of the community and retaining more of the money collected from development to spend on local projects. Further details can be read on the Locality or other local authority websites.

The call for sites exercise will not in itself decide whether a site would be supported or allocated for development by the Neighbourhood Plan, nor will it commit the proposer(s) to applying for planning consent. However, it will enable the parish council and steering group to better understand the needs and wishes of the electors within the parish since further consultation will be had with the community after sites were put forward and site assessments were conducted to assess suitability, availability and deliverability. After this point a decision can be made if the community are still supportive of having an allocation in the plan when any potential locations have been identified.

¹ [How to assess and allocate sites for development - Locality Neighbourhood Planning](#)

Figure 1- Site Assessment Process (Source: Locality)

Site Assessment process



This report is a formal and independent assessment of these sites. Site selection and allocation is one of the more contentious aspects of planning. It is important that any selection process carried out is transparent and robust, with the same process applied to each available site.

The purpose is to determine whether potential sites would be appropriate to allocate or safeguard in the Neighbourhood Plan. The assessment itself does not allocate or safeguard sites, instead it is the responsibility of the steering group and Parish Council to decide, guided by this assessment and other relevant information, which site(s) to select for allocation or safeguarding, to best meet the objectives of the Neighbourhood Plan.

2. Methodology

The approach taken is based on the Government's National Planning Policy Framework (NPPF) and associated National Planning Practice Guidance (NPPG), which includes guidance on assessment of land availability and the production of Neighbourhood Plans. Consideration has also been given to how Breckland District Council assess site suitability and the different constraints and the suitability of sites by investigating information to the various questions raised within the Locality site assessment guidance and template².

The following methodology has been followed:

1. **Identify sites to be included in the assessment:** Sporle undertook a call for sites in 2024. This is following a call for sites which took place by Breckland District Council in their Local Plan Review in 2022. These sites have also been included in this assessment where relevant.
2. **Sifting (Stage 1):** Some sites can be ruled out prior to any more detailed assessment. This will include sites with insurmountable constraints such as not being capable to accommodate five dwellings or more or have an area hectare size of less than 0.25ha. This detail was set out in the Call for Sites 2022 form.
3. **Site Assessment (Stage 2):** the suitability of a site is influenced by national and local plan policy, physical constraints on the site, impacts of the development of the site, the market attractiveness of the sites proposed use and location and the impacts on amenity and environment of neighbouring areas. To determine the suitability of sites a 'red', 'amber', 'green' approach has been applied to assessing the constraints and impacts.

RED	Impacts and constraints rule out the suitability of the site
AMBER	Impacts and constraints will not immediately rule out the site's suitability, however some mitigation will be required for the site to be suitable for development.
GREEN	represents no material constraint or impact.

² [How to assess and allocate sites for development - Locality Neighbourhood Planning](#)

The following constraints and impacts will be considered when assessing suitability:

Constraints

- a. Highway access
- b. Public Rights of Way/Sustainable Transport
- c. Sustainable access to local services and facilities
- d. Contamination
- e. Utilities Infrastructure
- f. Flood risk

Impacts

- g. Landscape
- h. Biodiversity and Natural Environment
- i. Historic environment
- j. Land of Community Value
- k. Compatibility with neighbouring uses
- l. Planning Policy

In addition, sites are considered in terms of whether they are 'available' for development and whether they are 'achievable'. Assessment proformas have been completed for each of the sites, with these informed through a combination of a site visit and desktop assessment.

3. Summary of Findings

The table below provide a summary of the RAG (Red, Amber, Green) ratings for each site which reached Stage 2 of the Site Assessment.

	Site	RAG Rating
1	Land East of Newton Road	
2	Land West of Newton Road	
3	Sporle Elephant Castle Crossroads	
4	Sporle Elephant Castle crossroads (100m)	
5	Sporle Old Railway Line	
6	114 The Street	
7	Lady's Wood	
8	Sporle 96 The Street	
9	Sporle 96 The Street (front/left)	
10	Sporle 96 The Street (rear)	
11	Land East of The Street	
12	Bunkers Hill (RHS)	
13	Bunkers Hill (LHS)	
14	Land East of The Street	
15	Land West of The Street	

4. Identify Sites to be included in the assessment

No potential sites were put forward in the Sporle Call for Sites 2024 to be made available to the public. However, there were 17 sites put forward in Sporle and Palgrave parish for the Breckland District Council Local Plan Review in 2022. The parish council and neighbourhood plan steering group wished to review these sites for the neighbourhood plan to see if any were deemed suitable and deliverable to potentially allocate. Landowners were contacted in January 2024 to see if they were interested in having their sites reviewed for the Neighbourhood Plan and consulted upon by the community in early 2025.

One landowner did not respond (Site No 299- East of Priory Close in the Call for Sites table in **Figure 2**) so this has not been taken forward for consulting upon. As well as this the agent for Site No 145-Land West of The Street (Stud Farm) alluded to the fact this site is already allocated in the Breckland Local Plan and at an advanced stage in the development management process. So, it was decided to not move forward with this site also in the consultation.

Figure 2 represents the 17 sites put forward to Breckland Council in the Phase 1 Site Profiles (December 2023³) against RAG criteria and detailed further in the Phase 2 Site Assessments Alternative Document (June 2024)⁴. None of the sites were put forward for allocation in the Local Plan Review and in the initial assessment they were all marked red (unlikely suitable for development) for different reasons.

Figure 2-Call for Sites in Breckland District Council Local Plan 2022

Site No	Site	Details	Summary Conclusions
063	Land East of The Street	2.66ha, residential market led housing, 50 dwellings	Breckland Council marked the site likely unsuitable (RED) for the following criteria in Phase 1: Greenfield, Pedestrian Access, Visual landscape impact, Settlement boundaries and conflict with the scale and size of settlement The site is within Sporle a Local Service Centre and is Greenfield Adjacent to the existing built-up area Scenarios B, D, E and F in the Development Scenarios consultation align with the site.
066	Lady's Wood	0.5ha, residential custom/self-	Breckland Council marked the site likely unsuitable (RED) for the following criteria in Phase 1:

³ [H3ave Your Say Today - Full list of sites - Breckland Local Plan \(commonplace.is\)](#)

⁴ [Ph4ase 2 Site Assessments - Alternatives \(breckland.gov.uk\)](#)

Site No	Site	Details	Summary Conclusions
		build housing, 1 dwelling	Greenfield, Pedestrian Access and Settlement boundaries. The site is within Sporle a Local Service Centre and is Greenfield Adjacent to the existing built-up area Scenarios B, D, E and F in the Development Scenarios consultation align with the site.
076	114 The Street	0.11ha, residential market led housing, 2 dwellings	Breckland Council marked the site likely unsuitable (RED) for the following criteria in Phase 1: Pedestrian Access and Settlement boundaries. The site is within Sporle a Local Service Centre and is Mostly Green Adjacent to the existing built-up area Scenarios B, D, E and F in the Development Scenarios consultation align with the site.
145	Land West of The Street (Stud Farm) Site 1	4.94ha, residential market led housing, 80 dwellings	Breckland Council marked the site likely unsuitable (RED) for the following criteria in Phase 1: Pedestrian Access The site is within Sporle a Local Service Centre and is Mostly Green Adjacent to the existing built-up area Scenarios B, D, E and F in the Development Scenarios consultation align with the site.
146	Land West of The Street (Site 2)	2.6ha, residential market led housing, 50 dwellings	Breckland Council marked the site likely unsuitable (RED) for the following criteria in Phase 1: Pedestrian Access and built-up area. The site is within Sporle a Local Service Centre and is mostly green outside and not connected to the existing built-up area. No scenarios in the Development Scenarios consultation align with the site.
189	West of Newton Road	0.49ha, residential market led	Breckland Council marked the site likely unsuitable (RED) for the following criteria in Phase 1: Greenfield, Pedestrian Access and Settlement Boundaries.

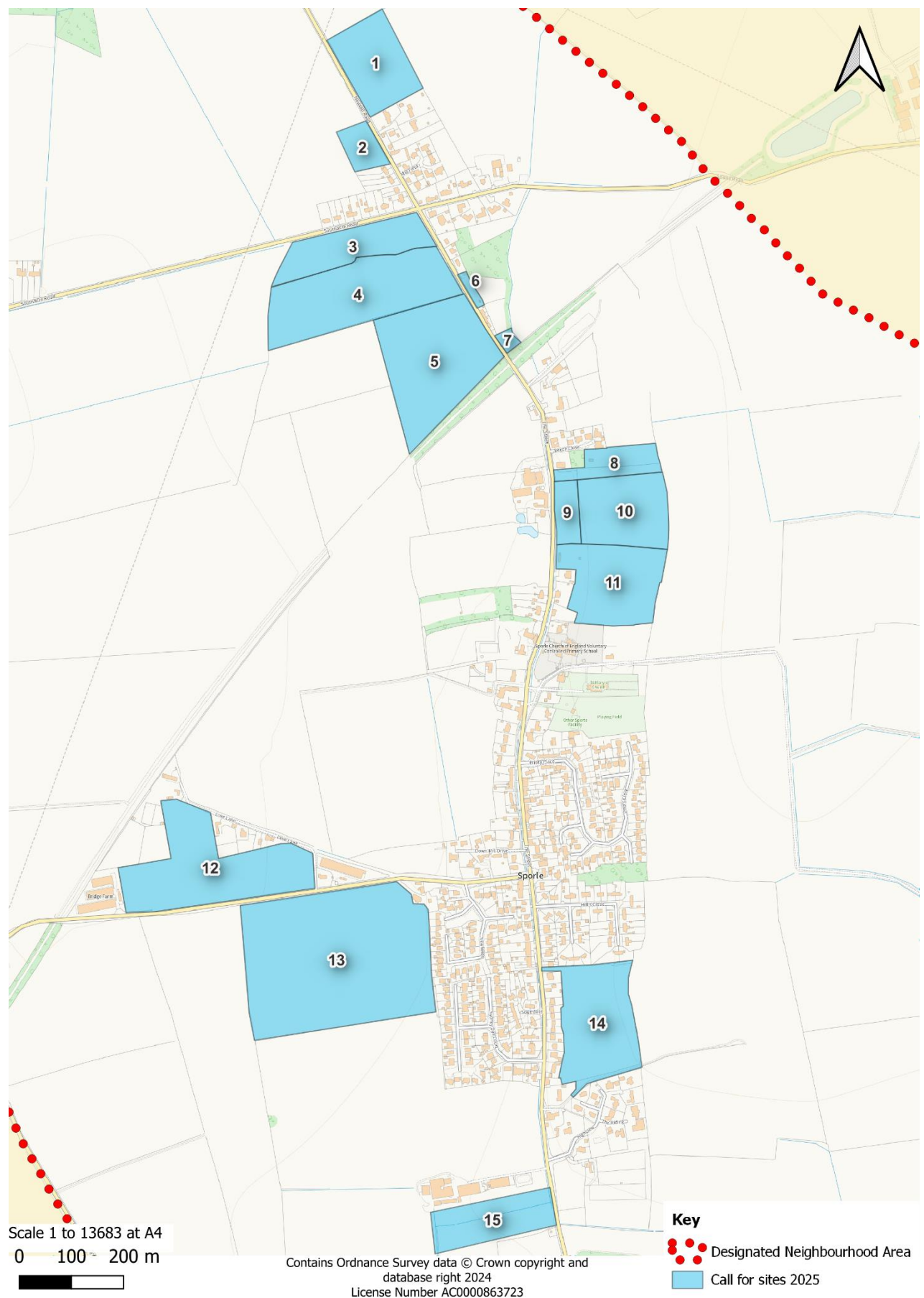
Site No	Site	Details	Summary Conclusions
		housing, 6 dwellings	The site is within Sporle a Local Service Centre and is Greenfield Adjacent to the existing built-up area Scenarios B, D, E and F in the Development Scenarios consultation align with the site.
148	Land East of Newton Road	2.03ha, residential market led housing, 40 dwellings	Breckland Council marked the site likely unsuitable (RED) for the following criteria in Phase 1: Greenfield and Pedestrian Access The site is within Sporle a Local Service Centre and is Greenfield Adjacent to the existing built-up area Scenarios B, D, E and F in the Development Scenarios consultation align with the site.
147	Land East of the Street	2.7ha, residential market led housing, 100 dwellings	Breckland Council marked the site likely unsuitable (RED) for the following criteria in Phase 1: Greenfield, Highway Access and Pedestrian Access (initial assessment). The site is within Sporle a Local Service Centre and is Greenfield within the existing built-up area (infill). Scenarios B, D, E and F in the Development Scenarios consultation align with the site.
299	East Priory Close	6.27ha, residential market led housing, 150 dwellings	Breckland Council marked the site likely unsuitable (RED) for the following criteria in Phase 1: Greenfield, Highway Access and conflict with the scale and size of settlement. The site is within Sporle a Local Service Centre and is Greenfield Adjacent to the existing built-up area Scenarios B, D, E and F in the Development Scenarios consultation align with the site.
370	Bunkers Hill (LHS)	8.97ha, residential market and	Breckland Council marked the site likely unsuitable (RED) for the following criteria in Phase 1: Greenfield and Pedestrian Access

Site No	Site	Details	Summary Conclusions
		first homes, 225 dwellings	The site is within Sporle a Local Service Centre and is Greenfield Adjacent to the existing built-up area Scenarios B, D, E and F in the Development Scenarios consultation align with the site.
371	Bunkers HILL (RHS)	4.21ha, residential market and first homes, 105 dwellings	Breckland Council marked the site likely unsuitable (RED) for the following criteria in Phase 1: Greenfield, Pedestrian Access, Built-up area and Settlement Boundaries. The site is within Sporle a Local Service Centre and is greenfield outside and not connected to the existing built-up area. No scenarios in the Development Scenarios consultation align with the site.
389	Sporle Elephant Castle Crossroads	1.94ha, residential, 30 dwellings	Breckland Council marked the site likely unsuitable (RED) for the following criteria in Phase 1: Greenfield and Pedestrian Access The site is within Sporle a Local Service Centre and is Greenfield Adjacent to the existing built-up area. Scenarios B, D, E and F in the Development Scenarios consultation align with the site.
390	Sporle Elephant Castle Crossroads (100m)	4.01ha, residential, 30 dwellings	Breckland Council marked the site likely unsuitable (RED) for the following criteria in Phase 1: Greenfield The site is within Sporle a Local Service Centre and is Greenfield Adjacent to the existing built-up area. Scenarios B, D, E and F in the Development Scenarios consultation align with the site.
391	Sporle Old Railway Line	4.2ha, residential, 50 dwellings	Breckland Council marked the site likely unsuitable (RED) for the following criteria in Phase 1: Greenfield, Pedestrian Access, Visual landscape impact, built-up area, settlement boundaries and conflict with the size and scale of settlement. The site is within Sporle a Local Service Centre and is greenfield outside and not

Site No	Site	Details	Summary Conclusions
			connected to the existing built-up area. No scenarios in the Development Scenarios consultation align with the site.
392	Sporle 96 The Street	0.54ha, residential, 5 dwellings	Breckland Council marked the site likely unsuitable (RED) for the following criteria in Phase 1: Greenfield, Pedestrian Access, Trees and hedgerows, settlement boundaries. The site is within Sporle a Local Service Centre and is Greenfield Adjacent to the existing built-up area. Scenarios B, D, E and F in the Development Scenarios consultation align with the site.
393	Sporle 96 The Street (rear)	2.58ha, residential, 40 dwellings	Breckland Council marked the site likely unsuitable (RED) for the following criteria in Phase 1: Greenfield, Pedestrian Access, Built-up area and settlement boundaries. The site is within Sporle a Local Service Centre and is greenfield outside and not connected to the existing built-up area. No scenarios in the Development Scenarios consultation align with the site.
394	Sporle 96 The Street (front/left)	0.63ha, residential, 4 dwellings	Breckland Council marked the site likely unsuitable (RED) for the following criteria in Phase 1: Greenfield, Pedestrian Access, Built-up area and settlement boundaries. The site is within Sporle a Local Service Centre and is greenfield outside and not connected to the existing built-up area. No scenarios in the Development Scenarios consultation align with the site.

In **Figure 3** shows the sites which are being assessed and consulted upon by the community. These are numbered 1 to 15.

Figure 3- Breckland Local Plan Review Sporle Call for Sites 2022

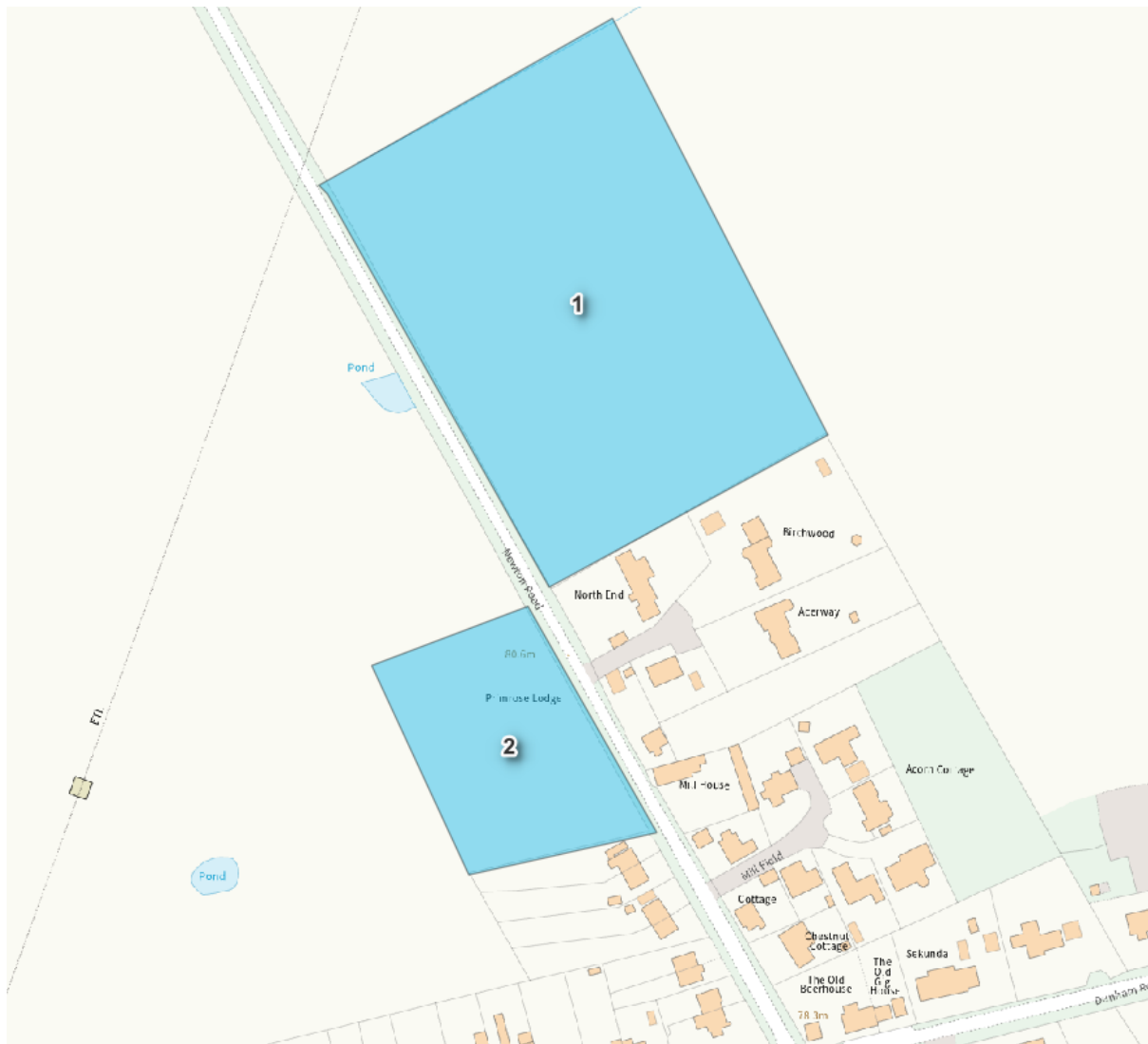


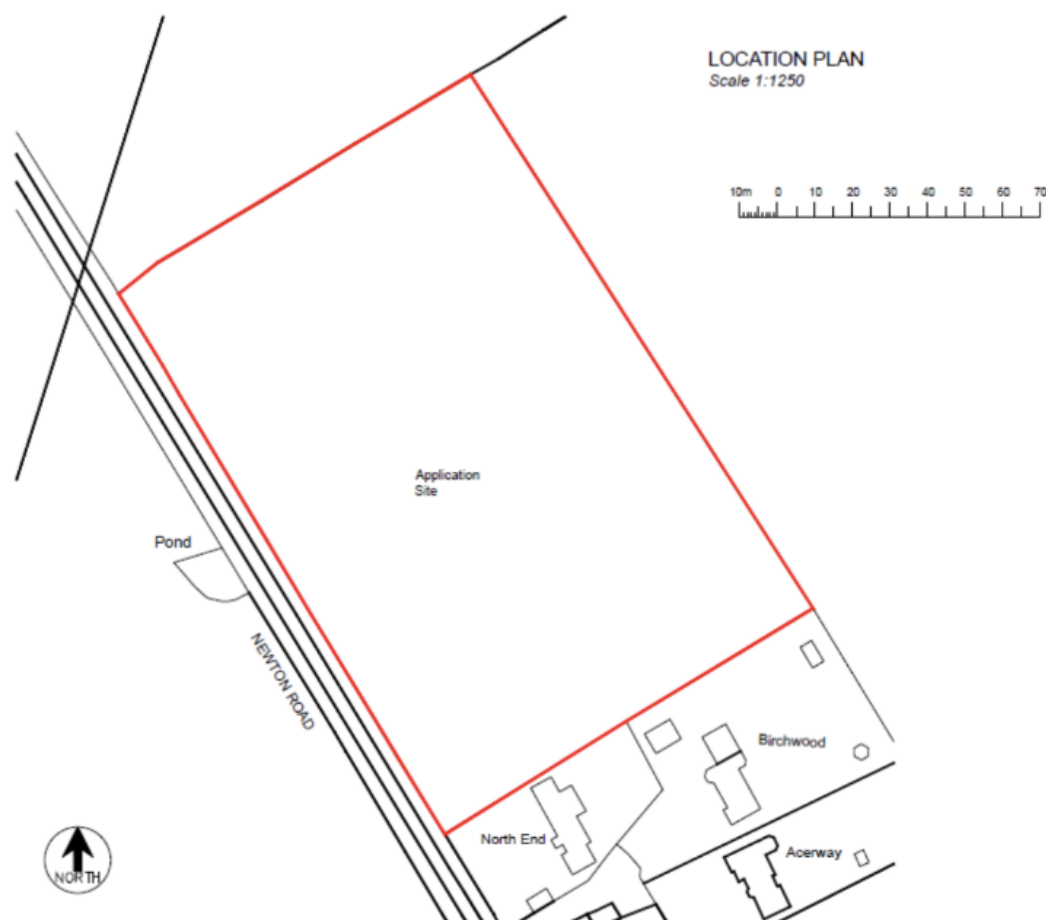
5. Stage 1- Initial Sifting

Giving consideration to the sifting process Nationally, Locally (Breckland District Council) and advice from Locality no sites put forward have been excluded at Stage 1 in this assessment.

6. Stage 2- Site Assessment

Site 1: Land East of Newton Road





Background information

Site area: 2.03ha

Current use: Greenfield

Proposed use: Residential market led development of approximately 30-40 dwellings. This site was put forward as in the Breckland Council call for sites 2022 as site 148.

Constraint	Comments	RAG
Highway access	The site is adjacent to the secondary/tertiary road within the settlement. The land is flat and adjacent to the 60mph zone. There is existing field access which would need major improvements.	
Public Rights of Way/Sustainable Transport	No current pedestrian access. No footpaths or public rights of way adjacent or crossing the site. Road is narrow and major improvements would be required. Newton Rd is 30mph to the south of the site then goes into a 60mph where the site is located. The site is not close to any national trails.	
Sustainable access to local services	Distance from different services: - Local shop >1500m (R) - Bus stop (North of The St- Service 11 to Kings Arm Bus Station in Swaffham) <200m (G) - Cycle route (On Road)	

Constraint	Comments	RAG
	- Community facility >1200m (R) - Medical facilities (e.g. dentist or doctors) >3837m+ (R) - Primary school <1092m (A/R) - Open space/recreation facilities >1200m (R) - Secondary School >5180m (R) - Train station >12000m+ (R) The area has been marked amber due to 1 core service is within 800m walking distance.	
Overall ranking accessibility	Services including local shop, bus stop, train station, primary school, open space/recreation facilities and cycle route will score green if less than <400m from the site (5 min walk) amber if between 400-800m (10 min walk) and red if >1200m (20+ min walk). For secondary schools the distance is slightly different <1600m (green), 1600m-3900m (amber) and >3900m (red). Overall ranking will be followed as below which is a consensus used in other areas: - Green 4+ core services within above threshold (<400m) - Amber 1 to 3 core services (400-800m) - Red 0 core services	
Contamination	Unlikely to be an issue. Site is greenfield.	
Utilities Infrastructure	It is not known for the site to have any utilities infrastructure crossing the site such as powerlines, pipelines, or being in close proximity to hazardous installations.	
Flood risk	Looking at the flood risk data provided by the Environment Agency the whole of the site falls within Flood Zone 1 (Rivers and Sea). This indicates there is a low risk of flooding with less than 1% chance each year from this water source ⁵. Regarding surface water flooding there is a low extent of surface water flood risk on the site according to the Environment Agency website.	
Landscape	In terms of landscape the site itself has few valued features which would make it a low risk for sensitivity in this regard. The area is of a low dense rural character with linear residential development	

⁵ See flood risk on a map - Check your long term flood risk - GOV.UK (check-long-term-flood-risk.service.gov.uk)

Constraint	Comments	RAG
	to the south and arable land to the north, east and west. It is considered to be of a high risk for visual amenity because the site is visually open and has a high intervisibility with the surrounding landscape offering widespread views.	
Biodiversity and Natural Environment	There are no statutory or non-statutory environment designations present or adjacent to the site. There are no priority habitats or known significant or protected trees on site. There is limited biodiversity value to the site currently and an opportunity for enhancement.	
Historic environment	The nearest listed building to the site is the Old Vicarage (Grade II) which is 1170m away. There are no other statutory historic designations in close proximity or present on the site such as a conservation area, scheduled monuments or registered park and gardens. There are also no non designated heritage assets close to the site known either. So, it is considered there would be limited impact or significant harm from development regarding the historic environment/heritage.	
Land of community Value	Development of the site would not result in any loss of public open space or land which holds social, amenity or community value.	
Compatibility with neighbouring uses	The northwest and east of the site boundaries open fields and the southeast of the site boundaries residential dwellings. The southwest of the site runs alongside Newton Road. There are trees along the southeast and southwest boundaries and some hedgerows on the northwest boundary.	
Planning Policy Constraints	The site is not within the green belt. The site has not been allocated for a particular use in the adopted or emerging local plan. The site is greenfield land and adjacent to the existing built-up area and is adjacent and connected to the existing development boundary within Sporle. The development would not result in the merging of neighbouring settlements if built out. If the whole site was built out it there could be a potential impact depending on the design of the scheme.	
Overall rating		

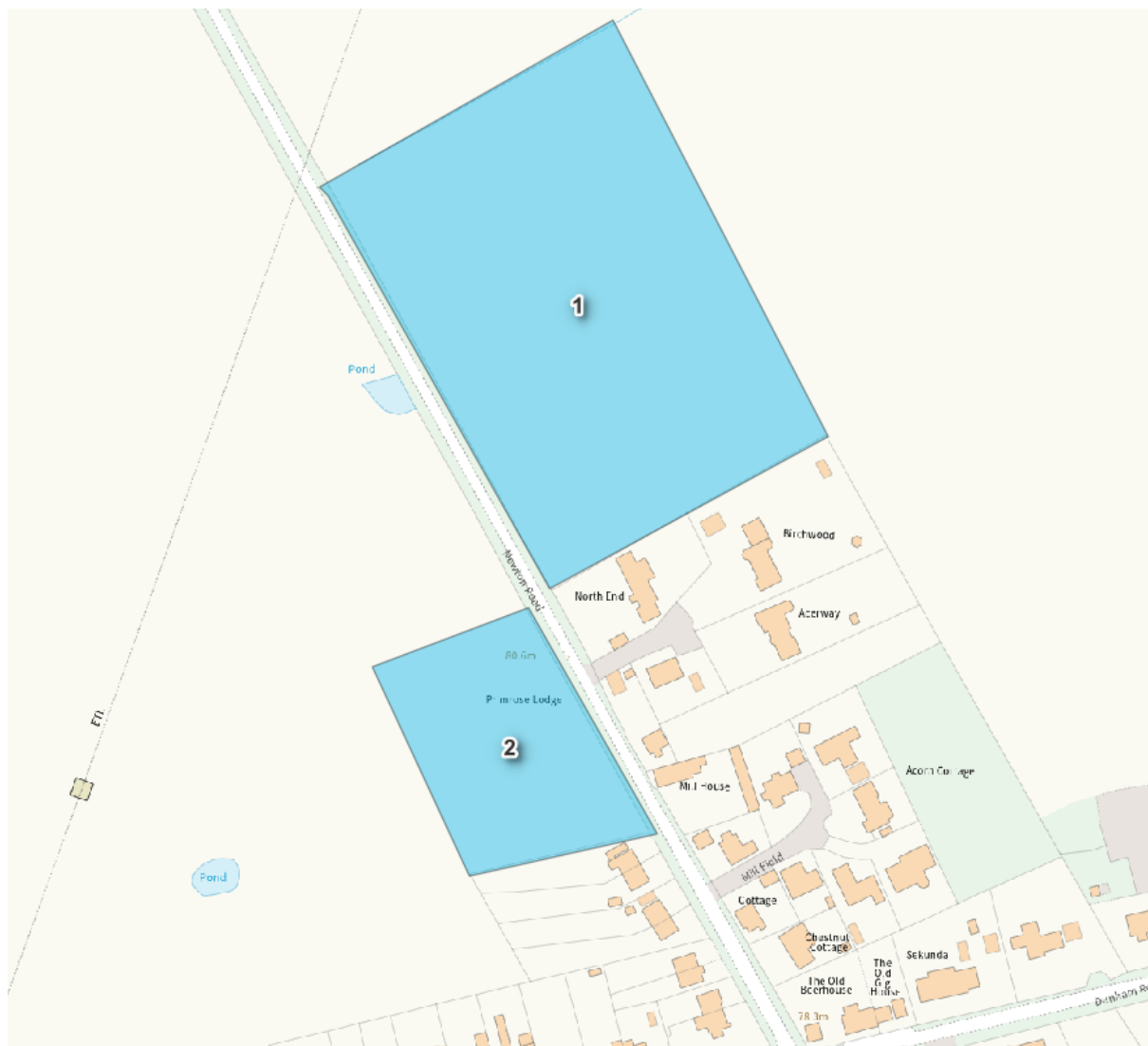
Availability

The landowner indicated in the 2022 call for sites that the land is available now and achievable for development within 5 years. In January 2024 further confirmation was made that the site could be taken forward in the Neighbourhood Plan if the community wishes to allocate.

Achievability

On current evidence the site could be achievable if able to mitigate and overcome a number of concerns.

Site 2: Land West of Newton Road



Background information

Site area: 0.49ha

Current use: Greenfield

Proposed use: Residential market led development of approximately 5-6 dwellings.

This site was put forward as in the Breckland Council call for sites 2022 as site 189.

However, in January 2024, it was confirmed that the landowner is willing to discuss alternative options and work with the parish council and the community if there are any preferred amendments to the use/size of the site.

Constraint	Comments	RAG
Highway access	The site is adjacent to the secondary/tertiary road within the settlement. There does not look to be current existing access to the site, but this could be possible with improvements and the removal of some hedgerows.	
Public Rights of Way/Sustainable Transport	No current pedestrian access. No footpaths or public rights of way adjacent or crossing the site. Road is narrow and major improvements would be required. Newton Rd is 30mph where the site is located. The site is not close to any national trails.	
Sustainable access to local services	Distance from different services: • Local shop >1200m (R) • Bus stop (North of The St- Service 11 to Kings Arm Bus Station in Swaffham) <500ft (G) • Cycle route (On Road) • Community facility <1200m (A/R) • Medical facilities (e.g. dentist or doctors) >3745m+ (R) • Primary school <997m (A/R) • Open space/recreation facilities <1200m (A/R) • Secondary School >5076m (R) • Train station >12000m+ (R) The area has been marked amber due to 1 core service is within 800m walking distance.	
Overall ranking accessibility	Services including local shop, bus stop, train station, primary school, open space/recreation facilities and cycle route will score green if less than <400m from the site (5 min walk) amber if between 400-800m (10 min walk) and red if >1200m (20+ min walk). For secondary schools the distance is slightly different <1600m (green), 1600m-3900m (amber) and >3900m (red). Overall ranking will be followed as below which is a consensus used in other areas: • Green 4+ core services within above threshold (<400m) • Amber 1 to 3 core services (400-800m) • Red 0 core services	
Contamination	Unlikely to be an issue. Site is greenfield.	

Constraint	Comments	RAG
Utilities Infrastructure	It is not known for the site to have any utilities infrastructure crossing the site such as powerlines, pipelines, or being in close proximity to hazardous installations.	
Flood risk	Looking at the flood risk data provided by the Environment Agency the whole of the site falls within Flood Zone 1 (Rivers and Sea). This indicates there is a low risk of flooding with less than 1% chance each year from this water source ⁶. Regarding surface water flooding there is a low extent of surface water flood risk on the site according to the Environment Agency website.	
Landscape	In terms of landscape the site itself has few valued features which would make it a low risk for sensitivity in this regard. The area is of a low dense rural character with linear residential development adjacent to the south and east as well as arable land to the north and west. The site itself is somewhat enclosed by a number of trees and hedgerows. These should be retained where possible if development came forward.	
Biodiversity and Natural Environment	There are no statutory or non-statutory environment designations present or adjacent to the site. There are no priority habitats or known significant or protected trees on site. There is limited biodiversity value to the site currently and an opportunity for enhancement.	
Historic environment	The nearest listed building to the site is the Old Vicarage (Grade II) which is 1050m away. There are no other statutory historic designations in close proximity or present on the site such as a conservation area, scheduled monuments or registered park and gardens. There are also no non designated heritage assets close to the site known either. So, it is considered there would be limited impact or significant harm from development regarding the historic environment/heritage.	
Land of community Value	Development of the site would not result in any loss of public open space or land which holds social, amenity or community value.	

⁶ See flood risk on a map - Check your long term flood risk - GOV.UK (check-long-term-flood-risk.service.gov.uk)

Constraint	Comments	RAG
Compatibility with neighbouring uses	Small section of a larger agricultural field. The east of the site runs alongside Newton Road, the south of the site boundaries a residential dwelling and the north and west boundaries the rest of the agricultural field. There are trees and hedgerows along the south and east boundaries.	
Planning Policy Constraints	The site is not within the green belt. The site has not been allocated for a particular use in the adopted or emerging local plan. The site is greenfield land and adjacent to the existing built-up area and is outside and not connected to the existing development boundary within Sporle. The development would not result in the merging of neighbouring settlements if built out. If the whole site was built out it there could be a potential impact depending on the design of the scheme.	
Overall rating		

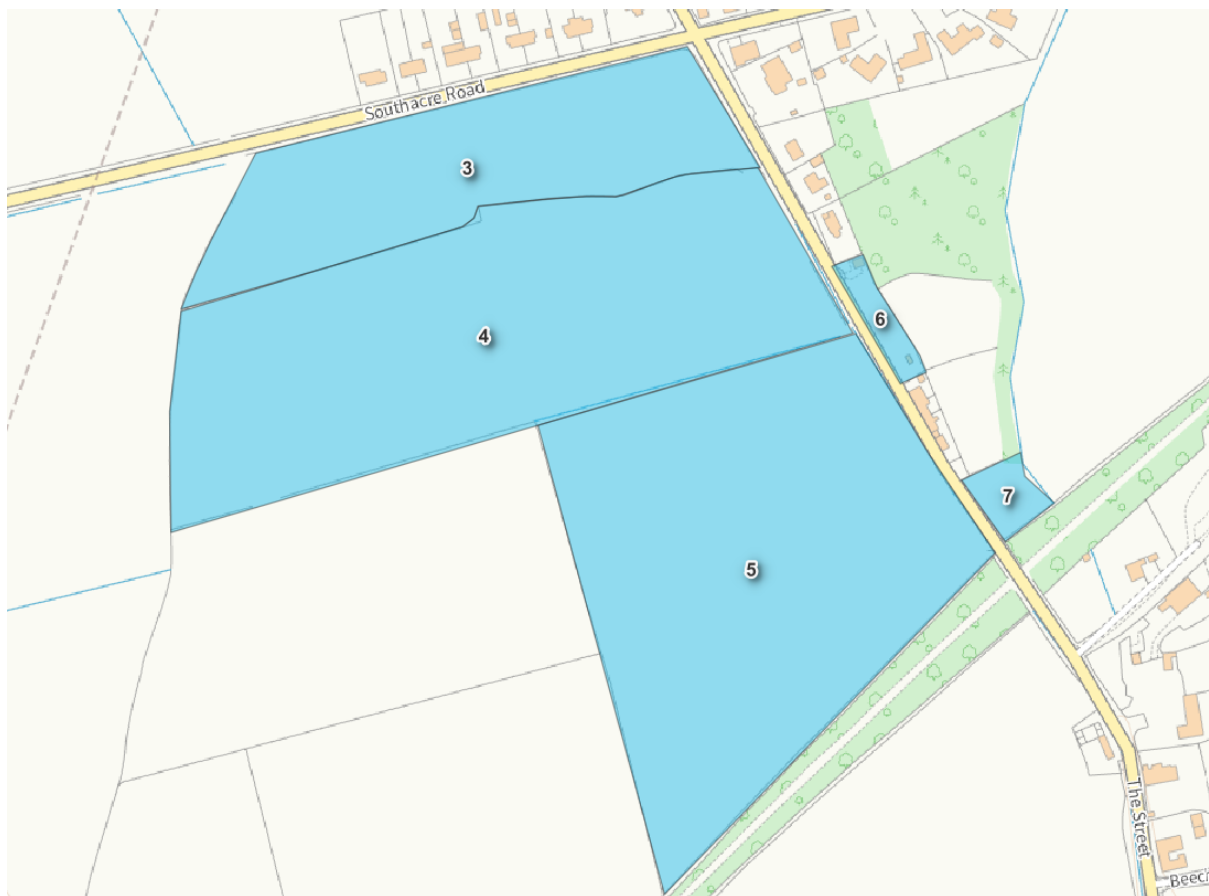
Availability

The landowner indicated in the 2022 call for sites that the land is available now and achievable for development within 5 years. In January 2024 further confirmation was made that the site could be taken forward in the Neighbourhood Plan if the community wishes to allocate.

Achievability

On current evidence the site could be achievable if able to mitigate and overcome a number of concerns.

Site 3: Sporle Elephant Castle Crossroads



Background information

Site area: 1.94ha

Current use: Greenfield

Proposed use: Residential market led development of approximately 30 dwellings. This site was put forward as in the Breckland Council call for sites 2022 as site 389.

Constraint	Comments	RAG
Highway access	The site is adjacent to the secondary/tertiary road within the settlement. There is existing field access, however, major improvements would be needed if development were to take place. The topography of the site is elevated and higher than the road to the east which could cause access issues and would need to go over the drainage adjacent the site.	
Public Rights of Way/Sustainable Transport	No current pedestrian access. No footpaths or public rights of way adjacent or crossing the site. Improvements would be required, and hedgerows/trees may need to be removed. The Street is 30mph where the site is located. The site is not close to any national trails.	
Sustainable access to local services	Distance from different services: Local shop <1200m (A/R)	

Constraint	Comments	RAG
	• Bus stop (Bunkers Hill- Service 11 to Kings Arm Bus Station in Swaffham) <1200m (A/R) • Cycle route (On Road) • Community facility <950m (A/R) • Medical facilities (e.g. dentist or doctors) >3793m+ (R) • Primary school <875m (A/R) • Open space/recreation facilities <1000m (A/R) • Secondary School >5075m (R) • Train station >12000m+ (R) The area has been marked amber due to 1 core service is approximately within 800m.	
Overall ranking accessibility	Services including local shop, bus stop, train station, primary school, open space/recreation facilities and cycle route will score green if less than <400m from the site (5 min walk) amber if between 400-800m (10 min walk) and red if >1200m (20+ min walk). For secondary schools the distance is slightly different <1600m (green), 1600m-3900m (amber) and >3900m (red). Overall ranking will be followed as below which is a consensus used in other areas: • Green 4+ core services within above threshold (<400m) • Amber 1 to 3 core services (400-800m) • Red 0 core services	
Contamination	Unlikely to be an issue. Site is greenfield.	
Utilities Infrastructure	The site has telephone lines crossing through the west boundary or adjacent. Design and setting of any scheme would need to keep this in mind. It is not known for the site to have any other utilities infrastructure crossing the site such as powerlines, pipelines, or being in close proximity to hazardous installations.	
Flood risk	Looking at the flood risk data provided by the Environment Agency the whole of the site falls within Flood Zone 1 (Rivers and Sea). This indicates there is a low risk of flooding with less than 1% chance each year from this water source ⁷ .	

⁷ See flood risk on a map - Check your long term flood risk - GOV.UK (check-long-term-flood-risk.service.gov.uk)

Constraint	Comments	RAG
	Regarding surface water flooding there is a low extent of surface water flood risk on the site according to the Environment Agency website.	
Landscape	In terms of landscape the site itself has few valued features which would make it a low risk for sensitivity in this regard. The area is of a low dense character with sporadic development and arable land with a rural character. It is considered to be of a high risk for visual amenity because the site is visually open and has a high intervisibility with the surrounding landscape offering medium spread views particularly from The St looking west and Southacre Road looking south. For this reason, development could have an adverse impact on any recognised views.	
Biodiversity and Natural Environment	There are no statutory or non-statutory environment designations present or adjacent to the site. There are no priority habitats or known significant or protected trees on site. There is limited biodiversity value to the site currently and an opportunity for enhancement.	
Historic environment	The nearest listed building to the site is the Old Vicarage (Grade II) which is 890m away. There are no other statutory historic designations in close proximity or present on the site such as a conservation area, scheduled monuments or registered park and gardens. There are also no non designated heritage assets close to the site known either. So, it is considered there would be limited impact or significant harm from development regarding the historic environment/heritage.	
Land of community Value	Development of the site would not result in any loss of public open space or land which holds social, amenity or community value.	
Compatibility with neighbouring uses	Agricultural field. The north of the site runs alongside Southacre Road. The east of the site runs along The Street. The south and west of the site boundary open fields. The site boundary is lined with hedgerows and some trees.	
Planning Policy Constraints	The site is not within the green belt. The site has not been allocated for a particular use in the adopted or emerging local plan.	

Constraint	Comments	RAG
	The site is greenfield land and is adjacent to the existing built-up area and is adjacent and connected to the existing development boundary within Sporle. The development would not result in the merging of neighbouring settlements if built out. If the whole site was built out there is potential for an impact on the scale and size of the settlement depending on how the design and setting of the scheme is presented.	
Overall rating		

Availability

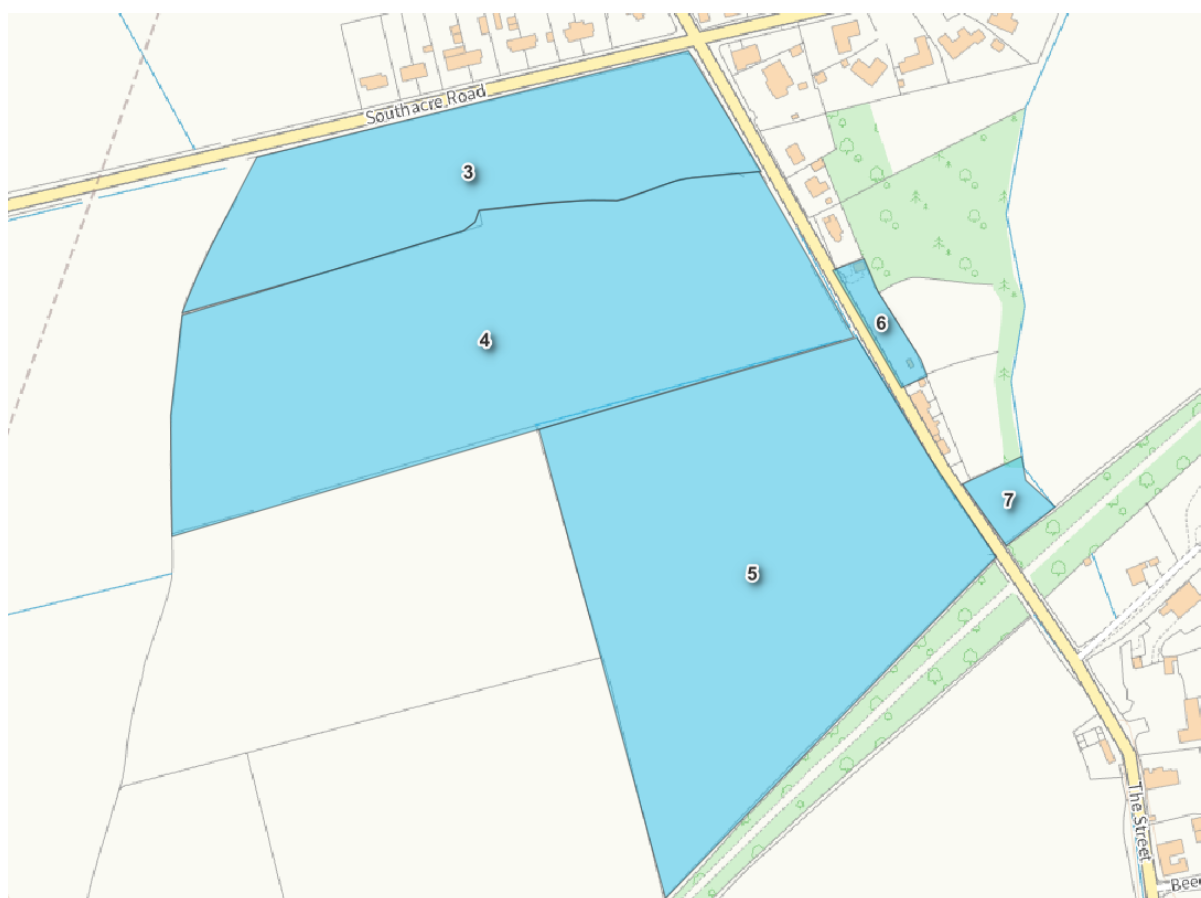
The landowner indicated in the 2022 call for sites that the land is available now and achievable for development within 5 years. In January 2024 further confirmation was made that the site could be taken forward in the Neighbourhood Plan if the community wishes to allocate.

Achievability

On current evidence the site could be achievable if able to mitigate and overcome a number of concerns.

Conclusion

Site 4: Sporle Elephant Castle Crossroads (100m)



Background information

Site area: 4.01ha

Current use: Greenfield

Proposed use: Residential market led development of approximately 30 dwellings. This site was put forward as in the Breckland Council call for sites 2022 as site 390.

Constraint	Comments	RAG
Highway access	The site is adjacent to the secondary/tertiary road within the settlement. There is existing field access, however, major improvements would be needed if development were to take place. The topography of the site is elevated and higher than the road to the east which could cause access issues and would need to go over the drainage adjacent the site.	
Public Rights of Way/Sustainable Transport	No current pedestrian access. No footpaths or public rights of way adjacent or crossing the site. Improvements would be required, and hedgerows/trees may need to be removed. The Street is 30mph where the site is located. The site is not close to any national trails.	
Sustainable access to local services	Distance from different services: Local shop <1200m (A/R)	

Constraint	Comments	RAG
	• Bus stop (Bunkers Hill- Service 11 to Kings Arm Bus Station in Swaffham) <1200m (A/R) • Cycle route (On Road) • Community facility <880m (A/R) • Medical facilities (e.g. dentist or doctors) >3398m+ (R) • Primary school <721m (A) • Open space/recreation facilities <900m (A/R) • Secondary School >4700m (R) • Train station >12000m+ (R) The area has been marked amber due to 1 core service is within 800m.	
Overall ranking accessibility	Services including local shop, bus stop, train station, primary school, open space/recreation facilities and cycle route will score green if less than <400m from the site (5 min walk) amber if between 400-800m (10 min walk) and red if >1200m (20+ min walk). For secondary schools the distance is slightly different <1600m (green), 1600m-3900m (amber) and >3900m (red). Overall ranking will be followed as below which is a consensus used in other areas: • Green 4+ core services within above threshold (<400m) • Amber 1 to 3 core services (400-800m) • Red 0 core services	
Contamination	Unlikely to be an issue. Site is greenfield.	
Utilities Infrastructure	The site has telephone lines crossing through the west boundary or adjacent. Design and setting of any scheme would need to keep this in mind. It is not known for the site to have any other utilities infrastructure crossing the site such as powerlines, pipelines, or being in close proximity to hazardous installations.	
Flood risk	Looking at the flood risk data provided by the Environment Agency the whole of the site falls within Flood Zone 1 (Rivers and Sea). This indicates there is a low risk of flooding with less than 1% chance each year from this water source ⁸ .	

⁸ See flood risk on a map - Check your long term flood risk - GOV.UK (check-long-term-flood-risk.service.gov.uk)

Constraint	Comments	RAG
	Regarding surface water flooding there is a low - medium extent of surface water flood risk on the site to the south-east of the boundary according to the Environment Agency website.	
Landscape	In terms of landscape the site itself has few valued features which would make it a low risk for sensitivity in this regard. The area is of a low dense character with sporadic development and arable land with a rural character. It is considered to be of a high risk for visual amenity because the site is visually open and has a high intervisibility with the surrounding landscape offering medium spread views particularly from The St looking west. For this reason, development could have an adverse impact on any recognised views.	
Biodiversity and Natural Environment	There are no statutory or non-statutory environment designations present or adjacent to the site. There are no priority habitats or known significant or protected trees on site. There is limited biodiversity value to the site currently and an opportunity for enhancement.	
Historic environment	The nearest listed building to the site is the Old Vicarage (Grade II) which is 780m away. There are no other statutory historic designations in close proximity or present on the site such as a conservation area, scheduled monuments or registered park and gardens. There are also no non designated heritage assets close to the site known either. So, it is considered there would be limited impact or significant harm from development regarding the historic environment/heritage.	
Land of community Value	Development of the site would not result in any loss of public open space or land which holds social, amenity or community value.	
Compatibility with neighbouring uses	Agricultural field. The south of the site runs alongside The Street the rest of the site boundaries open fields. The site boundaries are lined with hedgerows. The south boundary has no vegetation.	
Planning Policy Constraints	The site is not within the green belt. The site has not been allocated for a particular use in the adopted or emerging local plan. The site is greenfield land and is adjacent to the	

Constraint	Comments	RAG
	existing built-up area and is adjacent and connected to the existing development boundary within Sporle. The development would not result in the merging of neighbouring settlements if built out. If the whole site was built out there is potential for an impact on the scale and size of the settlement depending on how the design and setting of the scheme is presented.	
Overall rating		

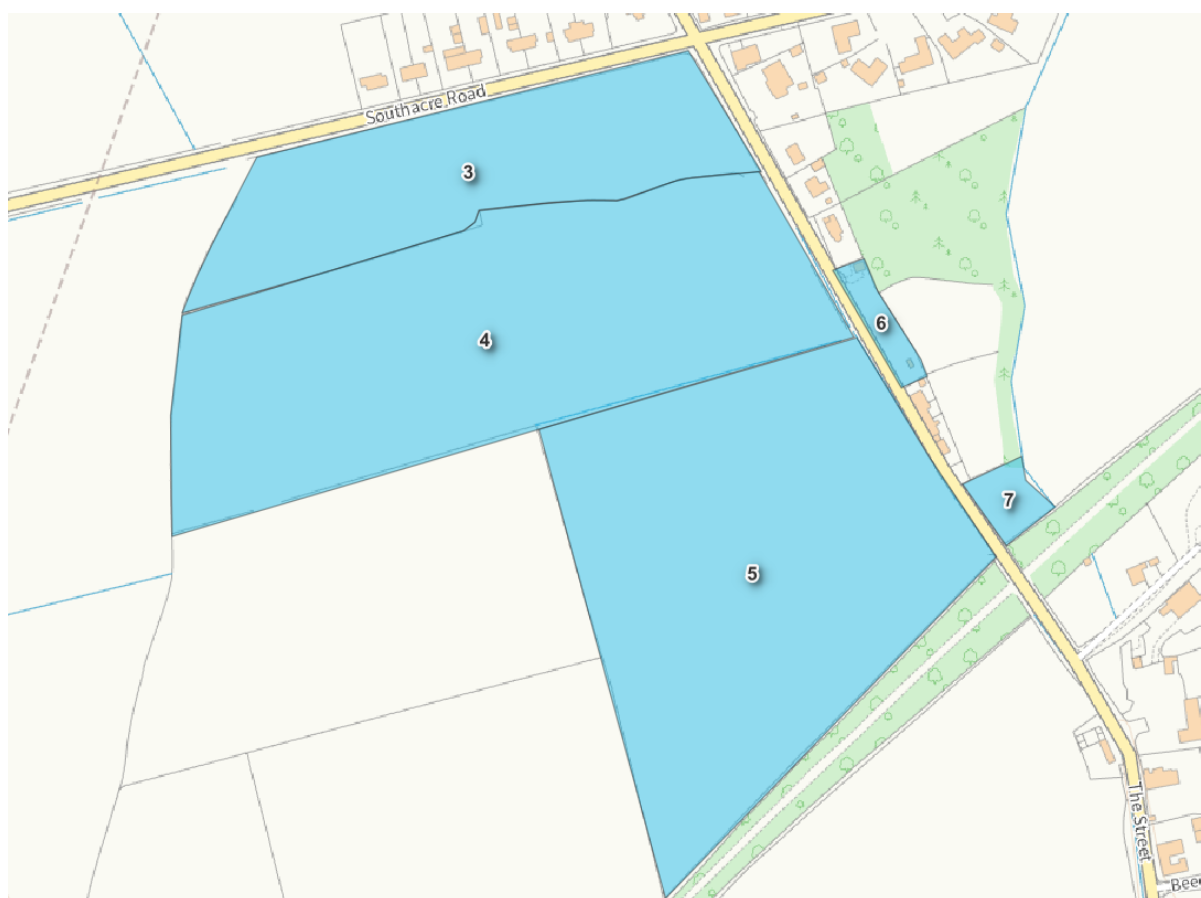
Availability

The landowner indicated in the 2022 call for sites that the land is available now and achievable for development within 5 years. In January 2024 further confirmation was made that the site could be taken forward in the Neighbourhood Plan if the community wishes to allocate.

Achievability

On current evidence the site could be achievable if able to mitigate and overcome a number of concerns.

Site 5: Sporle Old Railway Line



Background information

Site area: 4.2ha

Current use: Greenfield

Proposed use: Residential market led development of approximately 50 dwellings. This site was put forward as in the Breckland Council call for sites 2022 as site 391.

Constraint	Comments	RAG
Highway access	The site is adjacent to the secondary/tertiary road within the settlement. Does not look to have an existing field access and visibility onto the road looking south of the site is considered to be of a low risk due to the corner and vegetation along the boundary. Any development and access would need to consider the dykes.	
Public Rights of Way/Sustainable Transport	No current pedestrian access. No footpaths or public rights of way adjacent or crossing the site. Improvements would be required, and hedgerows/trees may need to be removed. The Street is 30mph where the site is located. The site is not close to any national trails.	
Sustainable access to local services	Distance from different services: Local shop <1100m (A/R)	

Constraint	Comments	RAG
	• Bus stop (Bunkers Hill- Service 11 to Kings Arm Bus Station in Swaffham) <1100m (A/R) • Cycle route (On Road) • Community facility <800m (A) • Medical facilities (e.g. dentist or doctors) >3762m+ (R) • Primary school <369m (A) • Open space/recreation facilities <800m (A) • Secondary School >4868m (R) • Train station >12000m+ (R) The area has been marked amber due to 3 core services are within 800m.	
Overall ranking accessibility	Services including local shop, bus stop, train station, primary school, open space/recreation facilities and cycle route will score green if less than <400m from the site (5 min walk) amber if between 400-800m (10 min walk) and red if >1200m (20+ min walk). For secondary schools the distance is slightly different <1600m (green), 1600m-3900m (amber) and >3900m (red). Overall ranking will be followed as below which is a consensus used in other areas: • Green 4+ core services within above threshold (<400m) • Amber 1 to 3 core services (400-800m) • Red 0 core services	
Contamination	Unlikely to be an issue. Site is greenfield.	
Utilities Infrastructure	The site has telephone lines crossing through the west boundary or adjacent. Design and setting of any scheme would need to keep this in mind. It is not known for the site to have any other utilities infrastructure crossing the site such as powerlines, pipelines, or being in close proximity to hazardous installations.	
Flood risk	Looking at the flood risk data provided by the Environment Agency the whole of the site falls within Flood Zone 1 (Rivers and Sea). This indicates there is a low risk of flooding with less than 1% chance each year from this water source ⁹ .	

⁹ See flood risk on a map - Check your long term flood risk - GOV.UK (check-long-term-flood-risk.service.gov.uk)

Constraint	Comments	RAG
	Regarding surface water flooding there is a low-medium extent of surface water flood risk on the site to the east according to the Environment Agency website.	
Landscape	In terms of landscape the site itself has few valued features which would make it a low risk for sensitivity in this regard. The area is of a low dense character with sporadic development and arable land with a rural character. It is considered to be of a high risk for visual amenity because the site is visually open and has a high intervisibility with the surrounding landscape offering medium spread views particularly from The St looking west. For this reason, development could have an adverse impact on any recognised views.	
Biodiversity and Natural Environment	There are no statutory or non-statutory environment designations present or adjacent to the site. There is one priority habitat site adjacent to the site which is deciduous woodland. There are no known significant or protected trees on site. There is limited biodiversity value to the site currently and an opportunity for enhancement.	
Historic environment	The nearest listed building to the site is the Old Vicarage (Grade II) which is 690m away. There are no other statutory historic designations in close proximity or present on the site such as a conservation area, scheduled monuments or registered park and gardens. There are also no non designated heritage assets close to the site known either. So, it is considered there would be limited impact or significant harm from development regarding the historic environment/heritage.	
Land of community Value	Development of the site would not result in any loss of public open space or land which holds social, amenity or community value.	
Compatibility with neighbouring uses	The east of the site boundaries The Street. To the north and west of the site are agricultural fields. The south of the site boundaries deciduous woodland. The site is lined by hedgerows and trees excluding the northeastern boundary.	
Planning Policy Constraints	The site is not within the green belt. The site has not been allocated for a particular use in the adopted or emerging local plan.	

Constraint	Comments	RAG
	The site is greenfield land and is outside and not connected to the existing built-up area and is not connected to the existing development boundary within Sporle. The development would not result in the merging of neighbouring settlements if built out. If the whole site was built out there is potential for an impact on the scale and size of the settlement.	
Overall rating		

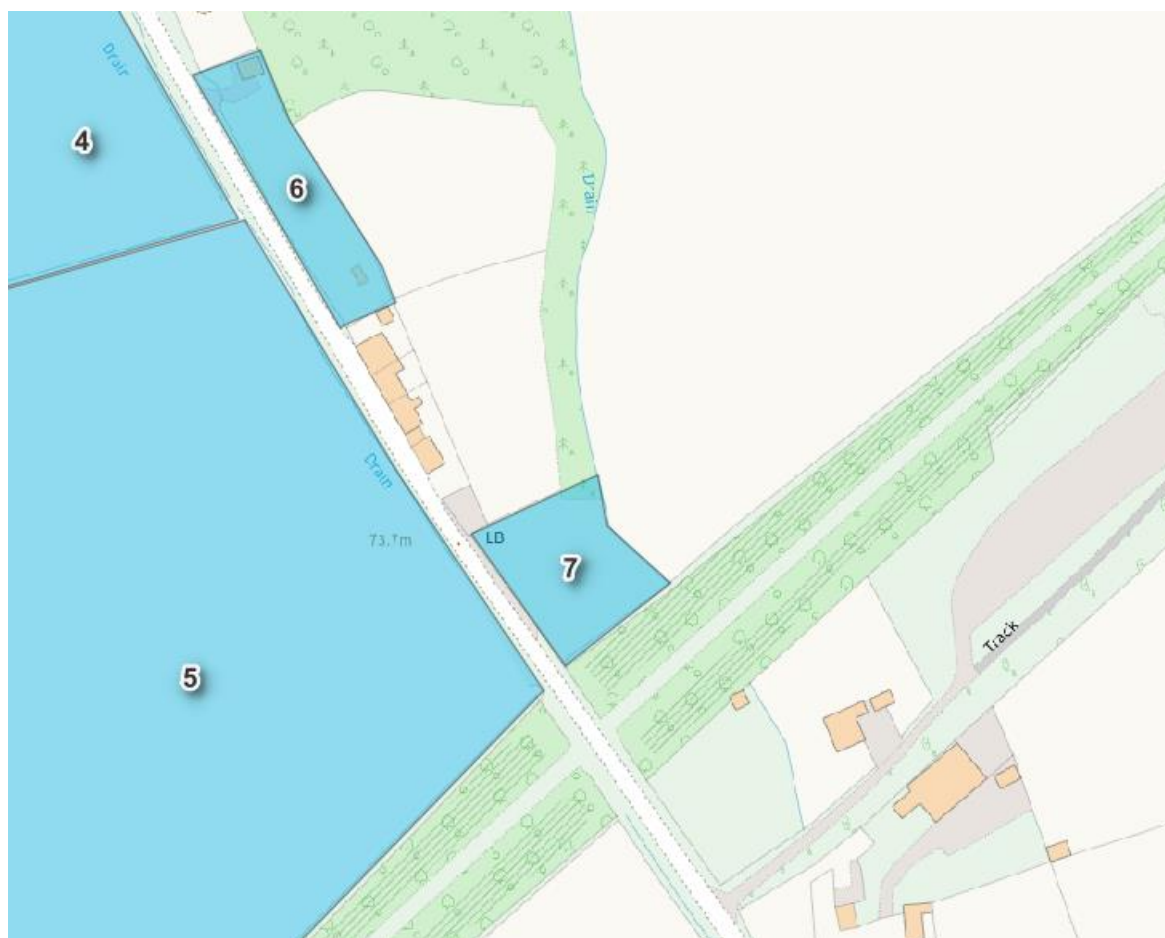
Availability

In January 2024 further confirmation was made that the site could be taken forward in the Neighbourhood Plan if the community wishes to allocate.

Achievability

On current evidence the site could be achievable if able to mitigate and overcome a number of concerns.

Site 6: 114 The Street



Background information

Site area: 0.11ha

Current use: Greenfield

Proposed use: Residential market led development of approximately 2 dwellings. This site was put forward as in the Breckland Council call for sites 2022 as site 076.

Constraint	Comments	RAG
Highway access	The site is adjacent to the secondary/tertiary road within the settlement. There is existing field access, however, major improvements would be needed. Considered to have bad visibility from the site due to the existing brick wall to the south and hedgerows to the north this could be an issue for people exiting the site. Further evidence into this matter should be investigated if the site was brought forward.	
Public Rights of Way/Sustainable Transport	No current pedestrian access. No footpaths or public rights of way adjacent or crossing the site. The Street is 30mph where the site is located. The site is not close to any national trails.	
Sustainable access to local services	Distance from different services: Local shop <1200m (A/R)	

Constraint	Comments	RAG
	• Bus stop (Bunkers Hill- Service 11 to Kings Arm Bus Station in Swaffham) <1200m (A/R) • Cycle route (On Road) • Community facility <880m (A/R) • Medical facilities (e.g. dentist or doctors) >3761m+ (R) • Primary school <684m (A) • Open space/recreation facilities <900m (A/R) • Secondary School >4986m (R) • Train station >12000m+ (R) The area has been marked amber due to 1 core service is within 800m.	
Overall ranking accessibility	Services including local shop, bus stop, train station, primary school, open space/recreation facilities and cycle route will score green if less than <400m from the site (5 min walk) amber if between 400-800m (10 min walk) and red if >1200m (20+ min walk). For secondary schools the distance is slightly different <1600m (green), 1600m-3900m (amber) and >3900m (red). Overall ranking will be followed as below which is a consensus used in other areas: • Green 4+ core services within above threshold (<400m) • Amber 1 to 3 core services (400-800m) • Red 0 core services	
Contamination	Unlikely to be an issue. Site is greenfield.	
Utilities Infrastructure	It is not known for the site to have any utilities infrastructure crossing the site such as powerlines, pipelines, or being in close proximity to hazardous installations.	
Flood risk	Looking at the flood risk data provided by the Environment Agency the whole of the site falls within Flood Zone 1 (Rivers and Sea). This indicates there is a low risk of flooding with less than 1% chance each year from this water source ¹⁰. Regarding surface water flooding there is a low extent of surface water flood risk on the site according to the Environment Agency website.	

¹⁰ [See flood risk on a map - Check your long term flood risk - GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://www.gov.uk/check-long-term-flood-risk)

Constraint	Comments	RAG
Landscape	No known valued features on the site. The site is enclosed and cannot be seen from the roadside. There are no long-standing views.	
Biodiversity and Natural Environment	There are no statutory or non-statutory environment designations present or adjacent to the site. There are no priority habitats or known significant or protected trees on site. There is limited biodiversity value to the site currently and an opportunity for enhancement.	
Historic environment	The nearest listed building to the site is the Old Vicarage (Grade II) which is 650m away. There are no other statutory historic designations in close proximity or present on the site such as a conservation area, scheduled monuments or registered park and gardens. There are also no non designated heritage assets close to the site known either. So, it is considered there would be limited impact or significant harm from development regarding the historic environment/heritage.	
Land of community Value	Development of the site would not result in any loss of public open space or land which holds social, amenity or community value.	
Compatibility with neighbouring uses	According to the Breckland Site Assessment, the site is approximately 70% greenfield and 30% brownfield. Site seems mostly overgrown with vegetation at the moment and has a number of trees on the site.	
Planning Policy Constraints	The site is not within the green belt. The site has not been allocated for a particular use in the adopted or emerging local plan. The site is greenfield land and is within the existing built-up area (infill) but is not connected to the existing development boundary within Sporle. The development would not result in the merging of neighbouring settlements if built out. If the whole site was built out it would be in keeping with the scale of the settlement.	
Overall rating		

Availability

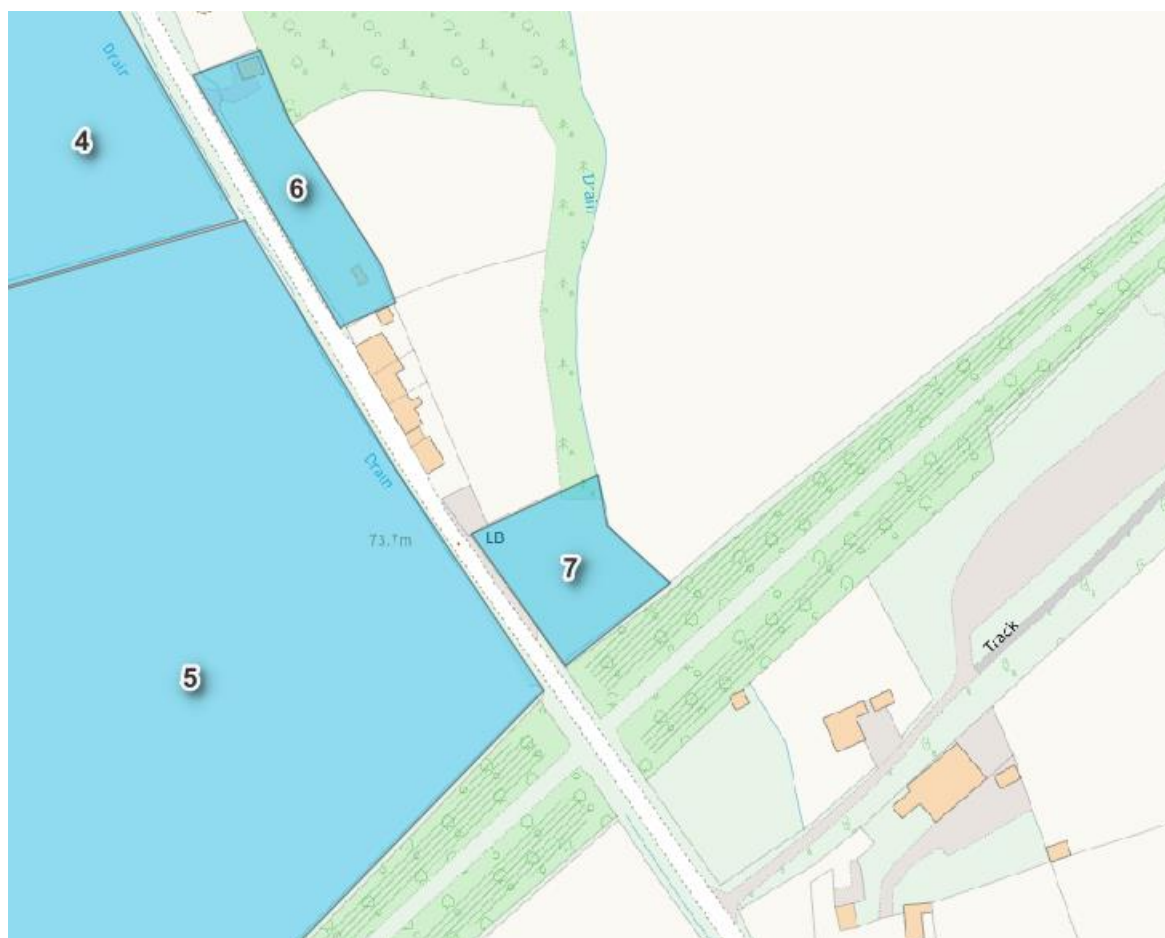
The landowner indicated in the 2022 call for sites that the land is available now and achievable for development within 5 years. In January 2024 further confirmation was

made that the site could be taken forward in the Neighbourhood Plan if the community wishes to allocate.

Achievability

On current evidence the site could be achievable if able to mitigate and overcome a number of concerns.

Site 7: Lady's Wood



Background information

Site area: 0.11ha

Current use: Greenfield

Proposed use: Residential custom/self-build development of approximately 1 dwelling. This site was put forward as in the Breckland Council call for sites 2022 as site 066.

Constraint	Comments	RAG
Highway access	The site is adjacent to the secondary/tertiary road within the settlement. The road is somewhat narrow not suitable for two-way traffic. There is existing access to the field.	
Public Rights of Way/Sustainable Transport	No current pedestrian access. No footpaths or public rights of way adjacent or crossing the site. Road is narrow and major improvements would be required. The Street is 30mph where the site is located. The site is not close to any national trails.	
Sustainable access to local services	Distance from different services: - Local shop <1200m (A/R) - Bus stop (Bunkers Hill- Service 11 to Kings Arm Bus Station in Swaffham) <1200m (A/R)	

Constraint	Comments	RAG
	• Cycle route (On Road) • Community facility <880m (A/R) • Medical facilities (e.g. dentist or doctors) >3750m+ (R) • Primary school <660m (A) • Open space/recreation facilities <750m (A) • Secondary School >4951m (R) • Train station >12000m+ (R) The area has been marked amber due to 2 core services are within 800m.	
Overall ranking accessibility	Services including local shop, bus stop, train station, primary school, open space/recreation facilities and cycle route will score green if less than <400m from the site (5 min walk) amber if between 400-800m (10 min walk) and red if >1200m (20+ min walk). For secondary schools the distance is slightly different <1600m (green), 1600m-3900m (amber) and >3900m (red). Overall ranking will be followed as below which is a consensus used in other areas: • Green 4+ core services within above threshold (<400m) • Amber 1 to 3 core services (400-800m) • Red 0 core services	
Contamination	Unlikely to be an issue. Site is greenfield.	
Utilities Infrastructure	It is not known for the site to have any utilities infrastructure crossing the site such as powerlines, pipelines, or being in close proximity to hazardous installations.	
Flood risk	Looking at the flood risk data provided by the Environment Agency the whole of the site falls within Flood Zone 1 (Rivers and Sea). This indicates there is a low risk of flooding with less than 1% chance each year from this water source ¹¹. The whole of the site has a high to medium extent of surface water flood risk according to the Environment Agency website.	
Landscape	No known valued features on the site. Enclosed with no long-standing views.	

¹¹ [See flood risk on a map - Check your long term flood risk - GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://www.gov.uk/check-long-term-flood-risk)

Constraint	Comments	RAG
Biodiversity and Natural Environment	There are no statutory or non-statutory environment designations present or adjacent to the site. There is one priority habitat site in close proximity to the site which is deciduous woodland. There are no known significant or protected trees on site. There is limited biodiversity value to the site currently and an opportunity for enhancement.	
Historic environment	The nearest listed building to the site is the Old Vicarage (Grade II) which is 650m away. There are no other statutory historic designations in close proximity or present on the site such as a conservation area, scheduled monuments or registered park and gardens. There are also no non designated heritage assets close to the site known either. So, it is considered there would be limited impact or significant harm from development regarding the historic environment/heritage.	
Land of community Value	Development of the site would not result in any loss of public open space or land which holds social, amenity or community value.	
Compatibility with neighbouring uses	Agricultural field boundaries lined with high hedgerows and trees. A few residential dwellings to the north of the site.	
Planning Policy Constraints	The site is not within the green belt. The site has not been allocated for a particular use in the adopted or emerging local plan. The site is greenfield land and is adjacent to the existing built-up area but is not connected to the existing development boundary within Sporle. The development would not result in the merging of neighbouring settlements if built out. If the whole site was built out it may change the character of the existing settlement due to its notable size.	
Overall rating		

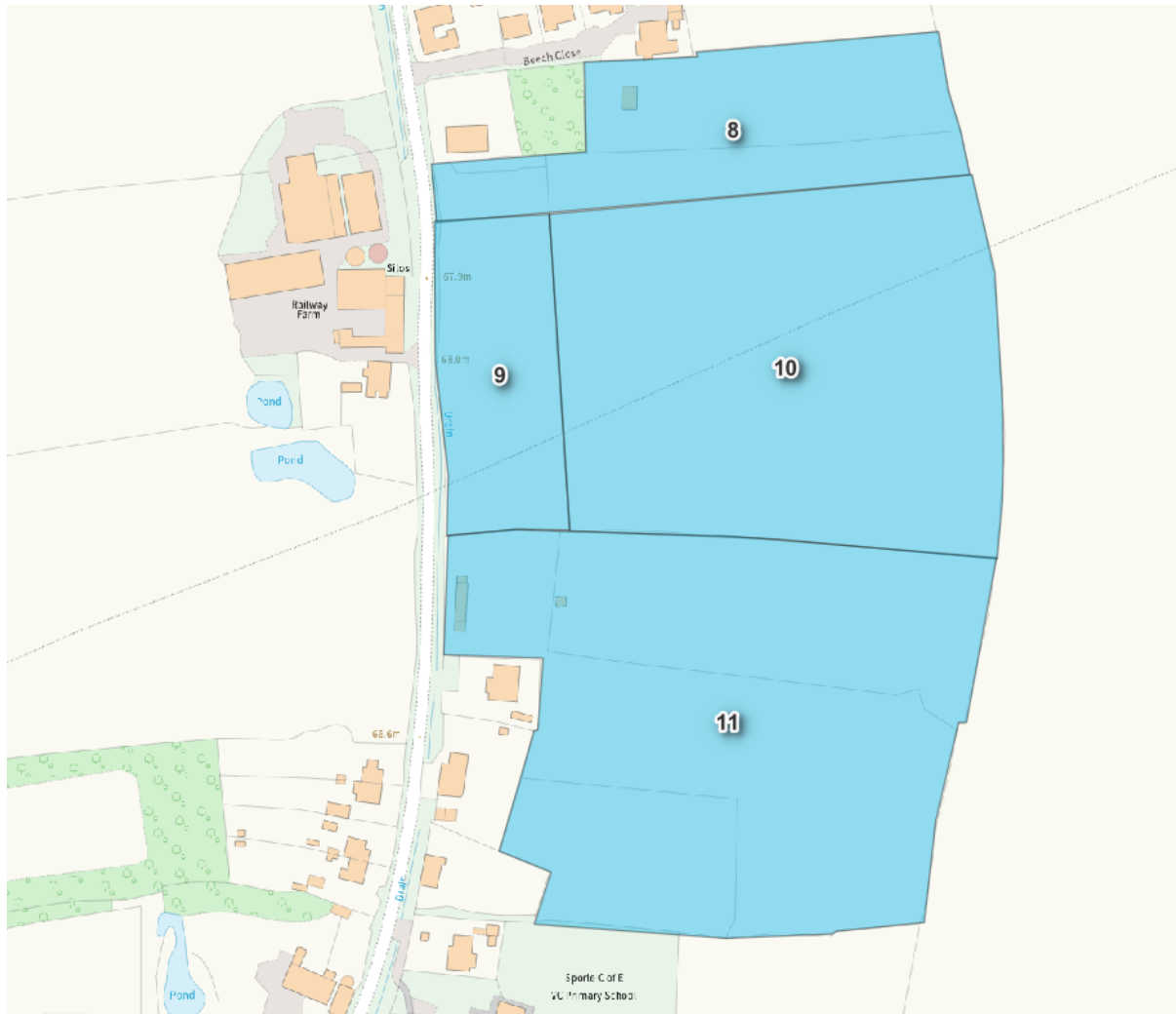
Availability

The landowner indicated in the 2022 call for sites that the land is available in 11-15 years and achievable for development to take place within 16 years+. In January 2024 further confirmation was made that the site could be taken forward in the Neighbourhood Plan if the community wishes to allocate.

Achievability

On current evidence the site could be achievable if able to mitigate and overcome a number of concerns.

Site 8: Sporle 96 The Street



Background information

Site area: 0.9ha

Current use: Greenfield

Proposed use: Residential market led development of approximately 5 dwellings. This site was put forward as in the Breckland Council call for sites 2022 as site 392. However, the boundary has been changed slightly since the site was submitted to Breckland in 2022 to ease access to the site if development came forward.

Constraint	Comments	RAG
Highway access	The site is adjacent to the secondary/tertiary road within the settlement. Access would be from The Street.	
Public Rights of Way/Sustainable Transport	No current pedestrian access. No footpaths or public rights of way adjacent or crossing the site. Improvements would be required, and hedgerows/trees may need to be removed. The	

Constraint	Comments	RAG
	Street is 30mph where the site is located. The site is not close to any national trails.	
Sustainable access to local services	Distance from different services: • Local shop <900m (A/R) • Bus stop (Bunkers Hill- Service 11 to Kings Arm Bus Station in Swaffham) <900m (A/R) • Cycle route (On Road) • Community facility <400m (G) • Medical facilities (e.g. dentist or doctors) >3793m+ (R) • Primary school <369m (G) • Open space/recreation facilities <390m (G) • Secondary School >4868m (R) • Train station >12000m+ (R) The area has been marked amber due to 3 core services are within 400m walking distance.	
Overall ranking accessibility	Services including local shop, bus stop, train station, primary school, open space/recreation facilities and cycle route will score green if less than <400m from the site (5 min walk) amber if between 400-800m (10 min walk) and red if >1200m (20+ min walk). For secondary schools the distance is slightly different <1600m (green), 1600m-3900m (amber) and >3900m (red). Overall ranking will be followed as below which is a consensus used in other areas: • Green 4+ core services within above threshold (<400m) • Amber 1 to 3 core services (400-800m) • Red 0 core services	
Contamination	Unlikely to be an issue. Site is greenfield.	
Utilities Infrastructure	It is not known for the site to have any utilities infrastructure crossing the site such as powerlines, pipelines, or being in close proximity to hazardous installations.	
Flood risk	Looking at the flood risk data provided by the Environment Agency the whole of the site falls within Flood Zone 1 (Rivers and Sea). This indicates there is a low risk of flooding with less than 1% chance each year from this water source ¹² .	

¹² [See flood risk on a map - Check your long term flood risk - GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://www.gov.uk/check-long-term-flood-risk)

Constraint	Comments	RAG
	Regarding surface water flooding there is a low extent of surface water flood risk on the site according to the Environment Agency website.	
Landscape	The site is considered to have a minimal impact on landscape due to the site is not visible from the road, it is self-contained and enclosed with no long or wide standing views. If development took place trees and hedgerows should be retained where possible on site and along the boundary. Development would also be set back from the built development line.	
Biodiversity and Natural Environment	There are no statutory or non-statutory environment designations present or adjacent to the site. There are no priority habitats or known significant or protected trees on site. There is limited biodiversity value to the site currently and an opportunity for enhancement.	
Historic environment	There are three listed buildings within 450m from the site these include the Old Vicarage (Grade II), Sporle War Memorial (Grade II) and the Church of St Mary (Grade I). There are no other statutory historic designations in close proximity or present on the site such as a conservation area, scheduled monuments or registered park and gardens. There are also no non designated heritage assets close to the site known either. So, it is considered there would be limited impact or significant harm from development regarding the historic environment/heritage.	
Land of community Value	Development of the site would not result in any loss of public open space or land which holds social, amenity or community value.	
Compatibility with neighbouring uses	Greenfield site. The west is densely covered with trees, but the rest of the site is largely open space with the boundaries lined by trees. To the north of the site there is a recent new development of residential bungalows. The rest of the site boundaries open fields.	
Planning Policy Constraints	The site is not within the green belt. The site has not been allocated for a particular use in the adopted or emerging local plan. The site is greenfield land and is adjacent to the	

Constraint	Comments	RAG
	existing built-up area but is outside and not connected to the existing development boundary within Sporle. The development would not result in the merging of neighbouring settlements if built out. If the whole site was built out it would be in keeping with the settlement.	
Overall rating		

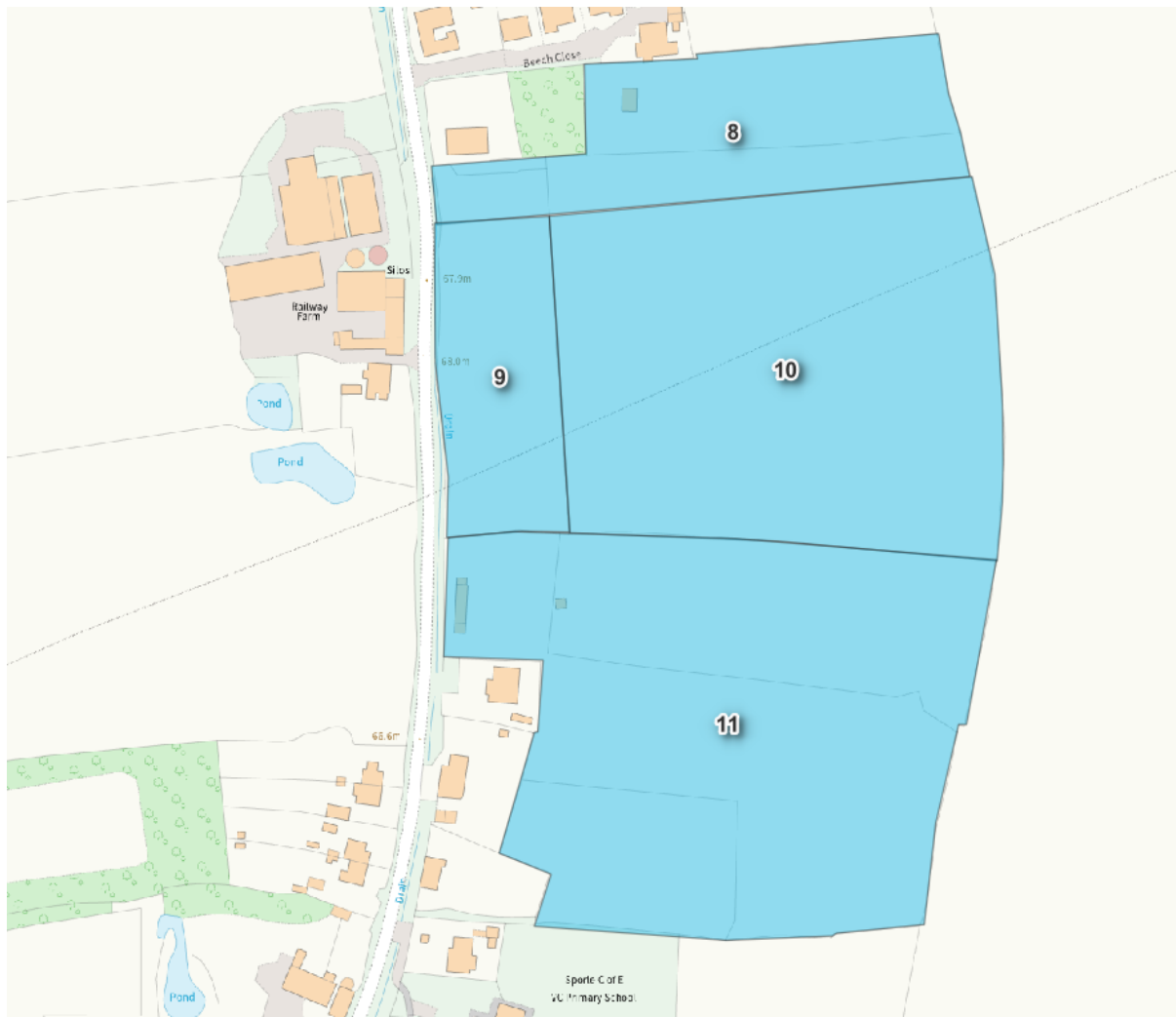
Availability

The landowner indicated in the 2022 call for sites that the land is available now and achievable for development within 5 years. In January 2024 further confirmation was made that the site could be taken forward in the Neighbourhood Plan if the community wishes to allocate.

Achievability

On current evidence the site could be achievable if able to mitigate and overcome a number of concerns.

Site 9: Sporle 96 The Street (front/left)



Background information

Site area: 0.58ha

Current use: Greenfield

Proposed use: Residential market led development of approximately 4 dwellings. This site was put forward as in the Breckland Council call for sites 2022 as site 394.

However, the boundary has been changed slightly since the site was submitted to Breckland in 2022 to ease access to Site 15 if development came forward.

Constraint	Comments	RAG
Highway access	The site is adjacent to the secondary/tertiary road within the settlement. Some improvements may be required. There is an existing field access to the site with a gate.	
Public Rights of Way/Sustainable Transport	No current pedestrian access. There is a footpath adjacent to the site to the west but none crossing the site. Improvements would be required, and hedgerows/trees may need to be removed. The	

Constraint	Comments	RAG
	Street is 30mph where the site is located. The site is not close to any national trails.	
Sustainable access to local services	Distance from different services: • Local shop <700m (A) • Bus stop (Bunkers Hill- Service 11 to Kings Arm Bus Station in Swaffham) <700m (A) • Cycle route (On Road) • Community facility <400m (G) • Medical facilities (e.g. dentist or doctors) >3793m+ (R) • Primary school <200m (G) • Open space/recreation facilities <400m (G) • Secondary School >4868m (R) • Train station >12000m+ (R) The area has been marked amber due to 5 core services are within 400m walking distance.	
Overall ranking accessibility	Services including local shop, bus stop, train station, primary school, open space/recreation facilities and cycle route will score green if less than <400m from the site (5 min walk) amber if between 400-800m (10 min walk) and red if >1200m (20+ min walk). For secondary schools the distance is slightly different <1600m (green), 1600m-3900m (amber) and >3900m (red). Overall ranking will be followed as below which is a consensus used in other areas: • Green 4+ core services within above threshold (<400m) • Amber 1 to 3 core services (400-800m) • Red 0 core services	
Contamination	Unlikely to be an issue. Site is greenfield.	
Utilities Infrastructure	It is not known for the site to have any utilities infrastructure crossing the site such as powerlines, pipelines, or being in close proximity to hazardous installations.	
Flood risk	Looking at the flood risk data provided by the Environment Agency the whole of the site falls within Flood Zone 1 (Rivers and Sea). This indicates there is a low risk of flooding with less than 1% chance each year from this water source ¹³ .	

¹³ [See flood risk on a map - Check your long term flood risk - GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://www.gov.uk/check-long-term-flood-risk)

Constraint	Comments	RAG
	Regarding surface water flooding there is a medium-high extent of surface water flood risk on the site according to the Environment Agency website.	
Landscape	Landscape risk would be considered minimal due to being a smaller site which is quite self-contained along the western boundary of the road with existing hedgerows, scrubs and trees. It is considered to have a low impact on visibility risk due to there are not long or wide standing views. If development took place trees and hedgerows should be retained where possible on site and along the boundary.	
Biodiversity and Natural Environment	There are no statutory or non-statutory environment designations present or adjacent to the site. There are no priority habitats or known significant or protected trees on site. There is limited biodiversity value to the site currently and an opportunity for enhancement.	
Historic environment	There are three listed buildings within 350m from the site these include the Old Vicarage (Grade II), Sporle War Memorial (Grade II) and the Church of St Mary (Grade I). There are no other statutory historic designations in close proximity or present on the site such as a conservation area, scheduled monuments or registered park and gardens. There are also no non designated heritage assets close to the site known either. So, it is considered there would be limited impact or significant harm from development regarding the historic environment/heritage.	
Land of community Value	Development of the site would not result in any loss of public open space or land which holds social, amenity or community value.	
Compatibility with neighbouring uses	Agricultural field the western boundary runs alongside The Street and has hedgerows, it's also adjacent to farm buildings. The east of the site boundaries an open field and the north and south of the site boundary fields with some agricultural buildings around. All the boundaries are lined with hedgerows.	
Planning Policy Constraints	The site is not within the green belt. The site has not been allocated for a particular use in the adopted or emerging local plan.	

Constraint	Comments	RAG
	The site is greenfield land and is not connected to the existing built-up area or existing development boundary within Sporle. The development would not result in the merging of neighbouring settlements if built out. If the whole site was built out It would be in keeping with the settlement.	
Overall rating		

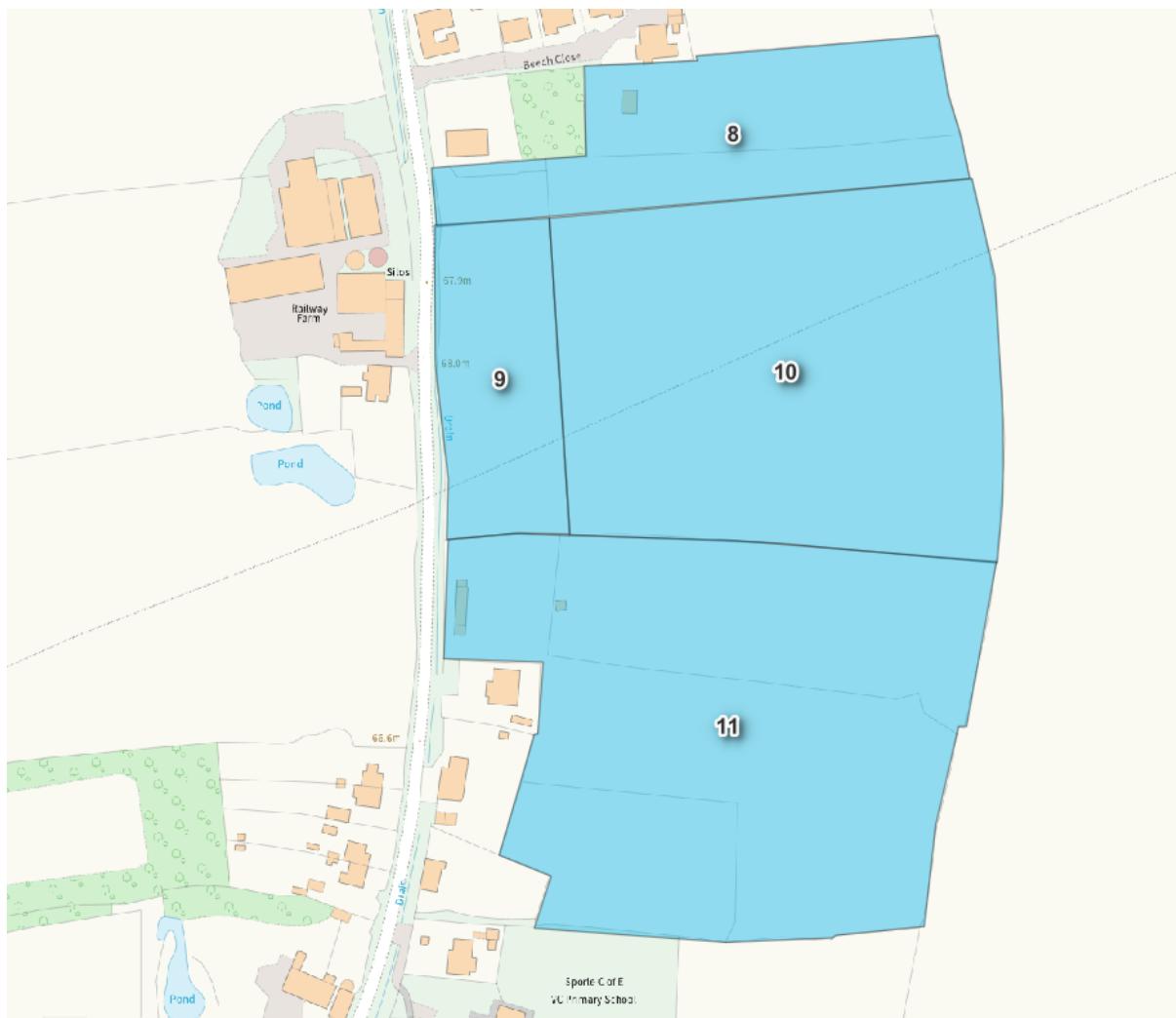
Availability

The landowner indicated in the 2022 call for sites that the land is available now and achievable for development within 5 years. In January 2024 further confirmation was made that the site could be taken forward in the Neighbourhood Plan if the community wishes to allocate.

Achievability

On current evidence the site could be achievable if able to mitigate and overcome a number of concerns.

Site 10: Sporle 96 The Street (rear)



Background information

Site area: 2.2ha

Current use: Greenfield

Proposed use: Residential market led development of approximately 40 dwellings. This site was put forward as in the Breckland Council call for sites 2022 as site 393.

However, the boundary has been changed slightly since the site was submitted to Breckland in 2022 to ease access to Site 15 which is also in the same ownership as Site 16 if development came forward.

Constraint	Comments	RAG
Highway access	The site is not adjacent to the secondary/tertiary road within the settlement. However, it is in the same ownership as Site 17 and access is proposed through this site. Some improvements may be required.	
Public Rights of Way/Sustainable Transport	No current pedestrian access. No footpaths or public rights of way adjacent or crossing the site. Improvements would be required, and hedgerows/trees may need to be removed. The	

Constraint	Comments	RAG
	Street is 30mph where the site is located. The site is not close to any national trails.	
Sustainable access to local services	Distance from different services: • Local shop <800m (A) • Bus stop (Bunkers Hill- Service 11 to Kings Arm Bus Station in Swaffham) <800m (A) • Cycle route (On Road) • Community facility <400m (G) • Medical facilities (e.g. dentist or doctors) >3793m+ (R) • Primary school <257m (G) • Open space/recreation facilities <400m (G) • Secondary School >4868m (R) • Train station >12000m+ (R) The area has been marked amber due to 5 core services are within 400-800m walking distance.	
Overall ranking accessibility	Services including local shop, bus stop, train station, primary school, open space/recreation facilities and cycle route will score green if less than <400m from the site (5 min walk) amber if between 400-800m (10 min walk) and red if >1200m (20+ min walk). For secondary schools the distance is slightly different <1600m (green), 1600m-3900m (amber) and >3900m (red). Overall ranking will be followed as below which is a consensus used in other areas: • Green 4+ core services within above threshold (<400m) • Amber 1 to 3 core services (400-800m) • Red 0 core services	
Contamination	Unlikely to be an issue. Site is greenfield.	
Utilities Infrastructure	It is not known for the site to have any utilities infrastructure crossing the site such as powerlines, pipelines, or being in close proximity to hazardous installations.	
Flood risk	Looking at the flood risk data provided by the Environment Agency the whole of the site falls within Flood Zone 1 (Rivers and Sea). This indicates there is a low risk of flooding with less than 1% chance each year from this water source ¹⁴ .	

¹⁴ [See flood risk on a map - Check your long term flood risk - GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://www.gov.uk/check-long-term-flood-risk)

Constraint	Comments	RAG
	Regarding surface water flooding there is a low extent of surface water flood risk on the site according to the Environment Agency website.	
Landscape	Development of this site would be setting back the built development line from The St. This may be out of character for the area leaving site 17 to the west as open space. It is considered to have a low impact on visibility risk due to there are not long or wide standing views. The area is quite contained with existing hedgerows and large trees. If development took place trees and hedgerows should be retained where possible on site and along the boundary.	
Biodiversity and Natural Environment	There are no statutory or non-statutory environment designations present or adjacent to the site. There are no priority habitats or known significant or protected trees on site. There is limited biodiversity value to the site currently and an opportunity for enhancement.	
Historic environment	There are three listed buildings within 350m from the site these include the Old Vicarage (Grade II), Sporle War Memorial (Grade II) and the Church of St Mary (Grade I). There are no other statutory historic designations in close proximity or present on the site such as a conservation area, scheduled monuments or registered park and gardens. There are also no non designated heritage assets close to the site known either. So, it is considered there would be limited impact or significant harm from development regarding the historic environment/heritage.	
Land of community Value	Development of the site would not result in any loss of public open space or land which holds social, amenity or community value.	
Compatibility with neighbouring uses	Agricultural field with all boundaries covered by trees and hedgerows. All boundaries back onto open fields.	
Planning Policy Constraints	The site is not within the green belt. The site has not been allocated for a particular use in the adopted or emerging local plan. The site is greenfield land and is not connected to the existing built-up area or existing development boundary within Sporle.	

Constraint	Comments	RAG
	The development would not result in the merging of neighbouring settlements if built out. If the whole site was built out it may impact on the scale and size of the settlement depending on the scale and setting.	
Overall rating		

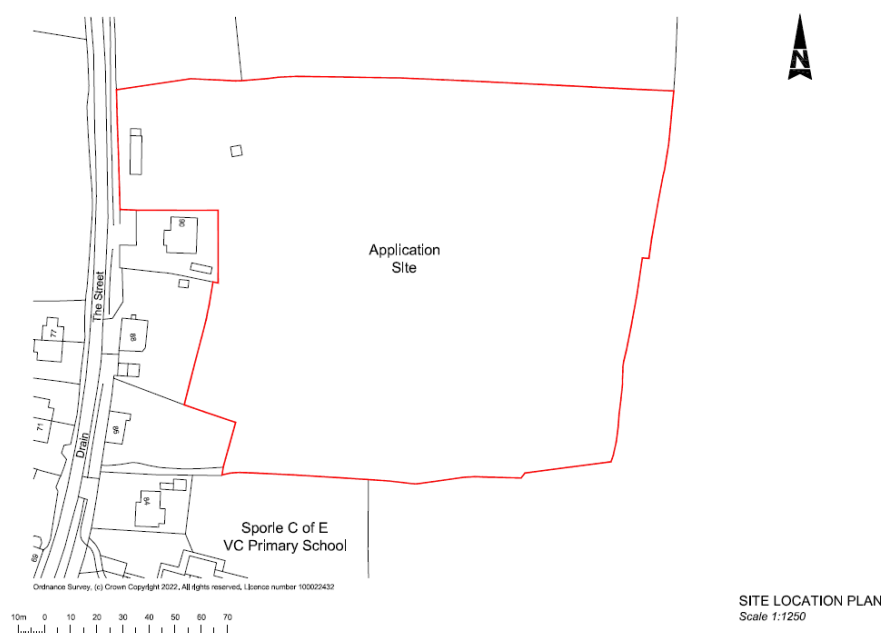
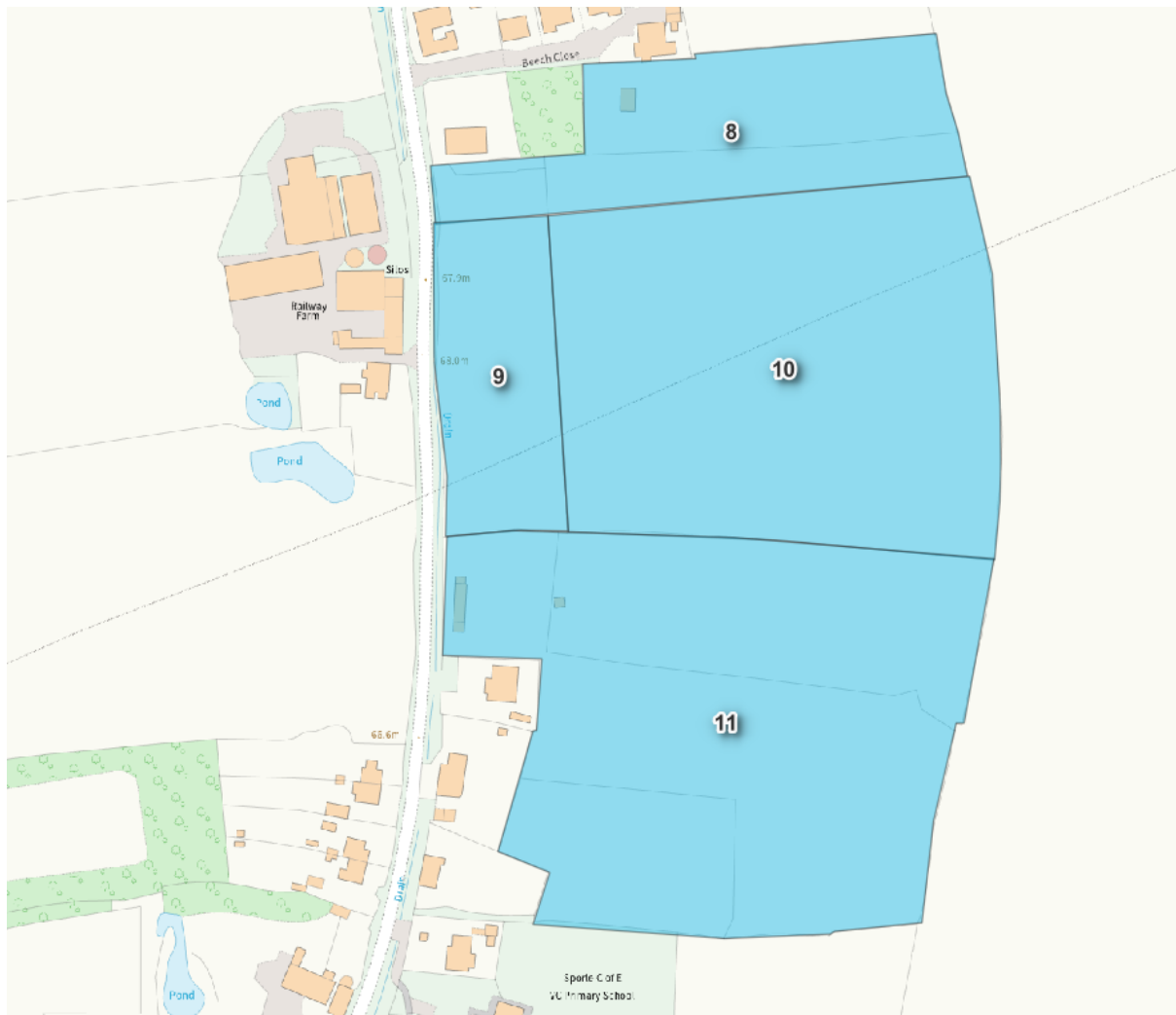
Availability

The landowner indicated in the 2022 call for sites that the land is available now and achievable for development within 5 years. In January 2024 further confirmation was made that the site could be taken forward in the Neighbourhood Plan if the community wishes to allocate.

Achievability

On current evidence the site could be achievable if able to mitigate and overcome a number of concerns.

Site 11: Land East of The Street



Background information

Site area: 2.66ha

Current use: Greenfield

Proposed use: Residential market led development of approximately 35-50 dwellings.

This site was put forward as in the Breckland Council call for sites 2022 as site 063.

Constraint	Comments	RAG
Highway access	The site is adjacent to the secondary/tertiary road within the settlement. Does not look to be an existing access to the site from the road.	
Public Rights of Way/Sustainable Transport	No current pedestrian access. No footpaths or public rights of way adjacent or crossing the site. Road is narrow and major improvements would be required. The Street is 30mph where the site is located. The site is not close to any national trails.	
Sustainable access to local services	Distance from different services: • Local shop <400m (G) • Bus stop (Bunkers Hill- Service 11 to Kings Arm Bus Station in Swaffham) <800m (A) • Cycle route (On Road) • Community facility <200m (G) • Medical facilities (e.g. dentist or doctors) >3000m (R) • Primary school <100m (G) • Open space/recreation facilities <250m (G) • Secondary School >3900m (R) • Train station >12000m (R) The area has been marked green due to 4 core services are within 400m.	
Overall ranking accessibility	Services including local shop, bus stop, train station, primary school, open space/recreation facilities and cycle route will score green if less than <400m from the site (5 min walk) amber if between 400-800m (10 min walk) and red if >1200m (20+ min walk). For secondary schools the distance is slightly different <1600m (green), 1600m-3900m (amber) and >3900m (red). Overall ranking will be followed as below which is a consensus used in other areas: • Green 4+ core services within above threshold (<400m) • Amber 1 to 3 core services (400-800m) • Red 0 core services	

Constraint	Comments	RAG
Contamination	Unlikely to be an issue. The site is greenfield.	
Utilities Infrastructure	It is not known for the site to have any utilities infrastructure crossing the site such as powerlines, pipelines, or being in close proximity to hazardous installations.	
Flood risk	Looking at the flood risk data provided by the Environment Agency the whole of the site falls within Flood Zone 1 (Rivers and Sea). This indicates there is a low risk of flooding with less than 1% chance each year from this water source ¹⁵. Regarding surface water flooding there is a low extent of surface water flood risk on the site according to the Environment Agency website.	
Landscape	The site is considered to have a minimal impact on landscape due to the area visible from the road is self-contained and enclosed with no long or wide spreading views. If development took place trees and hedgerows should be retained where possible.	
Biodiversity and Natural Environment	There are no statutory or non-statutory environment designations present or adjacent to the site. There are no priority habitats or known significant or protected trees on site. There is limited biodiversity value to the site currently and an opportunity for enhancement.	
Historic environment	There are three listed buildings within 250m from the site these include the Old Vicarage (Grade II), Sporle War Memorial (Grade II) and the Church of St Mary (Grade I). There are no other statutory historic designations in close proximity or present on the site such as a conservation area, scheduled monuments or registered park and gardens. There are also no non designated heritage assets close to the site known either. Development of the site may have impact on the historic assets and their setting. However, mitigation could be possible.	
Land of community Value	Development of the site would not result in any loss of public open space or land which holds social, amenity or community value.	
Compatibility with neighbouring uses	Agricultural field. The north, east and south of the site boundary with other fields the west boundaries with some residential dwellings and The Street. All	

¹⁵ [See flood risk on a map - Check your long term flood risk - GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://www.gov.uk/check-long-term-flood-risk)

Constraint	Comments	RAG
	the site boundaries appear to be lined with hedgerows and trees.	
Planning Policy Constraints	The site is not within the green belt. The site has not been allocated for a particular use in the adopted or emerging local plan. The site is greenfield land and is adjacent to the existing built-up area. It is not connected to the existing development boundary within Sporle. The development would not result in the merging of neighbouring settlements if built out. If the whole site was built out it may change the character of the existing settlement due to its notable size.	
Overall rating		

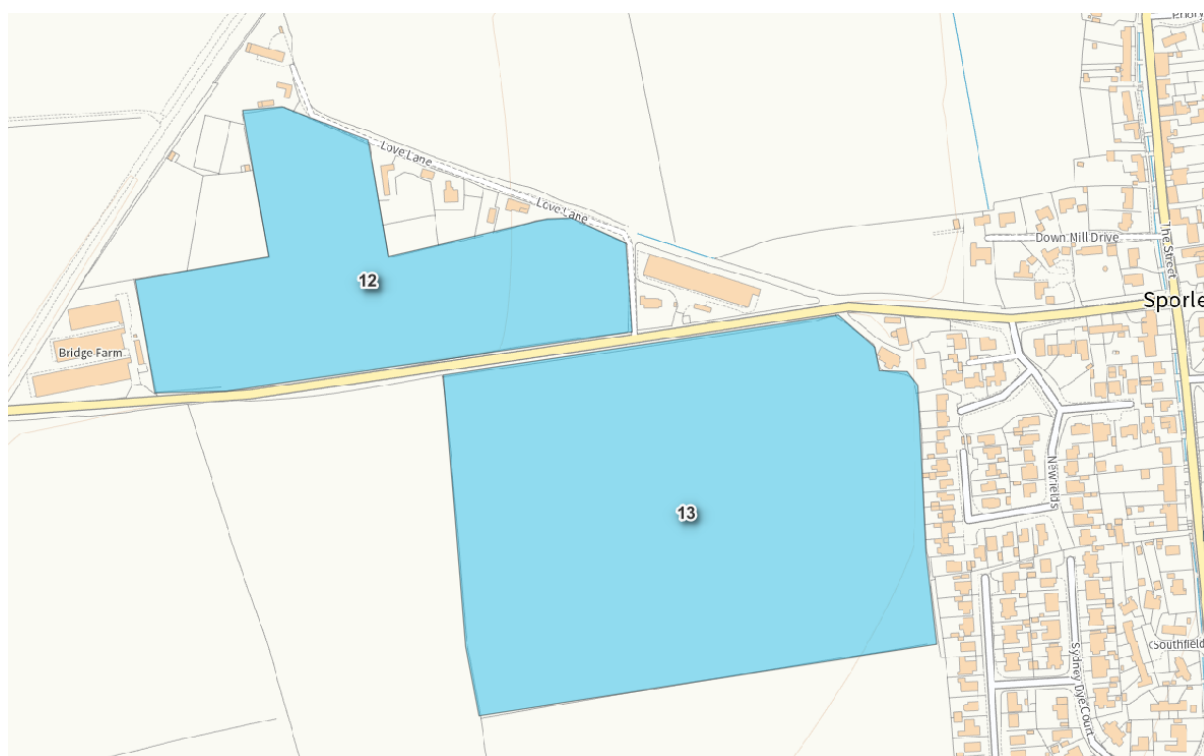
Availability

The landowner indicated in the 2022 call for sites that the land is available now and achievable for development to take place within 5 years. In January 2024 further confirmation was made that the site could be taken forward in the Neighbourhood Plan if the community wishes to allocate.

Achievability

On current evidence the site is could be achievable if able to mitigate and overcome a number of concerns.

Site 12: Bunkers HILL (RHS)



Background information

Site area: 4.21ha

Current use: Greenfield

Proposed use: Residential market led and first homes development of approximately 105 dwellings. This site was put forward as in the Breckland Council call for sites 2022 as site 371.

Constraint	Comments	RAG
Highway access	The site is adjacent to the secondary/tertiary road within the settlement. The road speed is currently 60mph. There is currently an existing trackway to nearby residential dwellings adjacent the site. Access could be extended off this trackway, however, major improvements would be needed.	
Public Rights of Way/Sustainable Transport	No current pedestrian access. No footpaths or public rights of way adjacent or crossing the site. Improvements would be required, and hedgerows/trees may need to be removed. Bunkers Hill is 60mph where the site is located. The site is not close to any national trails.	
Sustainable access to local services	Distance from different services: - Local shop <500m (A) - Bus stop (Bunkers Hill- Service 11 to Kings Arm Bus Station in Swaffham) <400m (G) - Cycle route (On Road) - Community facility <950m (A/R)	

Constraint	Comments	RAG
	• Medical facilities (e.g. dentist or doctors) >2714m+ (R) • Primary school <900m (A/R) • Open space/recreation facilities <950m (A/R) • Secondary School >3618m (R) • Train station >12000m+ (R) The area has been marked amber due to 2 core services are within 800m walking distance.	
Overall ranking accessibility	Services including local shop, bus stop, train station, primary school, open space/recreation facilities and cycle route will score green if less than <400m from the site (5 min walk) amber if between 400-800m (10 min walk) and red if >1200m (20+ min walk). For secondary schools the distance is slightly different <1600m (green), 1600m-3900m (amber) and >3900m (red). Overall ranking will be followed as below which is a consensus used in other areas: • Green 4+ core services within above threshold (<400m) • Amber 1 to 3 core services (400-800m) • Red 0 core services	
Contamination	Unlikely to be an issue. Site is greenfield.	
Utilities Infrastructure	It is not known for the site to have any utilities infrastructure crossing the site such as powerlines, pipelines, or being in close proximity to hazardous installations.	
Flood risk	Looking at the flood risk data provided by the Environment Agency the whole of the site falls within Flood Zone 1 (Rivers and Sea). This indicates there is a low risk of flooding with less than 1% chance each year from this water source ¹⁶. Regarding surface water flooding there is a low extent of surface water flood risk on the site according to the Environment Agency website.	
Landscape	It is considered to have a low impact on visibility risk due to there are not long or wide standing views. The area is self-contained with existing hedgerows around the boundary. If the site was developed it	

¹⁶ [See flood risk on a map - Check your long term flood risk - GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://www.gov.uk/check-long-term-flood-risk)

Constraint	Comments	RAG
	should retain as many hedgerows and trees as possible.	
Biodiversity and Natural Environment	There are no statutory or non-statutory environment designations present or adjacent to the site. There are no priority habitats or known significant or protected trees on site. There is limited biodiversity value to the site currently and an opportunity for enhancement.	
Historic environment	The nearest listed building to the site is the Church of St Mary (Grade I) and War Memorial (Grade II) which are approximately 900m away. These assets cannot be seen from the site. There are no other statutory historic designations in close proximity or present on the site such as a conservation area, scheduled monuments or registered park and gardens. There are also no non designated heritage assets close to the site known either. So, it is considered there would be limited impact or significant harm from development regarding the historic environment/heritage.	
Land of community Value	Development of the site would not result in any loss of public open space or land which holds social, amenity or community value.	
Compatibility with neighbouring uses	Agricultural field. The south of the site runs alongside Bunkers Hill road. The north of the site boundaries a large residential dwelling and east of the site boundaries agricultural buildings and the west of the site boundaries Bridge Farm. The site appears to be lined with hedgerows including some trees.	
Planning Policy Constraints	The site is not within the green belt. The site has not been allocated for a particular use in the adopted or emerging local plan. The site is greenfield land and is outside and not connected to the existing built-up area or existing development boundary within Sporle. It may be out of character to build major development in this location. The development would not result in the merging of neighbouring settlements if built out. However, if the whole site was built out there is potential for an impact on the scale and size of the settlement	

Constraint	Comments	RAG
	depending on how the design and setting of the scheme is presented.	
Overall rating		

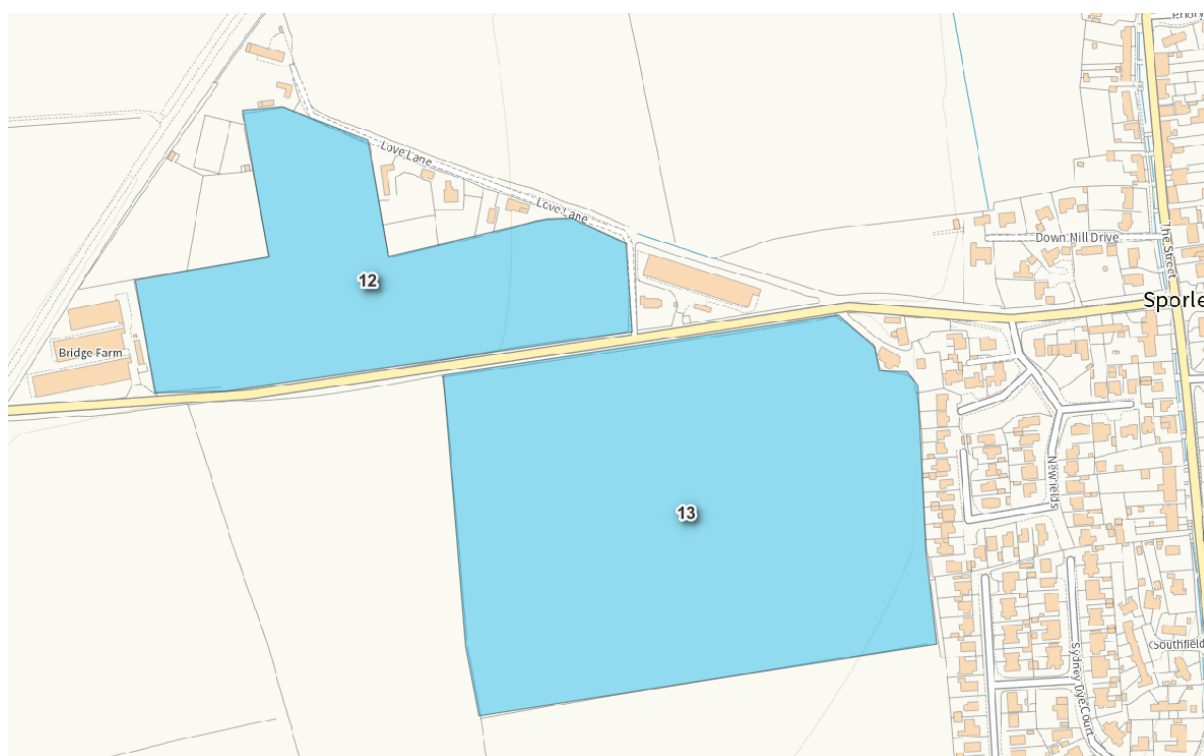
Availability

In January 2024 further confirmation was made that the site could be taken forward in the Neighbourhood Plan if the community wishes to allocate.

Achievability

On current evidence the site could be achievable if able to mitigate and overcome a number of concerns.

Site 13: Bunkers Hill (LHS)



Background information

Site area: 8.97ha

Current use: Greenfield

Proposed use: Residential market led and first homes development of approximately 225 dwellings. This site was put forward as in the Breckland Council call for sites 2022 as site 370.

Constraint	Comments	RAG
Highway access	The site is adjacent to the secondary/tertiary road within the settlement. There looks to be no existing access onto the site. The site falls within a 60mph zone adjacent to a 30mph this could be extended. The road is wide and of a good quality. The bank to the east of the site looks too steep for access in the 30mph this could be an issue.	
Public Rights of Way/Sustainable Transport	No current pedestrian access. No footpaths or public rights of way adjacent or crossing the site. Improvements would be required, and hedgerows/trees may need to be removed. Bunkers Hill is 60mph where the site is located. The verge adjacent the site is wide enough to incorporate a footpath dependent on landowner permission. The site is not close to any national trails.	
Sustainable access to local services	Distance from different services: Local shop <300m (G)	

Constraint	Comments	RAG
	• Bus stop (Bunkers Hill- Service 11 to Kings Arm Bus Station in Swaffham) <200m (G) • Cycle route (On Road) • Community facility <700m (A) • Medical facilities (e.g. dentist or doctors) >2714m+ (R) • Primary school <531m (A) • Open space/recreation facilities <700m (A) • Secondary School >3618m (R) • Train station >12000m+ (R) The area has been marked amber due to 5 core services are within 800m walking distance.	
Overall ranking accessibility	Services including local shop, bus stop, train station, primary school, open space/recreation facilities and cycle route will score green if less than <400m from the site (5 min walk) amber if between 400-800m (10 min walk) and red if >1200m (20+ min walk). For secondary schools the distance is slightly different <1600m (green), 1600m-3900m (amber) and >3900m (red). Overall ranking will be followed as below which is a consensus used in other areas: • Green 4+ core services within above threshold (<400m) • Amber 1 to 3 core services (400-800m) • Red 0 core services	
Contamination	Unlikely to be an issue. Site is greenfield.	
Utilities Infrastructure	It is not known for the site to have any utilities infrastructure crossing the site such as powerlines, pipelines, or being in close proximity to hazardous installations.	
Flood risk	Looking at the flood risk data provided by the Environment Agency the whole of the site falls within Flood Zone 1 (Rivers and Sea). This indicates there is a low risk of flooding with less than 1% chance each year from this water source ¹⁷. Regarding surface water flooding there is a low extent of surface water flood risk on the site according to the Environment Agency website.	

¹⁷ [See flood risk on a map - Check your long term flood risk - GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://www.gov.uk/check-long-term-flood-risk)

Constraint	Comments	RAG
Landscape	It is considered to have a low impact on visibility risk due to there are not long or wide standing views. The area is self-contained with existing hedgerows around the boundary. If the site was developed it should retain as many hedgerows and trees as possible.	
Biodiversity and Natural Environment	There are no statutory or non-statutory environment designations present or adjacent to the site. There are no priority habitats or known significant or protected trees on site. There is limited biodiversity value to the site currently and an opportunity for enhancement.	
Historic environment	The nearest listed building to the site is the Church of St Mary (Grade I) and War Memorial (Grade II) which are approximately 750m away. These assets cannot be seen from the site. There are no other statutory historic designations in close proximity or present on the site such as a conservation area, scheduled monuments or registered park and gardens. There are also no non designated heritage assets close to the site known either. So, it is considered there would be limited impact or significant harm from development regarding the historic environment/heritage.	
Land of community Value	Development of the site would not result in any loss of public open space or land which holds social, amenity or community value.	
Compatibility with neighbouring uses	Agricultural field. The north of the site runs alongside Bunkers Hill road. The east of the site boundaries residential development and the south and west of the site boundaries open fields. The site appears to be lined with hedgerows including some trees.	
Planning Policy Constraints	The site is not within the green belt. The site has not been allocated for a particular use in the adopted or emerging local plan. The site is greenfield land and is adjacent to the existing built-up area and is adjacent and connected to the existing development boundary within Sporle. The development would not result in the merging of neighbouring settlements if built out. If the whole site was built out there is potential for an impact on	

Constraint	Comments	RAG
	the scale and size of the settlement depending on how the design and setting of the scheme is presented. This could be disproportionate with the current character.	
Overall rating		

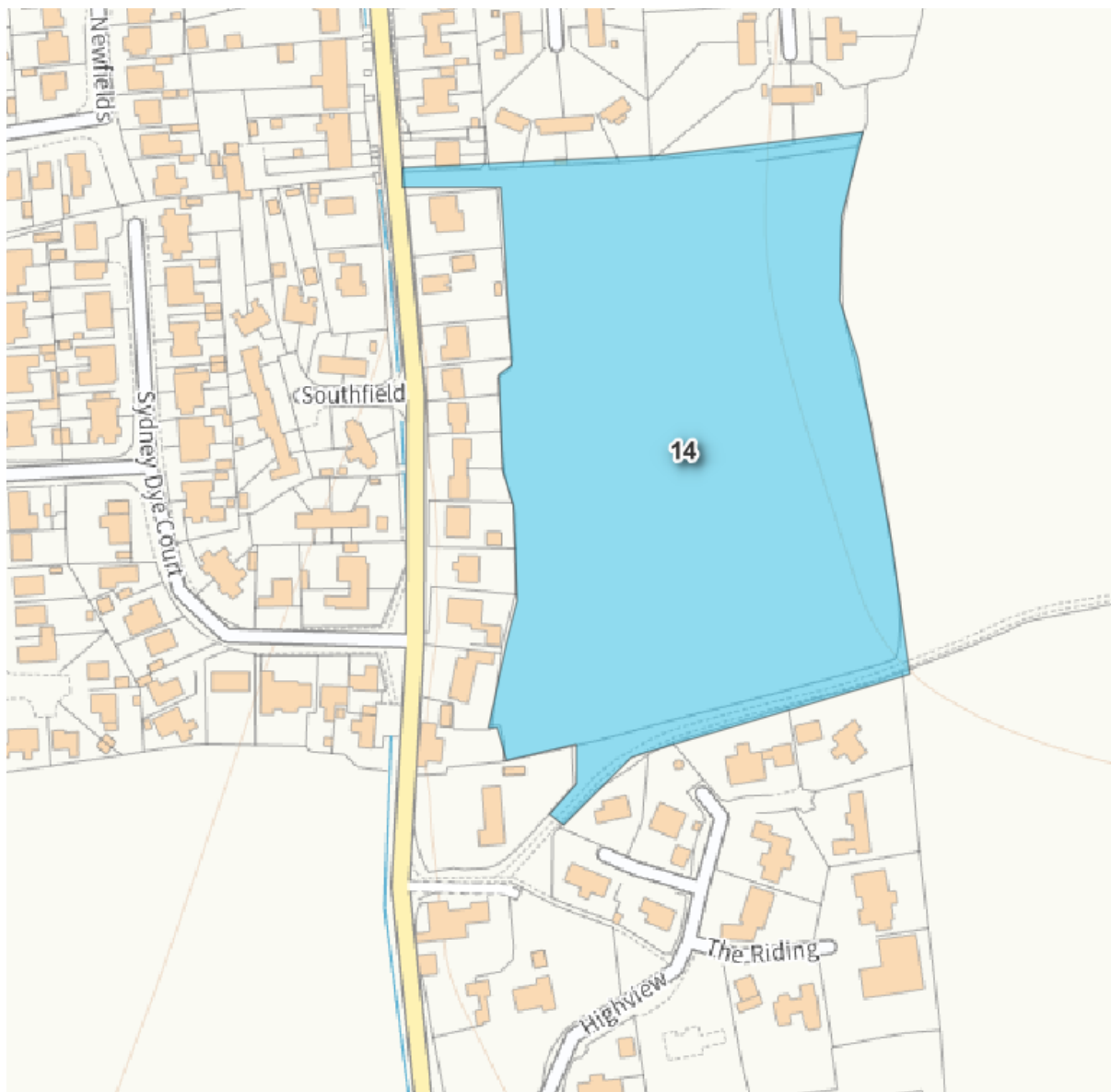
Availability

The landowner indicated in the 2022 call for sites that the land is available in 1-5 years and achievable for development within 5 years. In January 2024 further confirmation was made that the site could be taken forward in the Neighbourhood Plan if the community wishes to allocate.

Achievability

On current evidence the site could be achievable if able to mitigate and overcome a number of concerns.

Site 14: Land East of The Street



Background information

Site area: 2.7ha

Current use: Greenfield

Proposed use: Residential market led development of approximately 100 dwellings.
This site was put forward as in the Breckland Council call for sites 2022 as site 147.

Constraint	Comments	RAG
Highway access	Access would need to come from The St. There looks to be existing access to the majority of the site, however, this is overgrown and there is a telephone pole within the access entrance. The access looks to be quite tight which may cause issues for large turning vehicles. It could also be difficult for visibility with current vegetation and hedgerows to see safely when exiting the site. Further evidence (transport assessment) would	

Constraint	Comments	RAG
	need to be gathered to determine the access is suitable.	
Public Rights of Way/Sustainable Transport	No current pedestrian access. No footpaths or public rights of way adjacent or crossing the site. Road is narrow and major improvements would be required. The Street is 30mph where the site is located. The site is not close to any national trails.	
Sustainable access to local services	Distance from different services: • Local shop <200m (G) • Bus stop (Bunkers Hill- Service 11 to Kings Arm Bus Station in Swaffham) <200m (G) • Cycle route (On Road) • Community facility <650m (A) • Medical facilities (e.g. dentist or doctors) >3594m+ (R) • Primary school <630m (A) • Open space/recreation facilities <650m (A) • Secondary School >3666m (R) • Train station >12000m+ (R) The area has been marked amber due to 5 core services are within 800m walking distance.	
Overall ranking accessibility	Services including local shop, bus stop, train station, primary school, open space/recreation facilities and cycle route will score green if less than <400m from the site (5 min walk) amber if between 400-800m (10 min walk) and red if >1200m (20+ min walk). For secondary schools the distance is slightly different <1600m (green), 1600m-3900m (amber) and >3900m (red). Overall ranking will be followed as below which is a consensus used in other areas: • Green 4+ core services within threshold (<400m) • Amber 1 to 3 core services (400-800m) • Red 0 core services	
Contamination	Unlikely to be an issue. Site is greenfield.	
Utilities Infrastructure	It is not known for the site to have any utilities infrastructure crossing the site such as powerlines, pipelines, or being in close proximity to hazardous installations.	
Flood risk	Looking at the flood risk data provided by the Environment Agency the whole of the site falls within Flood Zone 1 (Rivers and Sea). This indicates	

Constraint	Comments	RAG
	there is a low risk of flooding with less than 1% chance each year from this water source ¹⁸. Regarding surface water flooding there is a low extent of surface water flood risk to the south of the site according to the Environment Agency website.	
Landscape	Landscape value is considered low since there are no known features on site. The area is enclosed with no long-standing views. The site is adjacent to residential dwellings and would be set back from the building line.	
Biodiversity and Natural Environment	There are no statutory or non-statutory environment designations present or adjacent to the site. There are no priority habitats or known significant or protected trees on site. There is limited biodiversity value to the site currently and an opportunity for enhancement.	
Historic environment	The nearest listed building to the site is Wolferton House (Grade II) which are approximately 580m away. This assets cannot be seen from the site. There are no other statutory historic designations in close proximity or present on the site such as a conservation area, scheduled monuments or registered park and gardens. There are also no non designated heritage assets close to the site known either. So, it is considered there would be limited impact or significant harm from development regarding the historic environment/heritage.	
Land of community Value	Development of the site would not result in any loss of public open space or land which holds social, amenity or community value.	
Compatibility with neighbouring uses	The north, west and south of the site both boundary residential developments. The east of the site boundaries open fields. There are hedgerows and trees lining the whole boundary.	
Planning Policy Constraints	The site is not within the green belt. The site has not been allocated for a particular use in the adopted or emerging local plan. The site is greenfield land and is within the	

¹⁸ [See flood risk on a map - Check your long term flood risk - GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://www.gov.uk/check-long-term-flood-risk)

Constraint	Comments	RAG
	existing built-up area (infill) and is adjacent and connected to the existing development boundary within Sporle. The development would not result in the merging of neighbouring settlements if built out. If the whole site was built out it would be in keeping with the scale of the settlement.	
Overall rating		

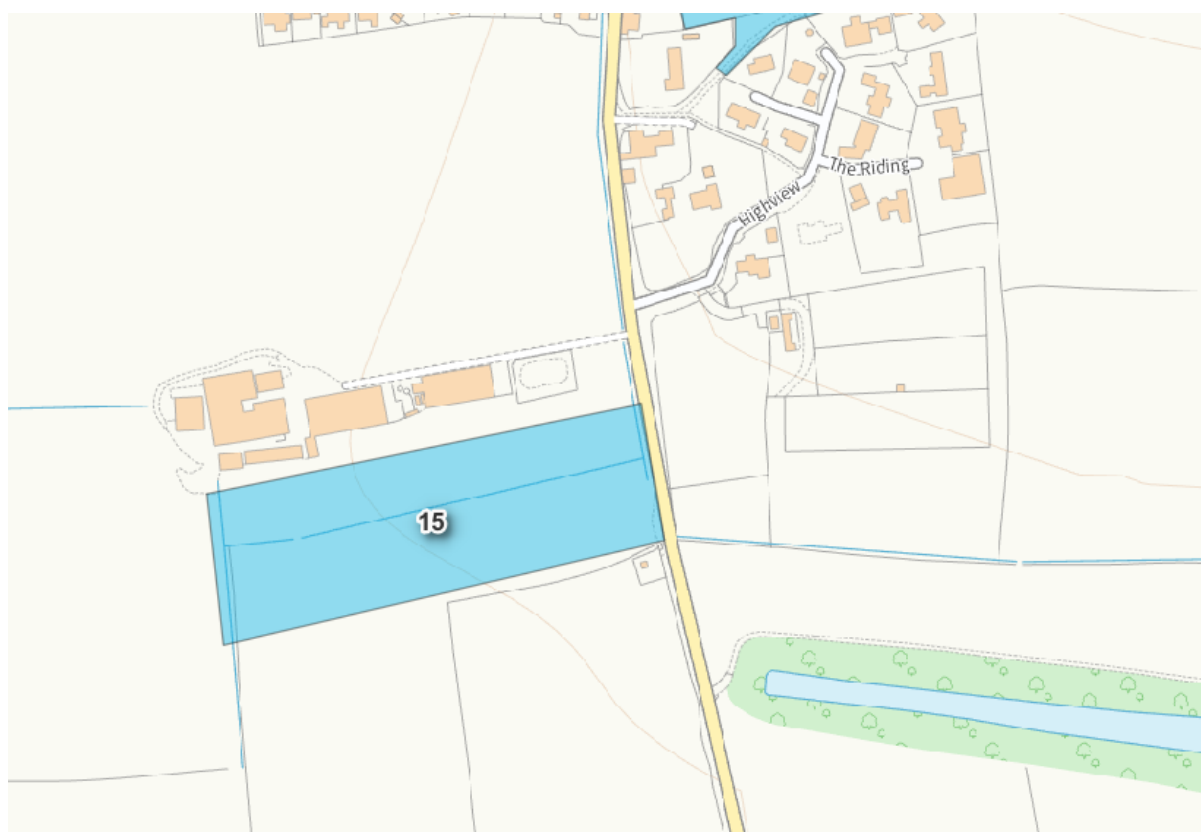
Availability

The landowner indicated in the 2022 call for sites that the land is available now and achievable for development within 5 years. In January 2024 further confirmation was made that the site could be taken forward in the Neighbourhood Plan if the community wishes to allocate.

Achievability

On current evidence the site could be achievable if able to mitigate and overcome a number of concerns.

Site 15: Land West of The Street



Background information

Site area: 2.6ha

Current use: Mostly greenfield

Proposed use: Residential market led development of approximately 30- 50 dwellings.

This site was put forward as in the Breckland Council call for sites 2022 as site 146.

Constraint	Comments	RAG
Highway access	The site is adjacent to the secondary/tertiary road within the settlement. There is existing field access which would need improvements. Visibility looks to be fairly open at this location if hedgerows were maintained.	
Public Rights of Way/Sustainable Transport	No current pedestrian access. No footpaths or public rights of way adjacent or crossing the site. Road is narrow and major improvements would be required. The Street is 60mph where the site is located. The site is not close to any national trails.	
Sustainable access to local services	Distance from different services: • Local shop <620m (A) • Bus stop (Bunkers Hill- Service 11 to Kings Arm Bus Station in Swaffham) <620m (A) • Cycle route (On Road) • Community facility <920m (A/R)	

Constraint	Comments	RAG
	- Medical facilities (e.g. dentist or doctors) >2870m+ (R) - Primary school <821m (A/R) - Open space/recreation facilities <920m (A/R) - Secondary School >3666m (R) - Train station >12000m+ (R) The area has been marked amber due to 3 core services are within approximately 400-800m walking distance.	
Overall ranking accessibility	Services including local shop, bus stop, train station, primary school, open space/recreation facilities and cycle route will score green if less than <400m from the site (5 min walk) amber if between 400-800m (10 min walk) and red if >1200m (20+ min walk). For secondary schools the distance is slightly different <1600m (green), 1600m-3900m (amber) and >3900m (red). Overall ranking will be followed as below which is a consensus used in other areas: - Green 4+ core services within above threshold (<400m) - Amber 1 to 3 core services (400-800m) - Red 0 core services	
Contamination	Unlikely to be an issue. Site is mostly greenfield.	
Utilities Infrastructure	The site has telephone lines crossing through the west boundary or adjacent. Design and setting of any scheme would need to keep this in mind. It is not known for the site to have any other utilities infrastructure crossing the site such as powerlines, pipelines, or being in close proximity to hazardous installations.	
Flood risk	Looking at the flood risk data provided by the Environment Agency the whole of the site falls within Flood Zone 1 (Rivers and Sea). This indicates there is a low risk of flooding with less than 1% chance each year from this water source ¹⁹. Regarding surface water flooding there is a medium-high extent of surface water flood risk over the	

¹⁹ [See flood risk on a map - Check your long term flood risk - GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://www.gov.uk/check-long-term-flood-risk)

Constraint	Comments	RAG
	majority of the site according to the Environment Agency website.	
Landscape	The land is elevated with medium viewpoints from certain areas of the road. The boundary has a number of hedgerows and scrubs. Any development should try retaining these where possible. No known valued features on site.	
Biodiversity and Natural Environment	There are no statutory or non-statutory environment designations present or adjacent to the site. There are no priority habitats or known significant or protected trees on site. There is limited biodiversity value to the site currently and an opportunity for enhancement.	
Historic environment	The nearest listed building to the site is Wolferton House (Grade II) which is approximately 350m away. There are no other statutory historic designations in close proximity or present on the site such as a conservation area, scheduled monuments or registered park and gardens. There are also no non designated heritage assets close to the site known either. So, it is considered there would be limited impact or significant harm from development regarding the historic environment/heritage.	
Land of community Value	Development of the site would not result in any loss of public open space or land which holds social, amenity or community value.	
Compatibility with neighbouring uses	Agricultural field. The north of the site boundaries agricultural buildings, the remainder of the site boundaries open fields.	
Planning Policy Constraints	The site is not within the green belt. The site has not been allocated for a particular use in the adopted or emerging local plan. The site is mostly green land and outside of the existing built-up area but is adjacent to the existing development boundary within Sporle. If this site was built out it would make site 4 a potential large infill site. The development would not result in the merging of neighbouring settlements if built out. If the whole site was built out there could be a change in scale and size of the settlement. However, the impact	

Constraint	Comments	RAG
	would depend upon the setting and design of the site scheme.	
Overall rating		

Availability

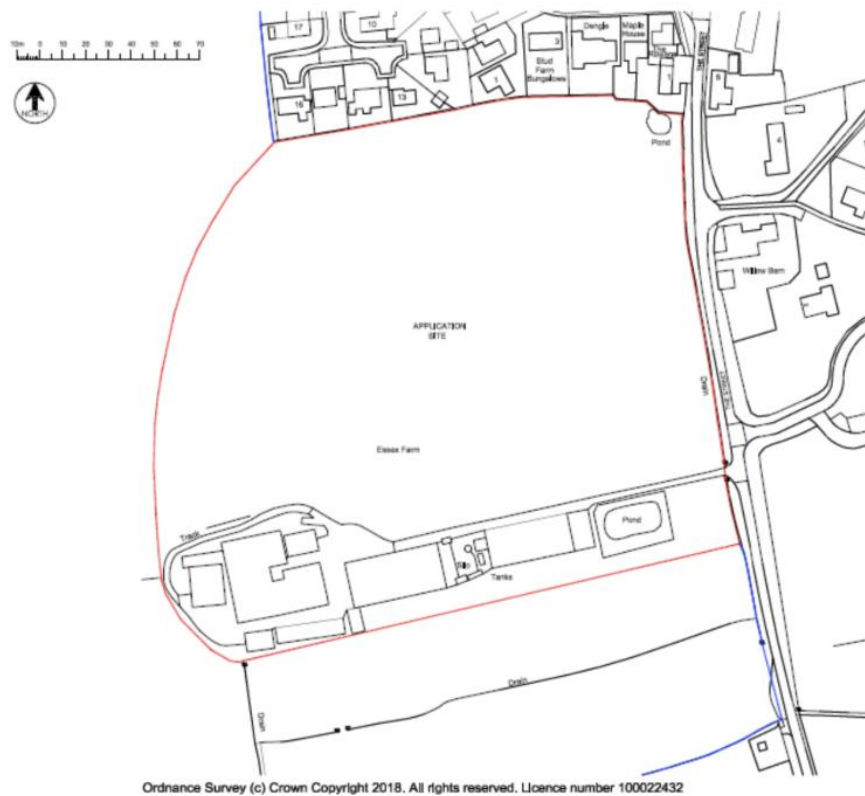
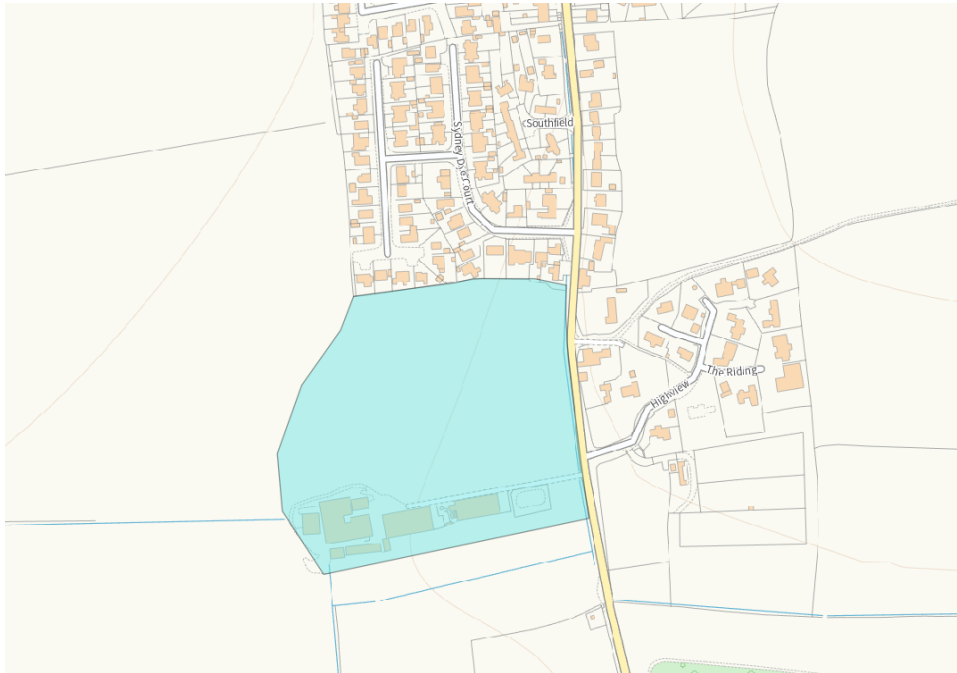
The landowner indicated in the 2022 call for sites that the land is available now and achievable for development within 5 years. In January 2024 further confirmation was made that the site could be taken forward in the Neighbourhood Plan if the community wishes to allocate.

Achievability

On current evidence the site could be achievable if able to mitigate and overcome a number of concerns.

Appendix 1: Sites considered but not being taken forward in the Sporre Neighbourhood Plan

Land West of The Street (Stud Farm) Site 1



Background information

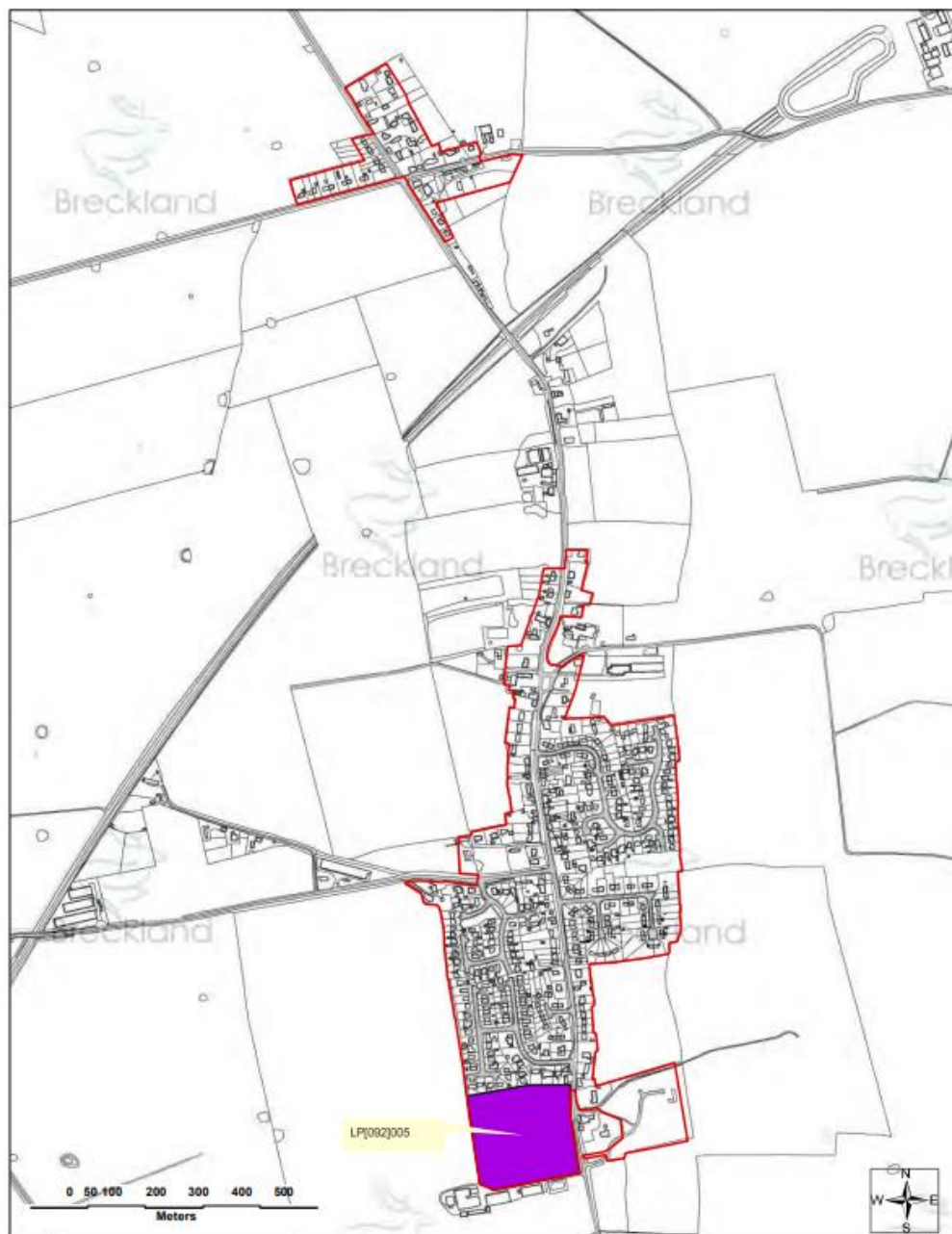
Site area: 4.94ha

Current use: Mostly greenfield

Proposed use: Residential market led development of approximately 80 dwellings. This site was put forward as in the Breckland Council call for sites 2022 as site 145.

The majority of the site is allocated in the Breckland Local Plan for residential development of at least 35 dwellings (known as Land to the North-East of Essex Farm LP[092]005). As shown below. In January 2024 the agent confirmed the site is currently subject to a reserved matters application. For this reason, it will not be taken forward in the Sporle Neighbourhood Plan since it is already allocated and is awaiting a decision.

Map 3.17 Summary of the Sporle Allocation.



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