



Breckland Local Plan Update

Call for Potential Development Sites

**(Housing and Gypsy, Traveller and
Travelling Showpeople)**

Breckland District Council

March 2025

This form should be used to promote land for the Call for Sites. The 'Call for Sites' is the opportunity for individuals, landowners and developers to suggest sites within the District for development over the next 18 years. The site suggestions received by us will be used to inform the update of the Local Plan. The call for sites exercise will not determine whether a site should be allocated for development. However, it will help identify a potential pool of sites for further consideration through a range of technical work (as set out in the accompanying Guidance Note).

For further information on the Call for Sites please refer to the accompanying Guidance Note and frequently asked questions

How to complete the form:

- Please complete separate forms for each site promoted
- Please provide your name and email address so we can contact you to clarify or to seek further information if needed
- Please provide a location plan (on an OS map base) clearly identifying the extent of the site boundary
- Where there are multiple landowners, landownership boundaries must be defined. Please confirm whether every landowner has agreed that their land be promoted for possible development
- In order to provide us with a complete picture please provide as much information as possible

The Council has undertaken similar call for site exercises in the past. However, given the updates to the National Planning Policy Framework and length of time since the last call for site another consultation is being carried out with additional questions on deliverability and availability, it is important to note that sites previously submitted to the Council as part of the Full Review for consideration **WILL BE** considered as part of the review of the Local Plan. Only sites that are submitted through this and the previous exercise will be considered further. The outcome of the assessment will be made publicly available, and the intention is that the assessment will be reviewed periodically.

Wherever possible, submissions should be completed and saved electronically and emailed to us at: planning.policyteam@breckland.gov.uk. Alternatively, completed forms can be printed and returned to us by post using the address below:

Breckland Council: Local Plan Update:
Call for Sites
Planning Department
Breckland Council
Elizabeth House,
Walpole Loke,
Dereham, Norfolk,
NR19 1EE

Sites should be submitted to the Council by **5pm on 28 April**. Sites submitted after this point may not be accepted and consequently not considered.

Housing:	
Sites should be capable of accommodating 5 dwellings or more and / or have an area of 0.25 hectares or more	Housing can include dwelling houses, houses in multiple occupation and some types of other communal accommodation such as residential institutions and supported living such as Extra Care sites, sites for Gypsy and Travellers and Travelling Showpeople can also contribute to meeting housing needs. The extent to which more specialist forms of housing will contribute towards meeting the Council's housing requirement is subject to scrutiny of various factors including, the amount of market housing that would be released back into the overall supply or the number of separate dwellings developments would deliver.

The Council can only consider sites which are within the administrative area of Breckland Council. However, cross boundary sites, where part of the site is within Breckland and broad locations will be considered.

More than one site or building can be submitted for consideration but please ensure that a separate form is used for each site.

IMPORTANT NOTE

The Council will require the promoters of all the sites to have, or be prepared at their own expense to, address all the assessment criteria as set out in this document and to undertake any relevant work to demonstrate that a site is suitable, available and deliverable no later than the end of July 2025 so as to help the Council meet the approved timetable for the preparation of the Plan.

It is imperative that all sites allocated for development in the Plan can demonstrate that they are suitable, available, viable and deliverable in order to ensure that the Plan can be found sound at a future Examination in Public.

Failure to do this could result in a site not being allocated in the Plan.

It is also important to note that providing information does not mean that a site will be allocated in the Plan. The Council is required to allocate sufficient sites to meet the mandatory housing need in a sustainable and deliverable way. Therefore any expenditure incurred by a site owner / promoter or developer is at their own risk.



All information provided will be treated in accordance with the General Data Protection Regulations. We will use this information to assist in the production of Breckland Council's Local Plan. If you have provided your contact details, we will use these to contact you to discuss the

suitability of sites. Where appropriate, we may pass on your contact details to other Council Departments, our Housing Market Area partners, and external consultants, working on our behalf, who may contact you about your site. We will also publish your submission as part of the Local Plan process. Any personal data will be removed.

Breckland Local Plan Update (2024 – 2042)**Call for Sites****Housing and Gypsy, Traveller and Travelling Showpeople
(MARCH 2025)****SECTION 1: YOUR DETAILS**

SECTION 1: YOUR DETAILS			
Name	Jonathan Dixon		
Organisation (if applicable)	Savills		
Email			
Telephone			
Your address			
Postcode			
Please state whether you are:			
The Landowner	☐	A Planning Consultant	☒
A Developer	☐	Planning / Land Agent	☐
A Registered Social Housing Provider	☐	Resident / Parish or Town Council	☐
Other (please specify)	There are existing public water, sewerage and electricity connections to the site provided by Anglian		
If acting on behalf of a landowner /developer please provide their details			

SECTION 2: SITE DETAILS AND CURRENT USE

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Site name and address	Robertson Barracks Worthing Road Swanton Morley Dereham
Postcode	NR20 4QD
Total site area (hectares)	165 hectares
Area suitable for development (if not all of the site area is suitable for development due to constraints such as woodland, buildings on site etc. please estimate how much of the site could be developed)	140 hectares - there is approximately 25 hectares of woodlands and pond, plus the Grade II listed Control Tower (list entry: 1391586) and its setting, and the three Pickett-Hamilton fort scheduled monuments (list entry: 1020780) that would be removed
Have you included an Ordnance Survey based map of an appropriate scale that clearly shows the location and precise boundaries?	Yes - please see attached.
Is the site Brownfield or greenfield? (If both please provide the area split)	The site is brownfield, consisting of a collection of buildings, hard surfaces to the east, and a grassed airfield to the west.
Are there any buildings or uses on site that are to be retained?	There is the potential for some existing buildings on site to be repurposed. This will be subject to future feasibility studies.

SECTION 3: PROPOSED DEVELOPMENT – RESIDENTIAL

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Type(s) of housing proposed (please tick all that apply)	Market		Affordable only	
	First homes		Housing for older people	
	Custom/self-build		Student	
	Gypsy and traveller site		Travelling showpeople site	
	A mix of housing types:	X		
Other (Please specify)	The site offers the opportunity for a mix of housing types, market, affordable, first homes, self-build and housing for older people, plus any others			
Estimated number of dwellings or estimated number of gypsy /traveller pitches or travelling showpeople plots	Up to 2,000 dwellings - though this will be subject to technical capacity studies and masterplanning. DIO are keen to work with Breckland Council and key local stakeholders to confirm the number of dwellings			

SECTION 4: SITE OWNERSHIP

SECTION45: SITE OWNERSHIP						
What is your/your client's interest in the site?	Sole owner of the site	X	Part owner of the site		Lessee	
	Option holder		No ownership			
Other (please describe)						
Names and contact details for all owners of the site (if different from Section 1)						
Have the owners of all parts of the site indicated support for your proposals for the site?						

SECTION 5: SITE AVAILABILITY

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	Yes	No	If yes please provide details
Are there current uses/occupiers that would need to be relocated?	X		The site is currently occupied by the Army who have a programme of reprovision at other military
Does any further land need to be acquired to develop the site?		X	
Are there any legal or ownership constraints, such as ransom strips or covenants on the land, which might prohibit or delay development of the site? If so, please set out how these issues could be overcome.	X		There is potential for covenants on the site. Legal due diligence will be undertaken to ensure any can be addressed in advance of disposal in

SECTION 6: SITE ACCESS

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Is there safe vehicular and pedestrian access to the site for the type of development proposed?	Yes	X	No	
Please set out where the site access is located or proposed to be located. This may be an existing or proposed location, or multiple locations.	The site has two existing pedestrian and vehicular accesses from Worthing Road and Hoe Road North.			
Do you control the land necessary to provide safe vehicular access to the site?	Yes. There are existing safe vehicular accesses onto Worthing Road and Hoe Road North that are on land			

SECTION 7: SITE UTILITIES/ INFRASTRUCTURE

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		Yes	No	Don't know
Does the site have access to the following utilities / infrastructure provision and is there existing capacity available on the network to meet the needs of the proposed development?	Mains water supply	X		
	Mains sewerage	X		
	Electrical supply	X		
	Gas supply		X	
	Broadband	X		
	Other (please specify):	There are existing public water, sewerage and electricity connections to the site provided by Anglian Water and UK Power Networks respectively. These are sufficient to provide for the current site needs and have provided for more intensive use of the site in the past. Available capacity and the need for any network reinforcement is being formerly confirmed during the ongoing promotion and masterplanning process. There are no gas mains within the site or in the immediate vicinity of the site. It is understood that most existing properties are serviced via individual LPG tanks. The main buildings in the central area are heated from a centralised oil fired boiler house via a district heating system.		

SECTION 8: DEVELOPMENT TIMESCALES, COSTS AND VIABILITY

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When do you estimate that development could start on site?	Up to 5 years		5 – 10 years	X
	10 – 15 years		Over 15 years	
What is the estimated annual delivery rate? (dwellings per year)	100 dwellings per year - though could be greater through use of modern methods of construction.			
	Yes	No	Don't Know	
Is the site currently for sale and being marketed through a land / estate agent?		X		
Is there known developer interest in the site?		X		
Is site assembly / lease termination is required before the site can be developed, how long would you envisage that process to take?	X			
Are there any covenants, leases or ransoms which would affect when the land may become available or how the site can be developed?			X	

SECTION 9: OTHER RELEVANT INFORMATION

Please provide any additional information that is relevant to your proposal for

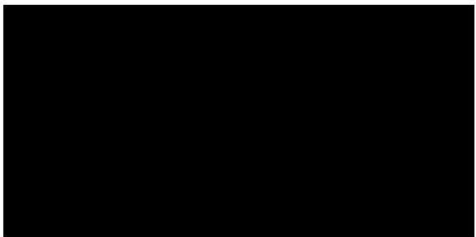
SECTION 9: OTHER RELEVANT INFORMATION

Please see attached covering letter and Emerging Concepts Document

the site here. If necessary, please continue on a separate sheet.

The information provided about sites will be made public and used to inform the Council's Local Plan and its supporting evidence base.

If you wish to be consulted on Breckland's Local Plan in the future, please tick this box ☐

Signature		Date	25/04/25
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