
FW: Call For Sites 2025

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Good afternoon Members and Parish Councillors

Call For Sites 2025 – Sent on behalf of the Planning Policy Team

Breckland Council is reviewing its Local Plan.

You may be aware that between April and May 2022, the council undertook a formal Call for Sites consultation as part of the full update of the Local Plan. This was a way for landowners, developers, individuals, parish and town councils and other interested parties to suggest sites for development or for protection as Local Green Space.

In December 2024 the Government published the revised NPPF alongside mandatory housing targets. For Breckland this increased the target from 625 dwellings per annum to 903. Given the significant increase in housing that is required by Government to be delivered a further call for sites is necessary in relation to sourcing additional housing land.

The call for sites also asks for potential sites for gypsy and traveller provision.

Furthermore, the Government has committed to doubling onshore wind energy by 2030 and has removed the de facto ban on onshore wind in England, in place since 2015. The NPPF also states that the 'planning system should support the transition to net zero by 2050. The Call For Sites is therefore including a call for land for all renewable energy in order for the Council to consider identifying suitable areas for renewable and low carbon energy.

It is important to note that 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. This will help to inform future decisions on allocations in the new Local Plan. The Council will conduct a technical assessment of land put forward and look to include appropriate available, suitable and deliverable land within the new Local Plan. It should be noted that identifying sites and buildings in the assessment does not guarantee their inclusion in the Local Plan or that planning permission will be granted.

Sites that were previously submitted to the Council for consideration will be considered again and there will be no requirement for agents or landowners to re-submit. However it will be an opportunity for promoters to supply additional information to support their proposal and demonstrate deliverability.

Comments received during previous consultations regarding previously put forward sites will still be considered and there will be the opportunity for interested parties to comment on new sites put forward and expand on any comments previously made.

Any new sites that are submitted will be placed in the public domain.

Please use the relevant Form and additional note when submitting a site.

This is available at the following link:

<https://www.breckland.gov.uk/article/19942/Local-Plan-Full-Update-2024>

It is important to note that 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 the supporting documents 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.

Please submit a site using the appropriate Form to planning.policyteam@breckland.gov.uk

Sites should be submitted by 28 April 2025.

Thank you



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