

Community Conversation October 2025

Theme **Development Boundary**



Great Massingham
Neighbourhood Development Plan

Agenda

- Introduction
- Development Boundary Context
- Summary of the July Walk and the route taken.
- Share the opportunity sites and seek feedback
- Chance to share YOUR opinions and complete the survey

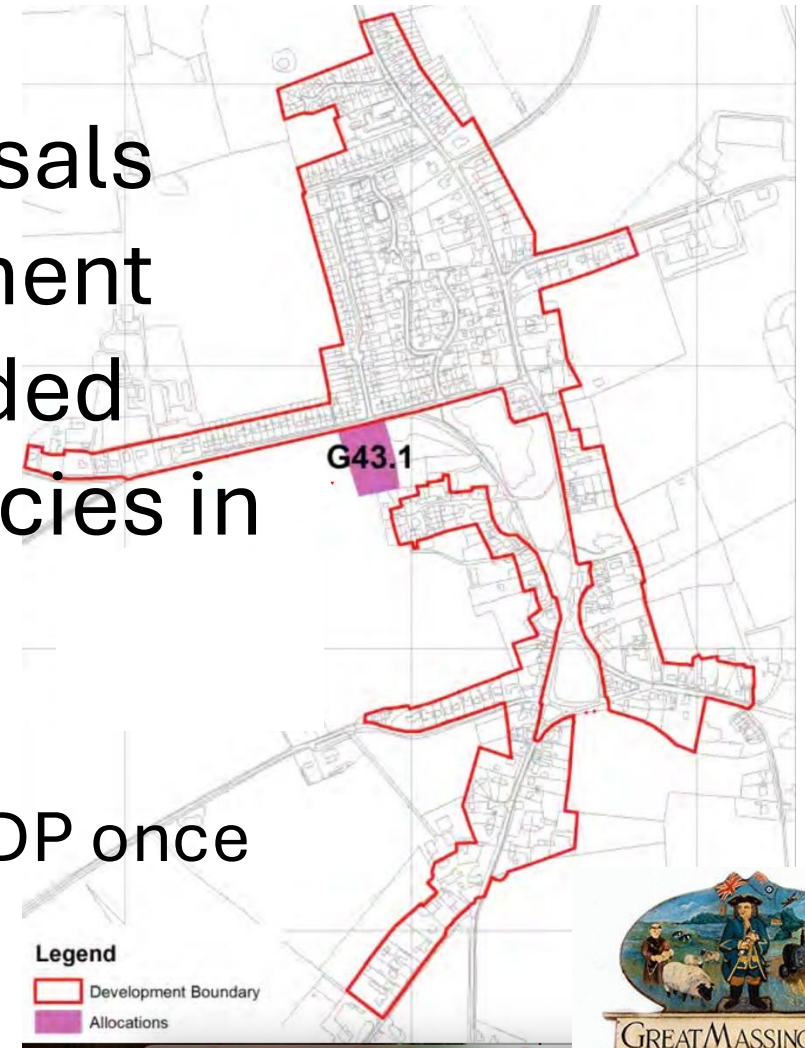
Close at 19:30



What is the Development Boundary ?

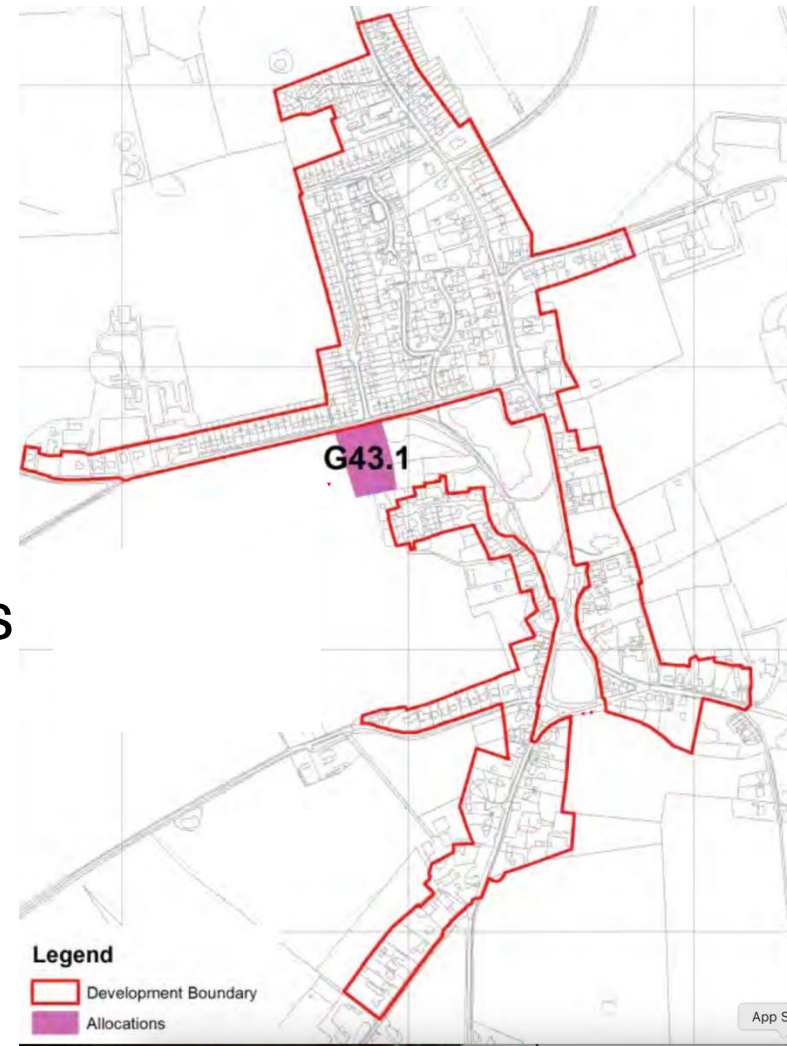
It sets the limits within which proposals for infill development or redevelopment will be supported in principle, provided they comply with other relevant policies in the 'Development'.

(which includes the Local Plan and also the NDP once it is statutorily 'made').



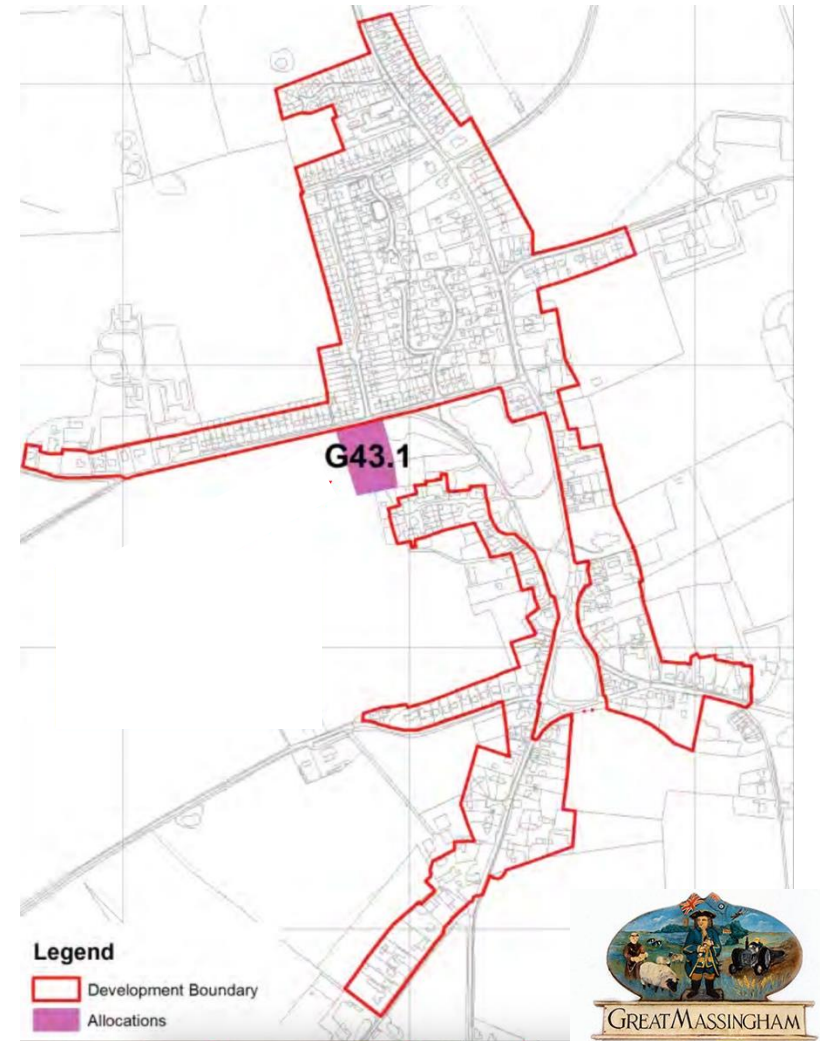
Why are we here?

- Previous consultations and engagements identified that the community want:
 - Small-scale development sites
 - Infill sites are preferred
- The existing Development Boundary is very tight and does not provide much opportunity for the above to happen.



Why are we here?

- Steering Group agreed to consider what changes could be made to the development boundary
- Walkabout in July to consider opportunities for small scale infil development sites
- Present findings and seek YOUR feedback



Develop opportunity/In principle only

To clarify

- The NDP is not a development company, we are not proposing to allocate or develop any site and will certainly not force anyone to do so.
- **It is, and will continue to be, the landowners decision what, if anything, they chose to do with their land.**
- If any landowners wished to develop their site, they would still need to apply for planning permission in the usual way.



Small Scale Infill/windfall sites only

To clarify

- It is acknowledged that there are a number of larger sites which could provide significant housing opportunities around the village which are outside of the existing development boundary.
- The community feedback has always been on Affordable Housing and policies already exist to enable these to come forward outside of the Development Boundary.
- Therefore, whilst we acknowledge the larger sites exist, they do were not part of the criteria used to identify adjustments to the Development Boundary.



Purpose of the Walkabout

- To identify any areas of land currently outside of Development Boundary which could be included within it for the purposes of encouraging small infill/windfall development/redevelopment opportunities for housing, without affecting sites of acknowledged importance for reasons of agriculture, forestry, recreation, landscape, historic or nature conservation or other interest.
- Such eligible land can include: land or buildings associated with current residential or commercial uses; and previously-developed land.

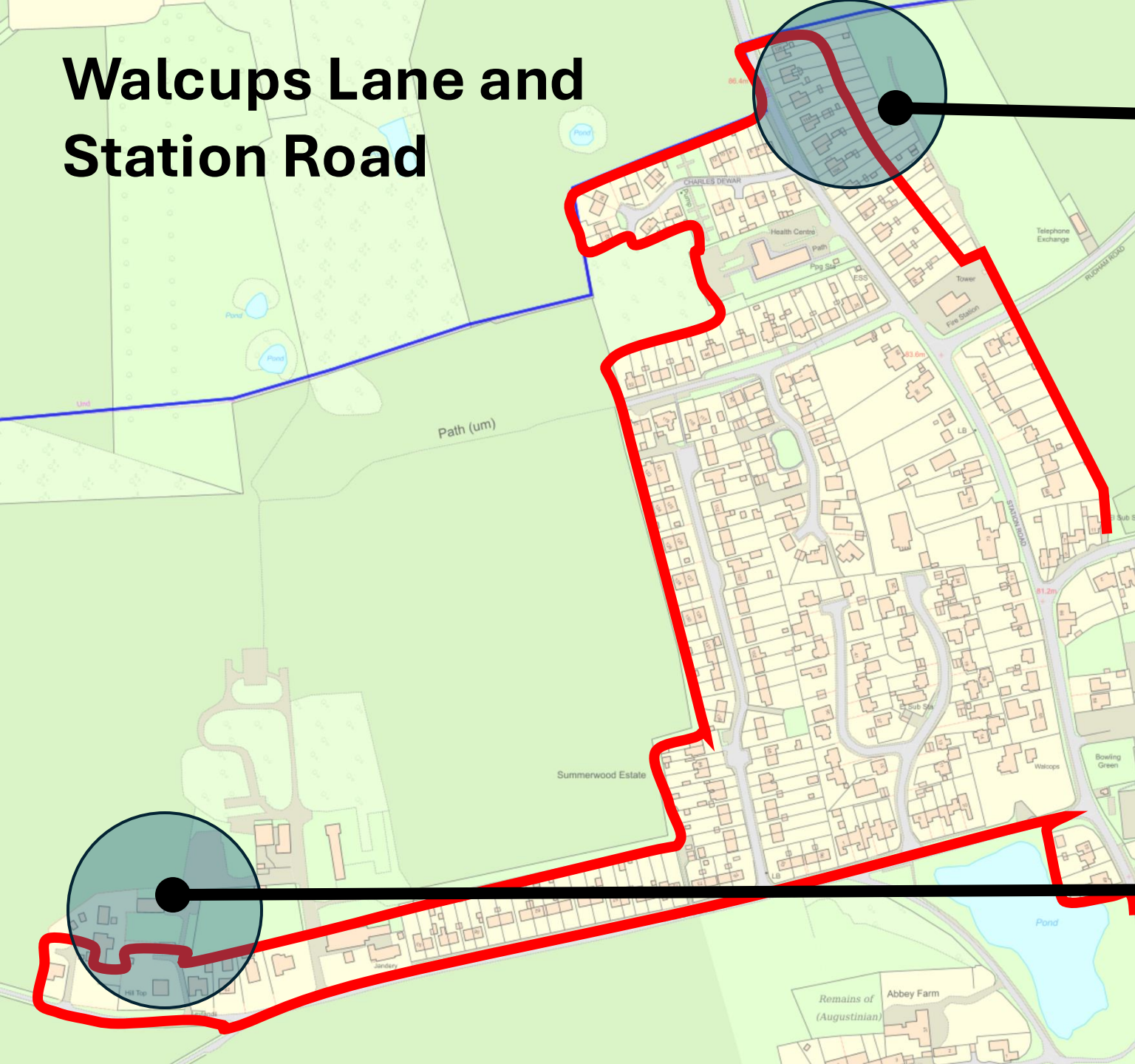


Findings and Feedback

- Maps showing a number of opportunities to adjust the Development Boundary
- YOUR Feedback on these proposed areas. Do you:
 1. agree with the areas chosen?
 2. disagree with any of the areas chosen?
 3. have other suggestions or proposed adjustments to the Development Boundary?
 4. any other comments on specific areas of the Development Boundary



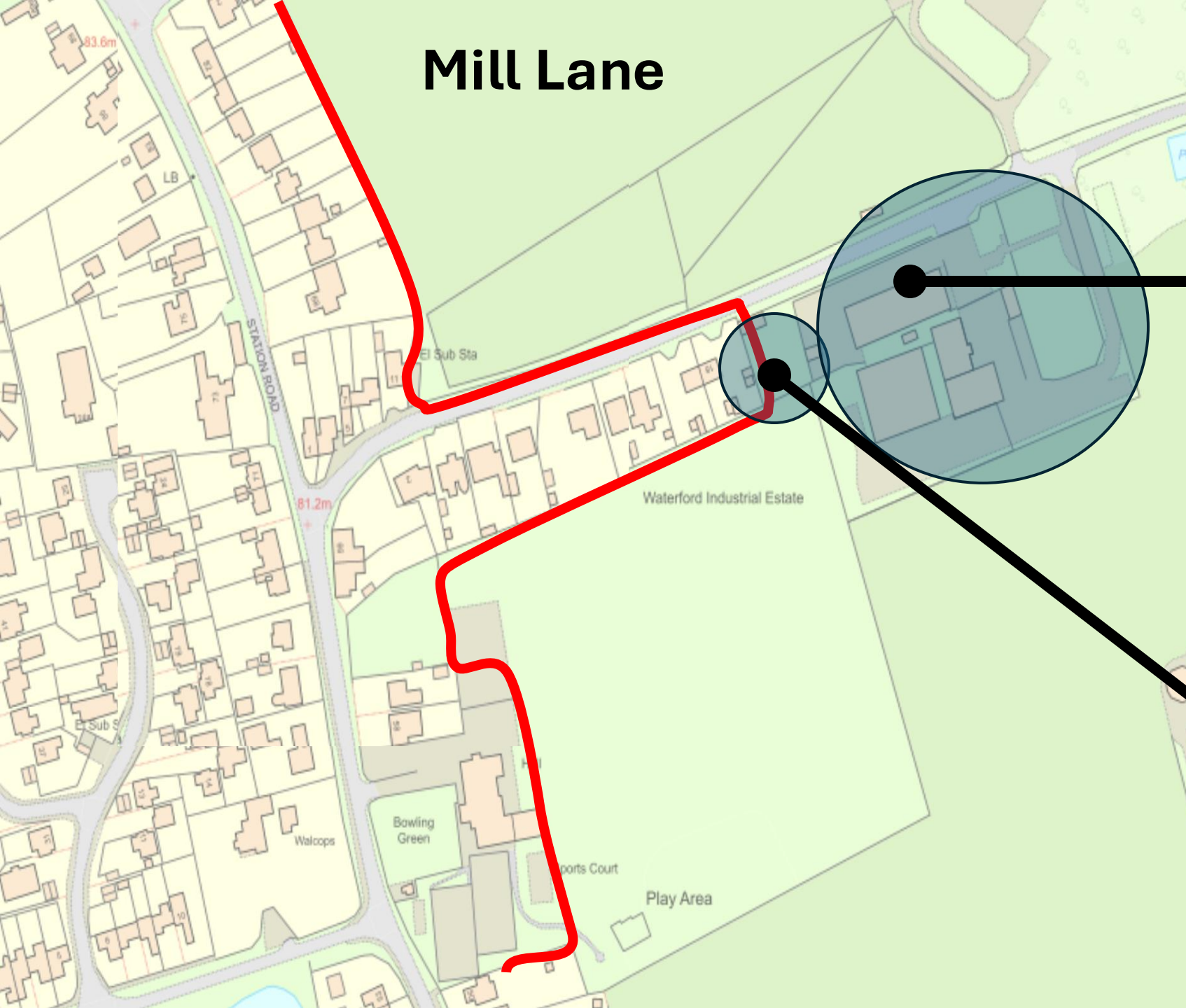
Walcup Lane and Station Road



1. Option to extend gardens at the rear of the properties on Station Road.

3. A number of brownfield sites in and around the old RAF buildings off Walcup Lane. Options for small sites exist.

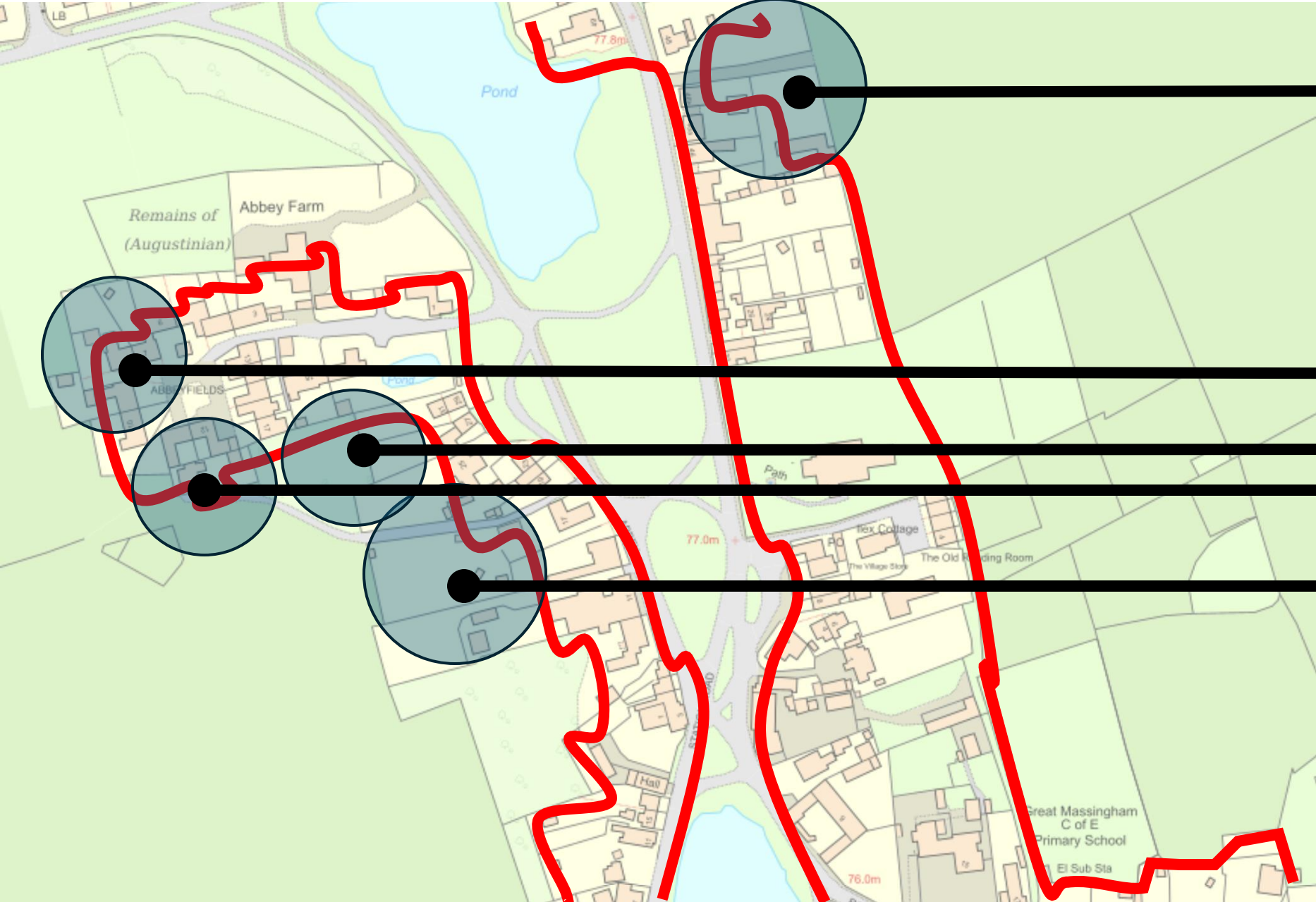
Mill Lane



4. Option to Include the Industrial site and allocate as 'employment land' to ensure it is retained as such.

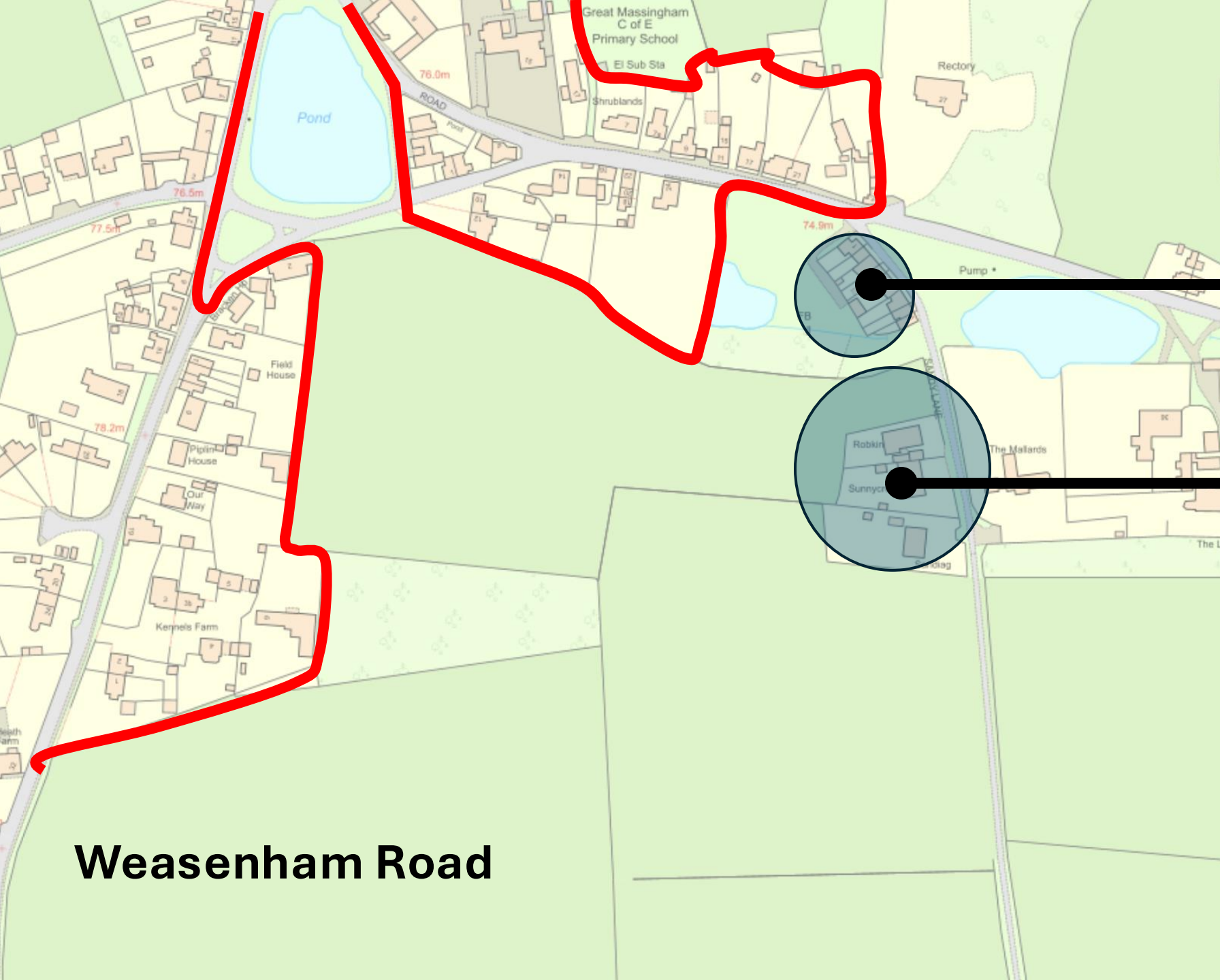
5. Option to extend the boundary to include small plot between houses and the industrial site.

Central Area



6. Option to include small plots within the boundary

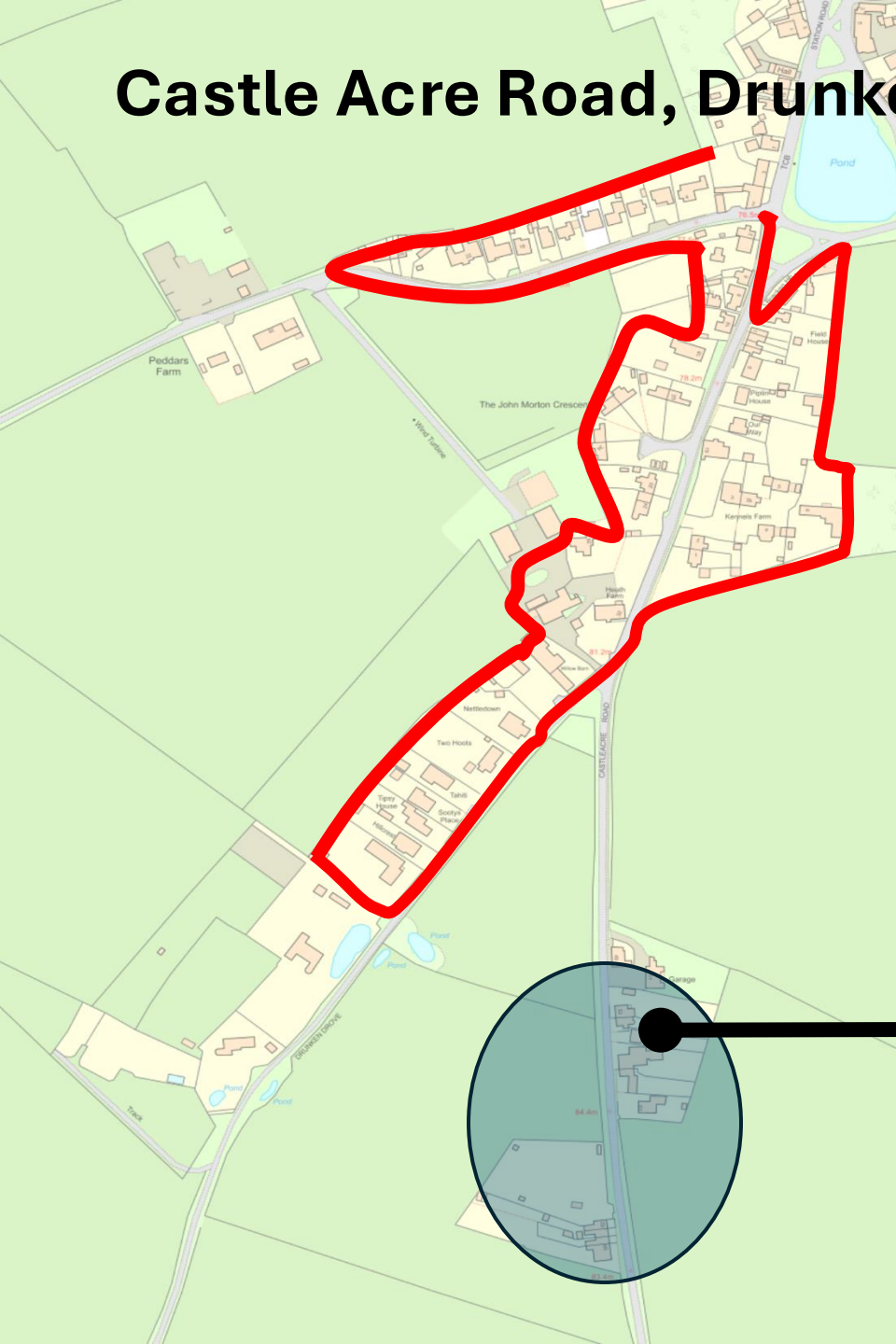
Option to include small plots/existing gardens within the boundary



11. Include the Rectory Row and property west of Sandy Lane, an Opportunity for a small development plot. Could be developed as single extension or an extension and island site

Weasenham Road

Castle Acre Road, Drunken Drove, and Lynn Lane



16. Could consider creating an island site of the properties at the southeast of Castle Acre Road

Next Steps & Thank You

PLEASE take some more time to look at each of the suggestions shown tonight and share your feedback.

- Forms (on the table)
- Email
- Survey

Thank You.

Next Steps & Thank You

PLEASE take some more time to look at each of the suggestions shown tonight and share your feedback.

1. Do you agree with the areas chosen?
2. Do you disagree with any of the areas chosen?
3. Do you have other suggestions or proposed adjustments to the Development Boundary?
4. Are there any other comments on specific areas of the Development Boundary you'd like to make?