

The Chairs  
Elsing Parish Council  
Mr Bill Horncastle  
and Mr O Laws  
c/o The Clerk  
Mrs G Hubbard  
21 South Green Gardens  
Dereham  
NR19 1PY

Mr Simon Wood  
Director of Planning and Building Control  
Breckland District Council  
Elizabeth House  
Walpole Loke  
Dereham  
NR19 1EE

29<sup>th</sup> November 2025

Dear Sir

**Breckland Council Draft Local Plan (Regulation 18)  
Proposal LYNG 1 (091). North of Heath Road.**

We are writing on behalf of the residents of the Parish of Elsing, and Elsing Parish Council, in our capacity as Joint Chairmen of Elsing Parish Council.

The residents of Elsing, and the Parish Council, have a number of serious concerns about the Draft Local Plan and the proposal for a mixed scheme of 50 dwellings and industrial units on land to the south of Elsing Road in Lyng. An extract from the Draft Plan showing a site plan is attached.

Elsing parish lies immediately to the south of the site in question, and the western half of the site falls within the Parish boundary. Elsing forms part of Upper Wensum Ward and has a population of 262 (2021).

The original draft plan included a larger site for 170 dwellings which would have effectively joined the developed parts of Lyng to Elsing, via the large solar farm which is currently under construction. The Parish Council meeting on July 21<sup>st</sup> 2025, included discussion of the proposal, and attracted 22 electors who unanimously were opposed to the proposed development.

Elsing has a resident's WhatsApp group and there have been continuing messages outlining the dismay of what is being proposed.

The concerns are as follows:

**Loss of Rural Environment**

Elsing Parish lies to the south of the River Wensum valley and sits midway between the A47 Norwich to Kings Lynn and B1067 Norwich to Fakenham roads. (Plan attached). As such it is generally unaffected by road noise and light pollution, and provides an unspoiled rural environment. There are a number of rural footpaths in the

area including The Wensum Way, and the Elsing Heritage Society produced a leaflet "Elsing Heritage Walks" which details how the public can navigate the footpaths in the Parish. Indeed, one of the rural foot-paths and bridleways cuts through the middle of the subject site. The Parish Council has liaised with the Elsing Heritage Society and the Heritage Society endorses the concerns set out in this letter.

### **Site Isolation, Development Creep, and Mixed Use.**

While the Parish Council opposes the whole concept of a large estate being built here, it notices that the proposed site is actually detached from Lyng village. As such an undeveloped site would be left in between. The fear is that this would then become the next development site, thereby producing further development creep in to the rural environment.

It is also noted that the draft plan also requires incorporating a small number of industrial units within the site. The concern here is the incompatibility of residential and industrial use. The inclusion of industrial use also introduces potentially more serious impacts on the local area.

The requirement for the inclusion of industrial units perhaps suggests that the Town Planning has been aligned with an approach for urban areas, again demonstrating that the proposal is inappropriate for a rural location such as this.

### **Effect on Services**

The development of 50 dwellings will result in further pressure on doctors' surgeries in the area. There is no doctor's surgery in Lyng or Elsing. Residents go to Swanton Morley/North Elmham, or Mattishall and Lenwade, or further afield. While these surgeries are taking on new patients it is already difficult to access a doctor's appointment or other medical needs. A large number of new residents will exacerbate this problem.

### **Traffic Consideration – Danger to Children**

Due to the rural location, it is likely that the number of vehicles per household will be high. Possibly as high as 2 vehicles, or even more per household. Public transport in the area is very limited, with a minimal bus service which doesn't support those who commute for full time work.

Prior to the school day, and when school finishes, there are large numbers of school children on the pavements in Lyng. School buses also collect and discharge those who have to go to secondary school in Reepham. The increase in traffic will further endanger these children.

The local road network is typified by single track country lanes. Additionally, the road from Lyng to Tuddenham, (access to the A47 has pinch points), of 13 ft where the road leaves Lyng to the south. According to a recent survey 2,248 vehicles a day enter Heath Road from Lyng. The proposed development will significantly increase this number, and the inclusion of commercial traffic from the industrial units will increase this problem.

Those travelling to Dereham may proceed through Fustyweed, negotiate the blind 90 degree bend by Elsing Mill, and proceed up Rectory Road in to Elsing Village. Those going to Fakenham will travel through Fustyweed and negotiate the 90 degree blind bend on to the bridge over the River Wensum on the road to Bawdeswell.



## **Solar Farm Construction**

Currently under construction is a large solar farm between Elsing and Lyng. Part of this site adjoins the subject site. Development of the subject site will effectively link Lyng and Elsing with developed land. The site is in the process of being fenced, limiting roaming space for local wild-life. The solar farm site, combined with the subject site, would be a significant intrusion in to a special rural environment.

## **Surface Water and Sewerage**

The site is close to the River Wensum (c 300 yards at its nearest point), and series of former gravel pits, now lakes, which characterize this part of the Wensum Valley.

The River Wensum's habitat is endangered due to pollution from agricultural run-off, low water quality, and habitat degradation caused by factors like sewage discharge, over abstraction, and physical modification. While it is a rare chalk stream habitat and designated a Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI) it faces significant decline and threats from human activity.

Surface water run-off from an additional 50 houses and industrial units is likely to include pollutants. Additionally, the rate of run off may worsen flooding which occurs towards the eastern end of Lyng.

Data obtained from [www.floodmapper.co.uk](http://www.floodmapper.co.uk) for a sewage works within 3 miles of Swanton Morley (i.e. the nearby Bylaugh sewage works) shows 78 spills between 2021 – 2024 comprising 1,158 hours of discharge.

In 2024 the figure was 25 spills comprising 455 hours of discharge.

The addition of 50 houses and some industrial units would add to this appalling situation.

## **Lack of Employment**

Employment opportunity in the immediate area is limited. It is probable that residents of the proposed site will have to travel to find work. There is limited public transport available in the area, hence private car use is the only practicable alternative. Hence the concerns over additional traffic the limitations of the local road network.

## **Summary**

The Call for Sites will have resulted in many land-owners promoting unsuitable land in the hope of securing a zoning in the Local Plan, which will go a long way to secure a very valuable planning approval. This is what appears to have happened in this case. Despite the apparent need for new housing, inappropriate sites like this should not be zoned for housing development, riding rough-shod over cogent argument against, historical planning practice, and the wishes of local people.

There is considerable local opposition to this proposal. For the reasons above Elsing Parish Council considers the proposed site to be unsuitable for development. Any future planning applications for development in this area will be fiercely contested.

Accordingly, we would ask that this site be deleted from the Draft Local Plan in favour of more appropriate sites, closer to existing towns and centres of employment.

I would be grateful if you would acknowledge receipt of this letter, and confirm its content will be taken in to consideration.

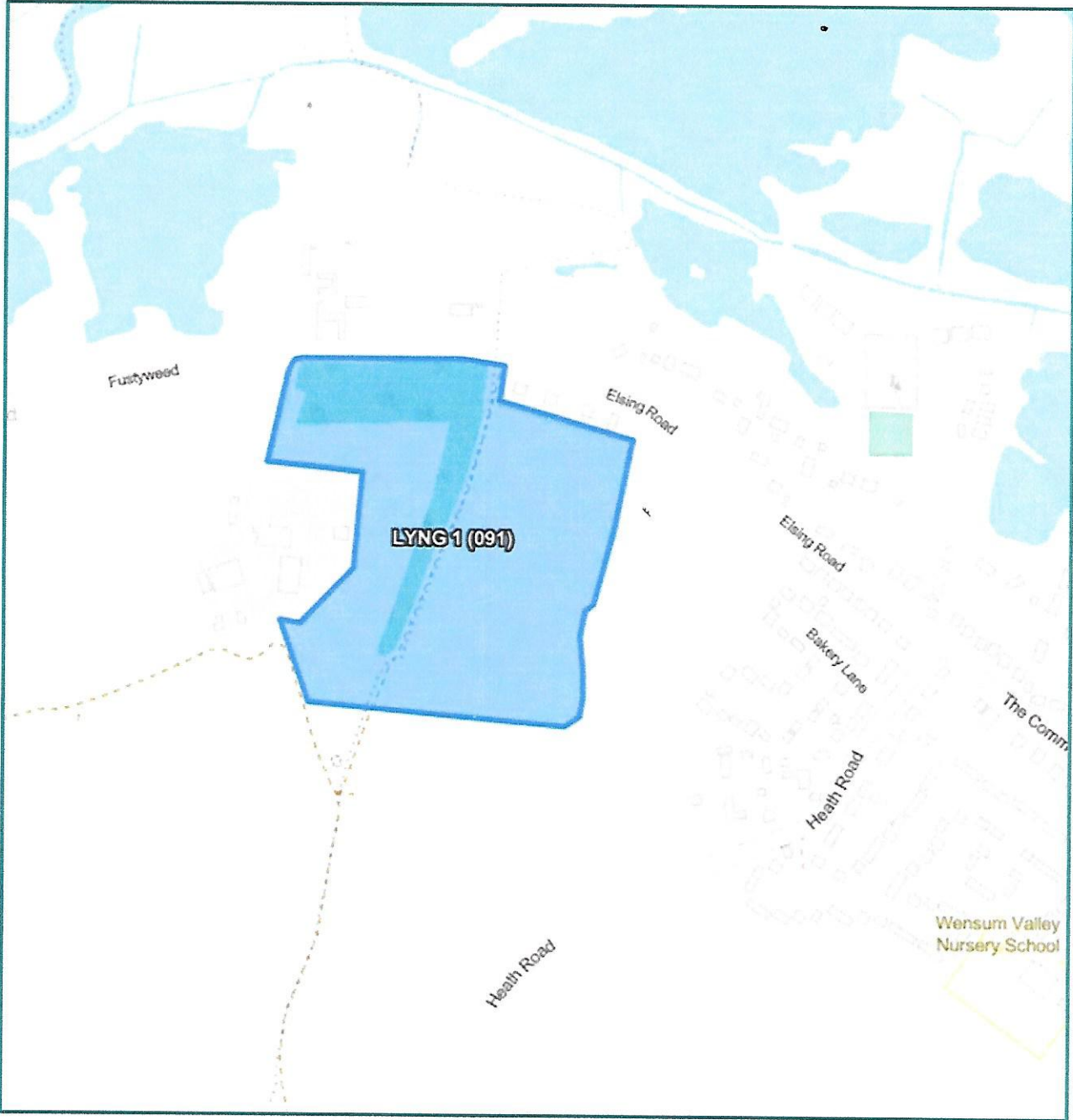
Yours faithfully

Two handwritten signatures in black ink. The first signature, on the left, is 'C. Horncastle' and the second, on the right, is 'O. Laws'. Both are written in a cursive, flowing style.

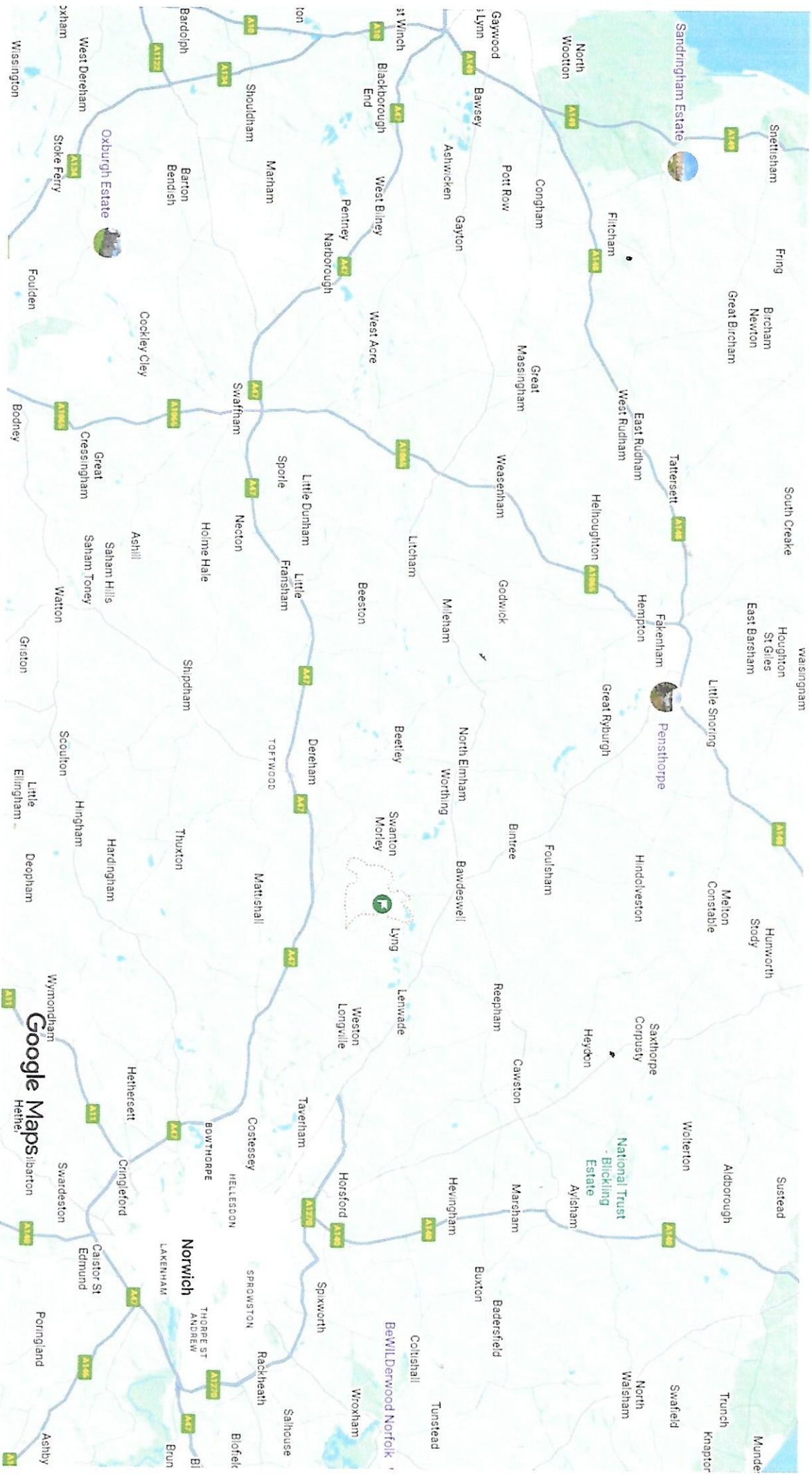
Mr Bill Horncastle and Mr Oliver Laws  
Chairs of Elsing Parish Council

Lyng

PROPOSAL LYNG 1 (091): North of Heath Road







# Elsing Heritage Walks



The village sign depicts a Danish chieftain and his wolfhound, behind him the watermill, illustrating the theory that the village name means 'Elesa's people'