

Breckland Annual Monitoring Report 2014





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1 Introduction

1.1 This Annual Monitoring Report contains information on the progress and performance of the Council's adopted planning policies. The Annual Monitoring Report (AMR) contains information on the following topics:

- Housing, Employment and Regeneration
- Natural Resources
- Environment
- Accessibility
- Local Development Scheme

1.2 This AMR includes information which covers the period from 1st April 2013 to 31st March 2014. The AMR outlines the status of land supply and land take up as well as the key economic, social and environmental characteristics of the District in the last financial year. The report has included wherever possible additional years of data to assist in developing trends and assessing changes since the base date (2001) of the adopted Core Strategy and Development Control Policies DPD.

1.3 In addition to the information relating to the policies within the Core Strategy, this AMR also includes information on the performance of policies and proposals within the Thetford Area Action Plan DPD and the Site Specific Policies and Proposals DPD.

1.4 The 2012/13 AMR used the monitoring indicators from the Core Strategy in conjunction with those from the saved policies of the 1999 Local Plan. This has helped to create a baseline for the indicators within the Core Strategy. As the 1999 Local Plan has now been superseded, it is now no longer necessary to monitor the indicators within the Local Plan. However, a few policies (predominantly land allocations) have remained saved by the Core Strategy, and will be monitored within this document. This years AMR has also incorporated indicators from the Thetford Area Action Plan DPD and the Sites Specifics Policies and Proposals DPD which were adopted in 2012. The report also utilises Census data to augment past trends. Wherever possible information from the 2011 Census has been incorporated, however not all of the data from this Census has yet been released.



2 Profiles

2.1 Breckland is a rural district in located within central Norfolk. The district covers an area of 1305km², making it the ninth largest district in England. Breckland is classified as within the R-80 category of DEFRA classification of rurality. This is the most rural category of any area, and means that at least 80% of the population live within rural areas. The district is made up of some 113 parishes, of which there are 5 market towns, which serve the districts 108 rural villages and hamlets.

2.2 The following indicator bundle seeks to outline some key changes that have happened to the population structure of the district over time. Using these indicators will provide a benchmark from which to establish changes over consecutive monitoring periods.

Population Structure

Population 1991 (Census):	107,167
Population 2001 (Census):	121,585
Population 2011 (Census):	130,491
Population change between 1991 and 2011:	+18%

Housing Profile

Ave Household size 2001:	2.35
Ave distance travelled to fixed place of work 2001:	14.97 Km
Housing stock 2005:	54590
Housing stock 2006:	55308
Housing stock 2009:	55972
Housing stock 2011:	57174
Population density:	0.99 persons per hectare.
Average House Price 2004/05:	£167,216*
Average House Price 2005/06:	£175,000*
Average House Price 2006/07:	£189,950*
Average House Price 2007/08:	£209,995*
Average House Price 2008/09:	£185,000*
Average House Price 2009/10:	£184,950*
Average House Price 2010/11:	£190,655*
Average House Price 2011/12:	£178,088*
Average House Price 2012/13:	£175,897*



Average House Price 2013/14:	£196,806*
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2.3 *Figures provided from Breckland Housing Service using standard median of sample.

Environmental Characteristics

Special Areas of Conservation (SACs):	4
County Wildlife Sites (CWS):	628
National Nature Reserves:	6
Local Nature Reserves:	4
Conservation Areas:	50 in 45 Parishes
Listed Buildings:	1536
Historic Parks and Gardens:	9
Special Protection Areas (SPAs);	1
Scheduled Ancient Monument	181
Ramsar Sites	1



3 Housing Employment and Regeneration

Issue 1

Housing

3.1 This section outlines the housing land supply and completions rate within Breckland since the start of the plan period in 2001. This section includes information from the most recent monitoring year 2013-2014 on housing completions and starts. All planning permissions are surveyed via site visits on an annual basis in March, to establish completions numbers. Subsequently these are recorded within a database system, that allows for detailed analysis. Dwellings are recorded as being complete when the structure and internal finish of the building would indicate that the unit could reasonably be occupied. This ensures a consistent approach and helps to generate robust data.

Total Completions

3.2 In the last year 425 new homes were completed across the District. This is the highest annual rate of housing completions since 2009/10. The completions rate by location is shown in the following table. Please note the completions data for Local Service Centres for Growth in the below relates to the parishes of Harling, Narborough, Shipdham and Swanton Morley, which have all been allocated growth within the adopted Core Strategy and Development Control Policies DPD.

	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	Total
Attleborough	19	63	260	53	12	25	29	29	16	15	103	22	45	770
Dereham	157	200	214	162	107	61	161	134	61	85	22	44	65	1473
Swaffham	26	59	45	27	13	8	36	38	59	27	16	22	39	415
Thetford	72	96	188	277	141	130	96	104	92	28	98	69	35	1426
Watton	68	10	17	62	79	77	54	44	16	16	2	35	35	515
Local Service Centres for Growth	44	10	20	32	17	15	7	31	12	9	8	28	69	302
All Other Parishes	157	166	140	228	223	204	242	247	277	196	97	109	137	2423
Total	543	604	884	841	592	520	625	627	533	376	346	329	425	7245

Table 3.1 Housing Completions

3.3 There has been a slight increase in the housing completion rate over the past year, in comparison to recent years. The Council has now adopted both the Site Specifics Policies and Proposals DPD and the Thetford Area Action Plan DPD, and it is considered that the allocations in these plans are starting to come forward which has improved the rate of housing completions. Furthermore, the housing market appears to be improving again following the recession. This is shown in the significant increase in average house prices in the past year.

Completions on Previously Developed Land

3.4 In the last year 147 dwellings were completed on previously developed land. This equates to 36% of all dwellings completed over the same time period. Due to the rural nature of Breckland there are limited opportunities for development on previously developed land. The majority of the new housing allocations were on greenfield land at the edge of the Districts market towns.

Housing Mix and Affordable Housing

3.5 Policy DC2 Proposals for New Housing of the Core Strategy and Development Control Policies, requires all residential proposals to provide an appropriate mix of dwelling sizes, type and tenure in order to meet the needs of Breckland's citizens and form sustainable communities. Table 3.2 'Housing Mix 2013/2014' shows the size of properties developed over the past financial year by tenure.

Tenure	Bedrooms						
	1	2	3	4	5	6	7
Affordable	8	40	17	6	0	0	0
Private	21	68	149	106	8	1	1

Table 3.2 Housing Mix 2013/2014

3.6 A range of housing sizes (based on bedrooms numbers) have been completed within the past year. However it is possible to clearly see that there is a difference in dwelling size being delivered between the tenure types. For affordable properties more smaller 2 and 3 bed affordable properties being completed in the past year, whilst for private dwellings more 3 and 4 bedroom properties have been completed.

Tenure	Bedrooms									
	1	2	3	4	5	6	7	8	9	10
Affordable	159	555	236	57	2	0	0	0	0	0
Private	364	1261	2535	1875	238	12	5	2	1	1
Total	523	1816	2771	1932	240	12	5	2	1	1

Table 3.3 Housing Mix 2001/2014

3.7 Table 3.3 'Housing Mix 2001/2014' shows that since 2001, slightly larger 3 and 4 bedroom properties, have been predominantly built across the district. The trends shown in the past monitoring year 2013/14 are similar to those across the plan period in terms of both affordable and private dwellings.

Affordable Housing Completions

3.8 Policy DC4 of the Core Strategy and Development Control Policies DPD, requires developments to include 40% affordable housing on all sites of 5 or more dwellings, or where the site area is greater than 0.17 hectares. In the past financial year 16% of dwellings completed were affordable, this reflects the number that were constructed, and does not necessarily represent the percentage of affordable housing on sites being granted planning permission.

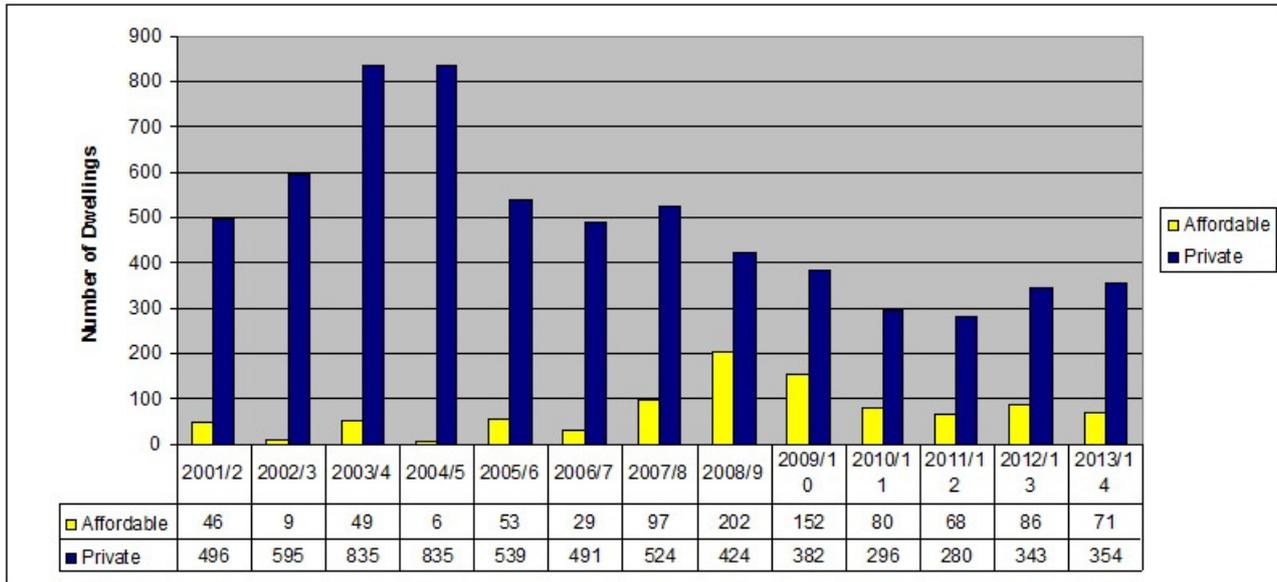


Figure 3.1 Completions by tenure

Density

3.9 Core Strategy Policy DC2 'Principles of New Housing Development', requires new developments to respect the local character of an area, through the consideration of density, whilst also ensuring developments make good use of land.

Density	Percentage of Dwellings Completed
Less than 30 dph	72%
30 to 50 dph	25%
Greater than 50 dph	3%

Table 3.4 Density of Dwellings 2013/2014

3.10 Table 3.4 'Density of Dwellings 2013/2014' shows that the majority of units completed over the past monitoring year are on lower density sites of less than 30 dwellings per hectare. Very few units have been delivered on higher density sites of over 50 dwellings per hectare. The higher level of lower density housing is likely to be a sign of the rural nature of the district, and the need for developments to reflect the form and character of the surrounding development.

Outstanding Allocations and Planning Permissions

3.11 Breckland Council adopted its Site Specific Policies and Proposals DPD in January 2012. This document allocates land for 1,264 new dwellings within the market towns of Dereham, Swaffham and Watton and the Local Service Centre villages of Narborough, Shipdham and Swanton Morley. A significant number of these dwellings are expected to be completed within the next five years. The allocations are summarised in Table 3.5 'Site Allocations'. A number of schemes have received the decision to grant planning permission subject to the completion

of a section 106 agreement and these are marked with an *. Further information is available within 10 'Performance of Policies within the Site Specifics Policies and Proposals DPD'. In addition the Thetford Area Action Plan DPD was adopted in 2012 and allocate a site known as the Thetford Sustainable Urban Extension for 5,000 new homes.

Location	Site Reference	Number of Units Allocated	Units with Planning Permission
Dereham	D1	180	0
	D2	220	200*
	D3	200	200
Swaffham	SW1	250	250
Watton	W1	100	110
	W2	72	0
	W3	25	33
	W4	17	0
Narborough	NAR1	50	55
Shipdham	SH1	85	95*
Swanton Morley	SM1	50	50
Thetford	Thetford SUE	5000	5000*

Table 3.5 Site Allocations

3.12 Aside from allocations, a number of windfall sites have the benefit of planning permission, and are either under construction, or awaiting implementation.



Parish Name	Number Permitted
Attleborough	477
Dereham	102
Swaffham	434
Thetford	123
Watton	491
Harling	86
Narborough	55
Shipdham	60
Swanton Morley	11
All Other Parishes	1022
Total	2861

Table 3.6 Outstanding Permissions

3.13 Table 3.6 'Outstanding Permissions' details the windfall permissions remaining to be built. This includes all sites with planning permission, including outline planning permission.

Housing Trajectory

3.14 Housing trajectories support the 'plan, monitor and manage' approach to housing delivery. This trajectory reflects a 25 year period from the base date of the Core Strategy and Development Control Policies DPD timescale (2001-2026). The trajectory seeks to establish current and projected housing completions and establishes that the projected rate at which future completions will have to come forward at to meet the requirements outlined in the Core Strategy

3.15 The trajectory has used data from past completions, outstanding planning permissions, and data from the Council's statement of 5 year housing land availability. The LDF allocation completion projections have been estimated with regard to infrastructure delivery timescales. Large site completions have been estimated from data provided in the Council's Five Year Supply of Housing Assessment. A 3% lapse rate has been applied to small site projected completions, as this has been observed from past trends.

3.16 The trajectory can be seen in Figure 3.2 'Housing Trajectory'. The data behind the trajectory can be seen in Table 3.7 'Trajectory Data'.

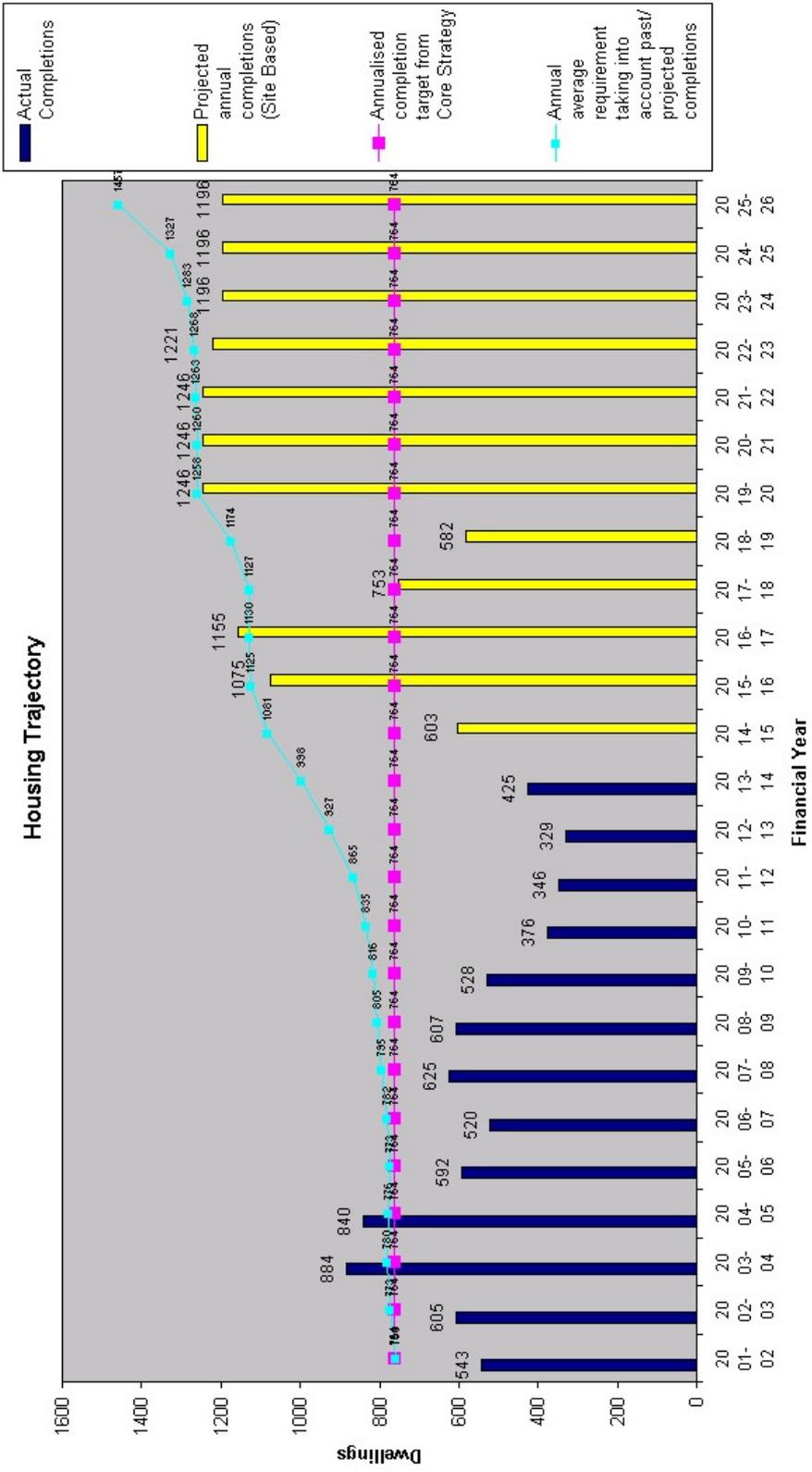


Figure 3.2 Housing Trajectory



Breckland Annual Monitoring Report 2014

	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
Actual Completions	PDL	215	276	261	347	352	543	473	426	265	216	184	147			
	Greenfield	328	329	623	493	168	82	134	102	111	130	145	278			
Large Sites Permitted (Projections)	PDL													153	241	194
	Greenfield													301	515	429
Small Sites Permitted (Projections)	PDL													100	100	100
	Greenfield													45	45	45
Allocations (Projections)	PDL													0	40	48
	Greenfield													4	134	339
Total	543	605	884	840	592	520	625	607	528	376	346	329	425	603	1075	1155

Table 3.7 Trajectory Data

	2017-18	2018-19	2019-20	2020-21	2021-22	2022-2023	2023-2024	2024-2025	2025-2026
Actual Completions	PDL								
	Greenfield								
Large Sites with Planning Permission	PDL	131	89						
	Greenfield	266	240	50	50	25			
Small Sites with Planning Permission	PDL	37	0	0	0	0			
	Greenfield	18	0	0	0	0			
Allocations (Projections)	PDL	50	42	0	0	0			
	Greenfield	251	211	1196	1196	1196	1196	1196	1196
Total	753	582	1246	1246	1246	1221	1196	1196	1196



3.17 The housing trajectory shows that a step change in housing delivery rates will be needed in future years if the District's housing targets are to be reached. Whilst the housing trajectory has seen a lower rate of housing delivery in recent years, due to the market slow down. The delivery requirement peak at 1,246 in the years of 2019 to 2022.

3.18 The robustness of the housing trajectory will improve in future years AMR's, as there will be more up to date housing completions information and more refined projections will be able to occur due to a greater amount of site specific data.

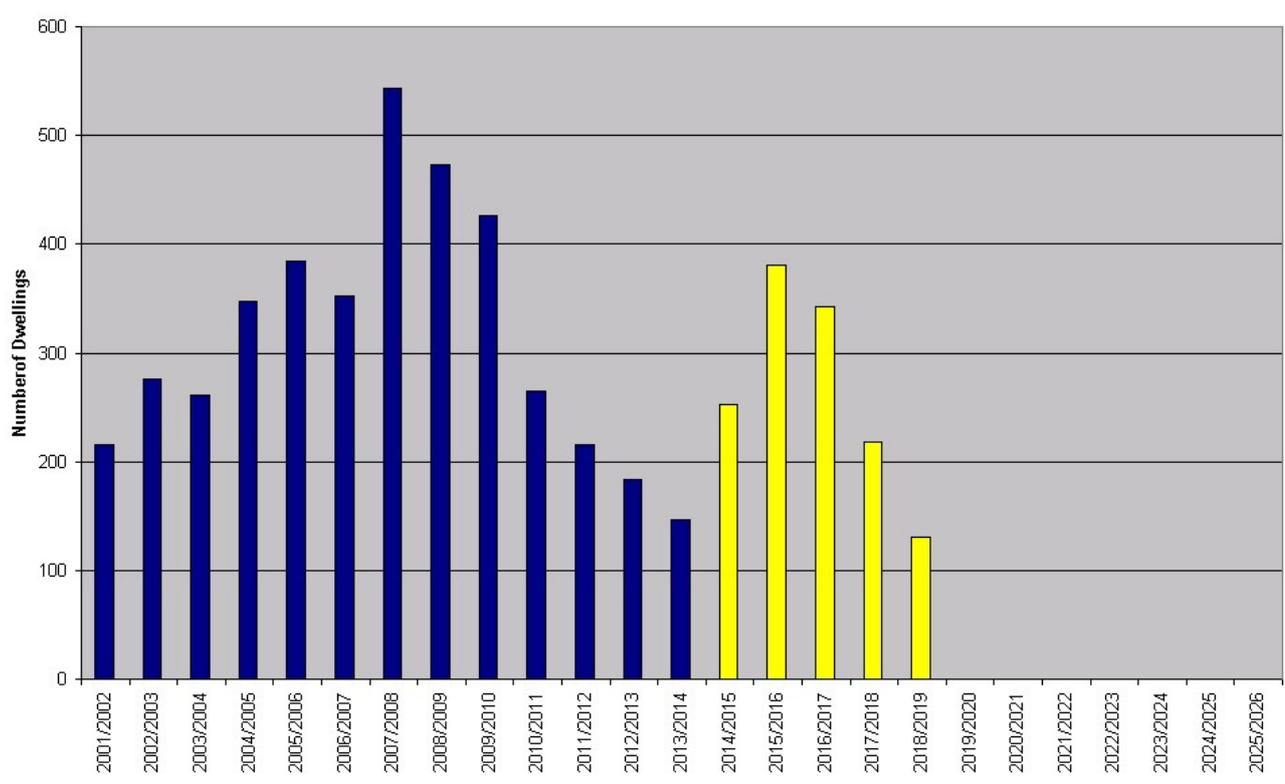


Figure 3.3 Previously Developed Land Trajectory

3.19 Figure 3.3 'Previously Developed Land Trajectory' shows past completions and future predictions on previously developed land. Over the plan period so far, there has been high levels of completions in on previously developed land, however this has now started to decrease. Due to the small size of the Districts market towns, there are limited opportunities for the larger applications in future years to be delivered on previously developed land. Additionally, government guidance contained within National Planning Policy Framework has altered the definition of previously developed land to exclude private gardens. This is also expected to lead to a reduction in "brownfield" sites in future years.

Five Year Supply of Housing

3.20 Local Authorities are required to prepare a five year housing land supply statement on an annual basis, in accordance with the expectations of the National Planning Policy Framework. The full version of this report is published separately on the Council's website.



3.21 The five year housing land supply is calculated having regard to the Districts housing target of 780 new dwellings being developed per year. Last year 425 new dwellings were delivered in Breckland. There has been a shortfall against the housing target in the past, which is required to be made up in the next five years of the plan period. This means that for the next five years 1,189 new dwellings are required to be delivered annually to meet the shortfall. The National Planning Policy Framework also requires Local Authorities to include either a 5% or 20% buffer on the housing supply. Due to the level of previous under delivery Breckland is required to include a 20% buffer on its land supply. Having regard to all existing planning permissions and land allocations, the Council can currently demonstrate a 3.29 year supply of deliverable housing land.



The Travelling Community

3.22 The following tables outline the current position regarding the status of the travelling community within Breckland during the last financial year. The data illustrates the capacity (capacity expressed in units with 1 unit = 1 caravan) of travellers with a variety of differing planning status. This over time, will enable an accurate recording of any gain or loss in the number of units present in Breckland. The data provided is correct as of June 2012, and is kept by Breckland's housing team.

Publicly Funded sites with Planning Permission

Name	Managed by	Grid reference	Opened	Refurbished	Capacity
The Splashes, Castle Acre Road, Swaffham	Norfolk County Council	587191/ 309701	1994	2006	46
Brunel Way, Thetford			2004		6
Total					52

Table 3.8 Publicly funded sites with Planning Permission

3.23 The adopted Core Strategy and Development Control Policies DPD outlines the need for a new site for a further 15 pitches. During 2013/14 the Council undertook a new Gypsy and Traveller Accommodation Assessment (GTAA) which assesses the accommodation needs within Breckland. The GTAA highlighted the need for 33 new pitches to be provided over the next 15 years. The study did not though highlight a clear preference for the location of these new pitches.



Private Sites with Planning Permission

Location (Parish)	Capacity (pitches)
Dunroamin, Attleborough	1
Leys Lane, Attleborough	6
Leys Lane, Attleborough	2
The Shetlands, Bawdeswell	3
Blueberry Hill, Beetley	4
Besthorpe (Site for Travelling Showpeople)	2
Taylors Lane, Gressenhall	3
Brick Kiln, Little Dunham	2
Mattishall (all sites)	5
Sally Meadow, Stanfield	3
Beachamwell Road, Swaffham	5
Weeting (Site for Travelling Showpeople)	3
Total	39

Table 3.9 Private sites with Planning Permission

3.24 It is worth noting that some of these sites only have the benefit of a temporary planning permission.

Unauthorised sites without Planning Permission both tolerated and non-tolerated

3.25 The following table illustrated the number of unauthorised encampments on sites which are in the ownership of gypsies and travellers.

Location (Parish)	Pitches Tolerated	Pitches Not Tolerated
Brisley	1	0
The Oaks, Shipdham	2	0
Total	3	0

Table 3.10 Unauthorised Sites

3.26 Although the number of unauthorised encampments across the district is relatively low, it is hoped that the planning status of these encampments will change over the coming financial year, in order to bring these into line with current planning policy.

Five Year Land Supply of Gypsy and Traveller Sites

3.27 Planning Policy for Traveller Sites requires Local Authorities to prepare a five year land supply for deliverable sites against their locally set targets. The Core Strategy and Development Control Policies DPD included a target for 15 pitches to be allocated within the District. A Gypsy and Traveller Accommodation Assessment was undertaken in 2013 and this identified a five year need for 22 pitches up to 2017/18. This assessment took into account all existing planning permission. Since this needs assessment was carried out, no pitches have been granted permanent planning permission.

Core Strategy Indicators for Housing

Core Strategy Policy Indicator	Description	Target	Result for 2013/14
CP1a	Percentage of housing completions on PDL	25%	35%
CP1b	Amount of housing completed that is affordable	40%	17%
CP1c	Total number of houses completed	780 per annum	See Table 3.1 'Housing Completions'
CP2	Number of permanent pitches provided	15 up to 2011	Will be allocated within the Local Plan
CP5a	Affordable housing as a result of development	40%	17%
DC2a	Average density of developments	30dph	See Table 3.4 'Density of Dwellings 2013/2014'
DC2b	Number of houses built by tenure and size	780 per annum, type and size to be determined by SHMA	See Table 3.1 'Housing Completions' and Table 3.3 'Housing Mix 2001/2014'
DC4	Percentage of total dwellings that are affordable per annum	40%	17%
DC5	Number of homes built on exception sites	Maximise	6

Table 3.11 Core Strategy Indicators for Housing



Issue 2

Employment Development

3.28 Employment development across the Breckland District is monitored annually by the Planning Policy Team. Monitoring is conducted via site visits and through examining past records, to assess the status of employment land supply. The status of defined employment sites is assessed to establish the amount of land completed and permitted each year. This allows for analysis of take-up and provides an accurate picture of the current status of employment allocations and will help to inform the emerging Local Plan.

3.29 Specifically, data is collected as to the gross site area developed on employment areas in order to establish the amount of land remaining for development. In addition, the precise floor area of the employment land developed is recorded in order to illustrate the concentration of the use. This is the sixth AMR, to look at employment development in relation to specific General Employment Areas.

Amount of Employment Land Development 2008/9 to 2013/14

	B1	B2	B8	B1/B2/B8 Split Unknown	Total
2013/14					
Gross Floorspace (sqm)	2,079	4,133	5,566	3,306	15,084
Gross Site Area (ha)	1.5	2.3	1.6	1.5	6.9
Amount on Previously Developed Land (%)	100	100	100	9	92
2012/13					
Gross Floorspace (sqm)	241	7,148	10,884	10,145	28,418
Gross Site Area (ha)	0.29	1.39	11.02	8.2	20.9
Amount on Previously Developed Land (%)	83	100	74	100	89
2011/12					
Gross Floorspace (sqm)	1,673	966	15,958	2,449	21,036
Gross Site Area (ha)	6.17	0.014	5.58	1.96	13.99
Amount on Previously Developed Land (%)	100	100	66	50	79
2010/11					
Gross Floorspace (sqm)	150	1,115	844	2,756	4,865

	B1	B2	B8	B1/B2/B8 Split Unknown	Total
Gross Site Area (ha)	1.29	0.5	0.92	2.64	5.35
Amount on Previously Developed Land (%)	32	100	0	89	55
2009/10					
Gross Floorspace (sqm)	1,169	967	0	5,617	7,753
Gross Site Area (ha)	3.33	0.48	0	3.54	7.35
Amount on Previously Developed Land (%)	100	0	0	28	37.4
2008/9					
Gross Floorspace (sqm)	1,788	4,787	1,582	1,899	10,059
Gross Site Area (ha)	6.47	1.06	1.7	1.62	10.85
Amount on Previously Developed Land (%)	100	22	100	6	62

Table 3.12 Employment Land Developed 2008/9 to 2013/14

3.30 Table 3.12 'Employment Land Developed 2008/9 to 2013/14' shows that the majority of employment land developed over the past monitoring year was for B8 use classes. This is not unexpected as B8 use classes relate to storage and distribution, which require large units. Nearly all the land developed was on previously developed land.



Annual Increases in Employment Land Supply

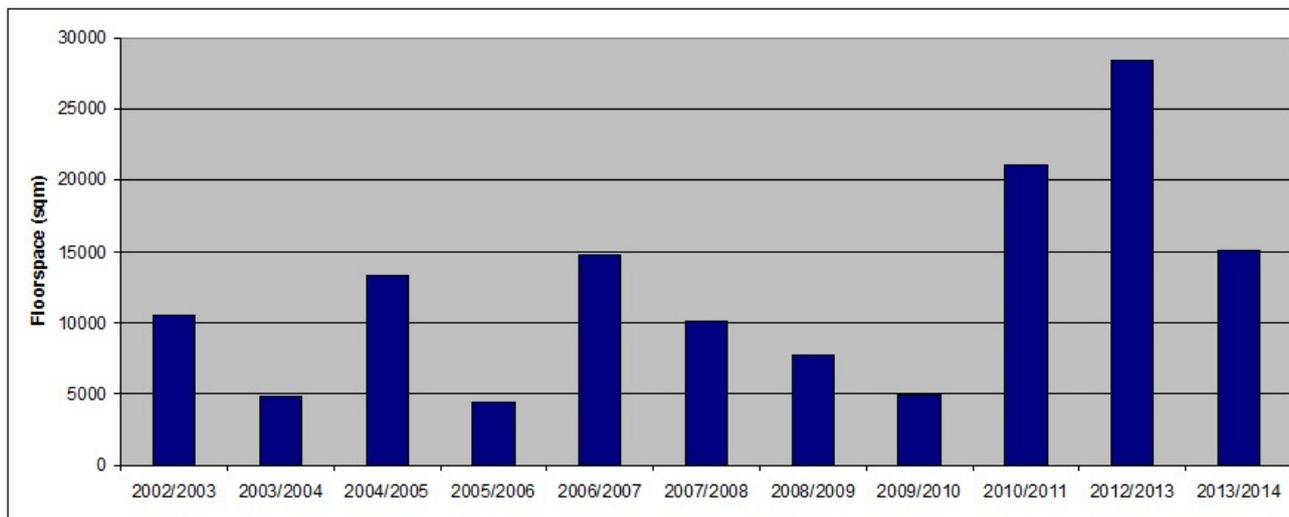


Figure 3.4 Annual Increase in Employment Land Supply

3.31 Annual Increase in Employment Land Supply shows the quantity of new employment floorspace created so far over the plan period. The past monitoring year has seen a decrease in the level of employment land developed in comparison to the past two years. Following the adoption of the Site Specific Policies and Proposals DPD in 2012, new employment land has also been allocated within the District, which could see an increase in employment completions in future years.

Employment Land Supply

3.32 Core Output indicator BD3 requires monitoring of employment land supply by type. Whilst Table 3.12 'Employment Land Developed 2008/9 to 2013/14' shows the amount completed over the previous financial year. The following table details both existing allocations for employment land, and planning permission that are either yet to be implemented, or are currently under construction.

	ha/sqm	B1	B2	B8	B1/B2/B8 Split Unknown	Total
Extant Planning Permissions	(ha)	2.6	8.3	2.91	13.4	27.21
	(sqm)	6,333	33,568	8,021	45,325	82,250
Extant allocations	(ha)	0	0	0	95.3	95.3
Total	(ha)	2.6	8.6	2.91	108.8	122.61

Table 3.13 Employment Land Availability 2013/14

3.33 Table 3.13 'Employment Land Availability 2013/14' shows that there is a significant quantum of land remaining to be developed within the District. The Site Specific Policies and Proposals DPD which was adopted in January 2012 allocated an additional 15 hectares of land and the Thetford Area Action Plan adopted in July

2012 allocated 37.3 ha of land. The majority of the allocated land remaining is within the Snetterton Heath General Employment Area. The sites at Snetterton are currently constrained by a lack of energy capacity, this will be considered through the emerging Local Plan.

Employment Land Supply by General Employment Area

General Employment Area	B1 (sqm)	B2 (sqm)	B8 (sqm)	B1/B2/B8 Split Unknown (sqm)	Total (sqm)
Brunel Way Industrial Estate	307	1,507	0	0	1,814
Bunn's Bank Industrial Estate	0	0	200	0	200
Burrell Way Industrial Estate	273	0	0	0	273
Ecotech Business Park	0	0	0	298	298
Fison Way	1,058	0	1,469	0	2,527
Gaymer's Industrial Estate	0	0	0	535	535
Griston Road Industrial Estate	0	216	0	0	216
Haverscroft Industrial Estate	0	120	0	0	120
Rashes Green Industrial Estate	0	90	0	28	118
Roudham Heath/Harling Road Industrial Estate	32	0	0	0	32
Snetterton Heath South	0	210	0	1,163	1,373
Thrextton Road Industrial Estate	0	0	2,300	0	2,300
Not a General Employment Area	0	100	1,597	0	1,697

Table 3.14 Additional Floorspace (sqm) by General Employment Area 2013/14

3.34 Table 3.14 'Additional Floorspace (sqm) by General Employment Area 2013/14' shows that a number of employment areas saw new units development on them over the past financial year. However the quantum of space provided on each of the employment areas was limited. There remains a significant proportion of the employment land being developed on sites which are not general employment area.

3.35 As synopsis of the employment land supply from 2008-2014 by general employment area is included at 15 'Floorspace by General Employment Area'. It should be noted that there may be minor variations to previous years due to updating of the monitoring data.



Core Strategy Indicators for Employment

Core Strategy Indicator	Description	Target	Result for 2013/2014
CP3a	Employment by place of residence	Maximise	
CP3b	Economic activity rate	Maximise	80.1% source nomisweb.
CP3c	Amount of employment land developed per annum	Maximise	Figure 3.4 'Annual Increase in Employment Land Supply'
CP3d	Employee jobs by district (ABI)	Net increase of 6,000 jobs by 2021	Latest information from nomisweb, correct as of 2008. 40,800 jobs within Breckland of which 66.8% are full time and 33.2% are part time.
DC6	Employment land developed in hectares and floorspace (sqm)	Maximise	Table 3.12 'Employment Land Developed 2008/9 to 2013/14'
DC7	Employment land developed outside of General Employment Areas in hectares and floorspace (sqm) per annum	No target	Table 3.14 'Additional Floorspace (sqm) by General Employment Area 2013/14'
DC8a	Amount of tourist development by hectare and location	Maximise within Local Service Centres and towns	0
DC8b	Number of tourist accommodation units developed by location.	Maximise within Local Service Centres and towns,	0

Table 3.15 Core Strategy Indicators for Employment

Issue 3

Town Centre and Retail Development

3.36 Town Centre and Retail surveys occur on an annual basis at the end of the financial year. Individual site surveys are carried out, whilst information is also obtained from planning applications and non-domestic rates data. Floorspace is monitored using the trading area of the site. The trading area is calculated based on the assumption that the retailing area is approximately 60% of the gross floor area.

A1 Retail Development

3.37 The National Planning Policy Framework defines four key areas within towns for retail growth. These are town centre, edge of centre, out of centre and out of town. The following table, shows the amount of A1 retail growth across each of these key locations, over the past seven financial years.

Location	2007/2008	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014
Town Centre	44,760.80	43,479.35	44,803.56	44,366.54	43,838.89	43,581.35	44,294.5
Edge of Centre	3,452.45	3,452.45	3,211.38	3,326.11	3,503.51	3,053.51	3,503.51
Out of Centre	13,662.55	10,969.49	10,547.1	11,483.52	11,483.51	11,205.88	11,205.88
Out of Town	15,101.39	15,101.34	15,763.77	15,299.86	15,763.77	15,672.79	15,672.79
Total	76,977.19	73,002.63	74,325.81	74,476.03	74,859.68	73,513.53	74,676.68

Table 3.16 Total A1 Retail Floorspace by Location (sqm)

3.38 The monitoring data from the past year shows that there has been an increase in the the amount of A1 floorspace in town centre locations. The level of A1 floorspace in other locations has remained constant.

3.39 The following tables show the mix of use classes (as defined by the Use Class Order 1987, as amended) across the District's five main towns, over the past eight financial years.



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Attleborough								
Use Class	2006/2007	2007/2008	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014
A1	6,568.61	6,515.06	6,561.43	6,395.34	6,491.54	6,449.84	6,449.84	6,449.84
A1 & A3	93.43	93.43	93.43	93.44	93.44	93.44	54.72	54.72
A2	1,944.48	2,323.63	2,062.48	2,221.68	1,986.96	2,184.06	2,231.67	2,231.67
A3	395.91	798.43	761.23	589.5	670.80	670.80	670.80	670.80
A4	293.58	293.58	293.58	293.58	293.58	293.58	293.58	293.58
A5	239.03	239.03	239.03	256.39	269.54	269.54	269.54	269.54
C1	206.98	206.98	206.98	206.98	206.98	206.98	206.98	206.98
D1	0	0	0	61.02	61.02	157.29	196.00	196.00
D1 & A3	148.80	127.00	127.00	127.00	127.00	127.00	127.00	127.00
D2	135.42	135.42	135.42	135.42	135.42	135.42	135.42	165.42
Sui Generis	557.33	557.33	557.33	557.33	557.32	557.32	557.32	557.32
Vacant	122.37	90.43	44.08	189.04	298.10	199.40	151.79	151.79

Table 3.17 Town Centre Uses in Attleborough (sqm)

Dereham								
Use Class	2006/2007	2007/2008	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014
A1	18,327.24	17,657.68	17,137.27	17,443.28	17,699.58	16,274.52	16,775.80	16,813.41
A2	2,786.67	3,181.58	3,059.61	3,125.41	3,079.02	3,009.63	2,979.02	2,979.02
A3	2,920.49	951.06	937.55	972.17	1,076.43	931.90	886.61	886.31
A4	1,095.74	1,095.75	1,095.75	1,095.75	1,021.66	564.64	1,178.60	1,178.60
A5	293.76	274.64	293.76	246.04	270.00	293.76	293.76	293.76
C1	797.91	797.91	797.91	797.91	797.91	797.91	797.91	797.91
D1	169.66	267.83	267.83	267.83	267.83	267.83	267.83	267.83
D2	243.78	243.78	243.78	243.78	243.77	141.82	141.82	141.82
Sui Generis	1,643.95	1,643.92	1,643.92	1,643.92	1,616.24	1,697.19	1,728.67	1,728.67
Vacant	928.76	688.59	1,307.00	933.52	943.47	3,115.54	2,056.89	2,098.65

Table 3.18 Town Centre Uses in Dereham (sqm)

Swaffham								
Use Class	2006/2007	2007/2008	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014
A1	5,870.34	5,656.72	5,237.64	5,594.14	5,556.68	5,714.68	5,343.15	5,343.15
A2	1,662.86	1,863.48	1,868.65	1,879.56	1,826.77	1,826.77	1,650.60	1,650.60
A3	511.18	511.18	511.18	537.58	537.58	537.58	537.58	537.58
A4	616.35	616.35	616.35	616.35	616.35	616.36	616.36	616.36
A5	201.26	201.26	201.26	201.26	201.26	201.26	283.53	283.53
C1	436.72	436.72	436.72	436.72	436.72	436.72	436.72	436.72
D1	423.27	482.96	498.3	498.3	498.3	482.97	482.97	482.97
Sui Generis	1,050.36	975.59	1,009.63	1,009.63	1,009.63	975.59	898.32	893.32
Vacant	475.86	692.53	1,057.1	732.02	779.94	671.32	1,123.57	1,123.57

Table 3.19 Town Centre Uses in Swaffham (sqm)



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Thetford								
Use Class	2006/2007	2007/2008	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014
A1	9,731.32	9,590.78	9,074.00	9,771.24	9,004.61	9,529.69	9,234.48	9,234.48
A2	2,621.25	2,656.65	2,579.68	2,521.49	2,664.76	2,446.80	2,446.80	2,446.80
A3	866.57	866.25	907.03	907.03	1,025.77	966.15	966.15	931.74
A4	432.47	347.45	347.45	347.45	182.49	182.49	182.49	182.49
A5	352.15	352.15	352.15	352.15	352.15	399.43	399.43	399.43
C1	1,154.68	1,154.67	1,154.67	898.88	1,154.67	1,154.67	1,154.67	1,154.67
D1	471.88	471.88	471.88	441.86	390.66	427.71	427.71	427.71
D2	0	0	0	0	0	462.28	462.28	462.28
Sui Generis	175.70	175.70	175.70	157.18	91.11	91.11	91.11	91.11
Vacant	852.06	1,052.38	1,605.27	1,270.56	1,877.51	1,548.42	1,356.62	1,391.02

Table 3.20 Town Centre Uses in Thetford (sqm)

Watton								
Use Classes	2006/2007	2007/2008	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014
A1	5,896.93	5,619.37	5,627.14	5,662.45	5,573.99	5,866.17	5,778.08	5,778.08
A1 & A3	74.77	74.77	74.77	74.77	74.77	74.77	74.77	74.77
A2	1,390.36	1,379.56	1,587.75	1,472.91	1,472.91	1,595.65	1,595.65	1,666.20
A3	352.36	352.52	372.28	352.52	352.52	384.35	384.35	384.35
A4	403.09	403.09	240.85	240.85	240.85	240.85	165.28	165.28
A5	241.09	241.09	241.09	241.09	241.09	241.09	241.09	241.09
C1	168.72	141.4	141.4	141.4	141.4	141.4	141.4	141.4
D1	309.78	309.78	309.78	309.78	309.78	309.78	309.78	309.78
Sui Generis	332.17	395.16	395.16	395.16	395.16	395.16	420.09	420.09
Vacant	296.87	753.94	680.16	779.76	868.22	268.84	285.83	285.83

Table 3.21 Town Centre Uses in Watton (sqm)

Total Town Centre Use Development

3.40 Table 3.22 'Change of Floorspace of Town Centre Uses' shows changes in floorspace in the Districts five market towns in town centre uses over the financial year 2011/12. Newly vacant uses, changes of use and demolitions count towards losses. This table represents an overall summary of the individual town centre uses provided previously. Table 3.22 'Change of Floorspace of Town Centre Uses' Table 3.22 'Change of Floorspace of Town Centre Uses' shows the change in the town centre of the market towns.

	A1	A2	A3	A4	A5	D2	Total
Gains	+466.69	+183.00	+186.79	-	-	0	+836.48
Losses	0	0	0	-	-	-42.34	-42.34
Net Change	+466.69	+183.00	+186.79	-	-	-42.34	+794.14

Table 3.22 Change of Floorspace of Town Centre Uses



	A1	A2	A3	A4	A5	D2	Total
Gains	+675.53	+183.00	+186.79	-	-	0	+1,045.32
Losses	-	-	-	-	-	-42.34	-42.34
Net Change	+675.53	+183.00	+186.79	-	-	-42.34	+1,002.98

Table 3.23 Change of Floorspace of Town Centre Uses within Town Centres

3.41 Within the districts five town centres, there has been an increase in floorspace, that is occupied by town centre uses, over the last financial year. This is particularly noticeable within the defined town centres, which have seen large increases in A1 uses. There has been a small decline in D2 uses. This use class relates to assembly and leisure uses.

Vacant Units

3.42 The following graph shows the amount of vacant floorspace over the past eight years for each of the Districts five market towns.

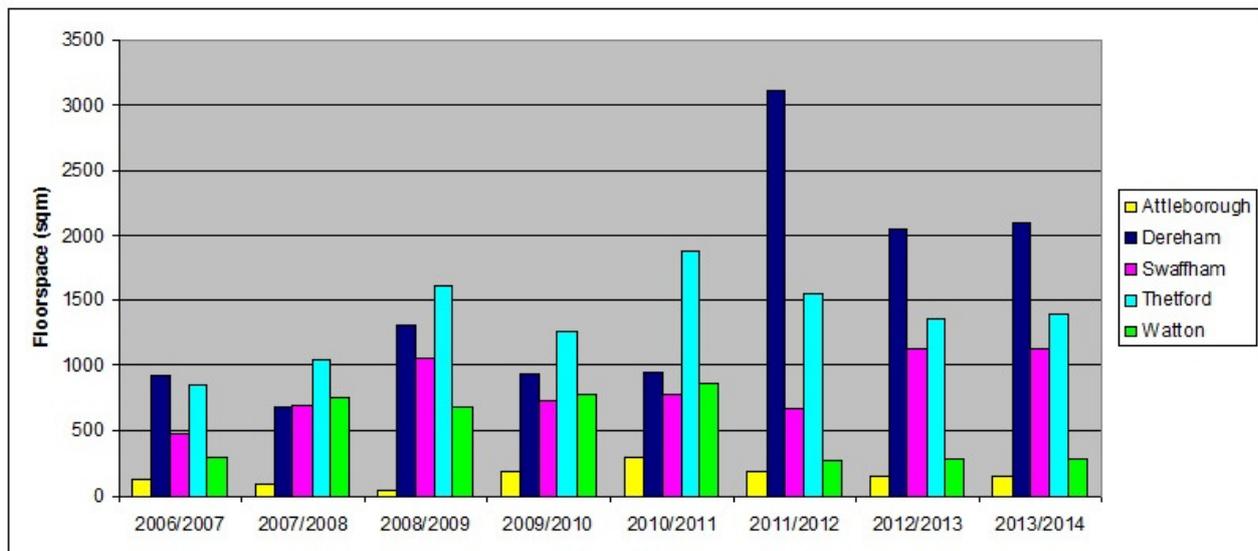


Figure 3.5 Vacant Floorspace (sqm)

3.43 Figure 3.5 'Vacant Floorspace (sqm)' shows the overall trend of vacancy levels since 2006/7 across each of the market towns. The vacancy levels have remained stable for the last two years, however there has been a significant decrease in the floorspace occupied by vacant units in Dereham since 2011/2012. Overall the amount of vacant floorspace is greater than the 2006/2007 levels before the recession.

Town	Number of Vacant Units
Attleborough	2
Dereham	31
Swaffham	13
Thetford	20
Watton	9

Table 3.24 Vacant units by town 2013/14

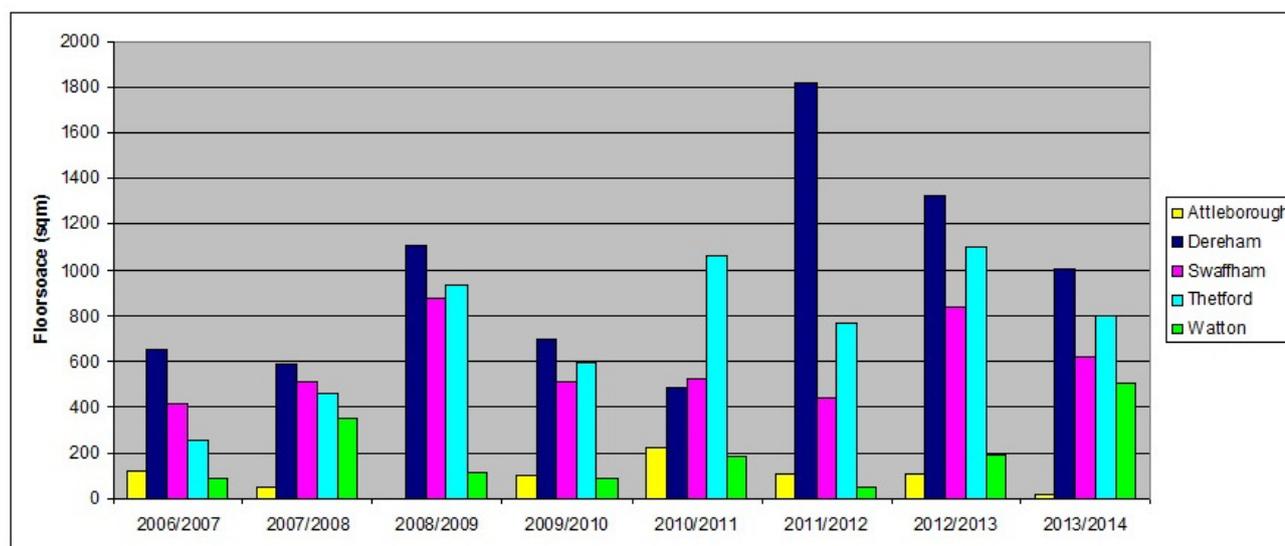


Figure 3.6 Vacant Floorspace within Primary Frontages (sqm)

3.44 Figure 3.6 'Vacant Floorspace within Primary Frontages (sqm)' unsurprisingly reflects a similar pattern as shown within Figure 3.5 'Vacant Floorspace (sqm)'. It is possible to observe however, that the majority of the vacant floorspace within Watton is within the primary frontage.

Core Strategy Indicators for Retail and Town Centres

Core Strategy Indicator	Description	Target	Result for 2013/2014
CP7a	Number of vacant retail units	Minimise annually	Figure 3.5 'Vacant Floorspace (sqm)'
CP7b	Retail development completed (m ²)	No target identified	Table 3.23 'Change of Floorspace of Town Centre Uses within Town Centres'



Core Strategy Indicator	Description	Target	Result for 2013/2014
CP7c	Identification of Local centres	No target identified	None
DC9a	% of non retail uses on defined primary frontages	Maximum 25% non A1 on primary frontages	32% across all the primary frontages within the 5 towns, figures may differ at the individual town level.
DC9b	% of non retail uses on defined secondary frontages	Maximum 50% non-retail in secondary frontages	28% across all the frontages within the 5 towns. This figure will differ when looking at individual continuous frontages.
DC9c	A class floorspace (sqm)	Maximise in accordance with policy CP7	Table 3.16 'Total A1 Retail Floorspace by Location (sqm)'

Table 3.25 Core Strategy Indicators for Retail



4 Natural Resources

4.1 This section monitors the effects of development on the District's natural resources.

Development on Greenfield Land

4.2 Over the previous financial year 2013/2014, 278 dwellings were completed on greenfield sites. This represents 65% of all the dwellings completed being located on greenfield sites. The sites completed on previously developed land had a total area of 11ha, in comparison to those completed on greenfield land taking 10.2ha. These figures only include sites that have been completed in their entirety rather than individual units, which will be picked up within future annual monitoring reports. The amount of greenfield land required for future housing developments is likely to increase, due to the limited quantum of previously developed land in Breckland, and the allocation of strategic urban extensions in Attleborough and Thetford on greenfield sites.

Flood Risk and Water Quality

4.3 The Council has published a Strategic Flood Risk Assessment for the District. Overall, very small areas of the District are at risk from flooding. However, there are localised areas at risk from surface run off and rivers. The Environment Agency are statutory regulators for water quality and flood risk issues.

Number of Planning Permission Granted Contrary to Environment Agency Advice

4.4 The most recent complete set of data available from the Environment Agency is for 2013/2014. During the monitoring period 2013/2014 the Environment Agency objected to ten applications on the grounds of flood risk and unsatisfactory flood risk assessments. Each of these applications was either withdrawn, refused or following further evidence the Environment Agency were able to withdraw their objection. In addition to this the Environment Agency also objected to five planning applications on water quality grounds, due to insufficient information being provided within the past year. No planning permissions have been granted contrary to Environment Agency advice on water quality grounds over the past monitoring year.



Core Strategy Indicators for Natural Resources

Core Strategy Indicators	Description	Target	Result for 2013/2014
CP8	Development on previously developed land (ha)	Maximise annually (25% target for residential development)	11ha equivalent to 52% of land developed
CP9	% of household waste collected which is recycled/composted	33% by 2015	37% of Breckland's waste was recycled in 2012/2013. The figures for 2013/2014 are not yet available.
DC13a	Number of dwellings permitted in EA defined flood zones 2 or 3, or flood risk areas identified by the SFRA.	Zero dwellings per annum	0
DC13b	Other development types permitted in EA defined zones or flood risk areas identified by the SFRA and contrary to policy	Zero ha per annum	This will be monitored in future AMR's
DC13c	Number of permissions granted contrary to the Environment Agency advice	Zero per annum	0

Table 4.1 Core Strategy Indicators for Natural Resources



5 Environment

5.1 Breckland is a diverse District for biodiversity, landscape and heritage. As such, it is important to monitor any affects on this environment as a consequence of spatial planning.

Biodiversity

5.2 Breckland has 13% of the Sites of Specific Scientific Interest (SSSI) in the East of England. It also contains a large number of Special Areas of Conservation and Special Protection Area. The range and quality of these sites are crucial to the operation of natural processes and the overall quality of life within Breckland. The condition of SSSI's is assessed by Natural England as part of a six year cycle. The assessment is carried out on individual units within the SSSI, rather than the whole site, this does however mean that different parts of the SSSI may be in different conditions. The following figure highlights the condition of SSSIs across the District.

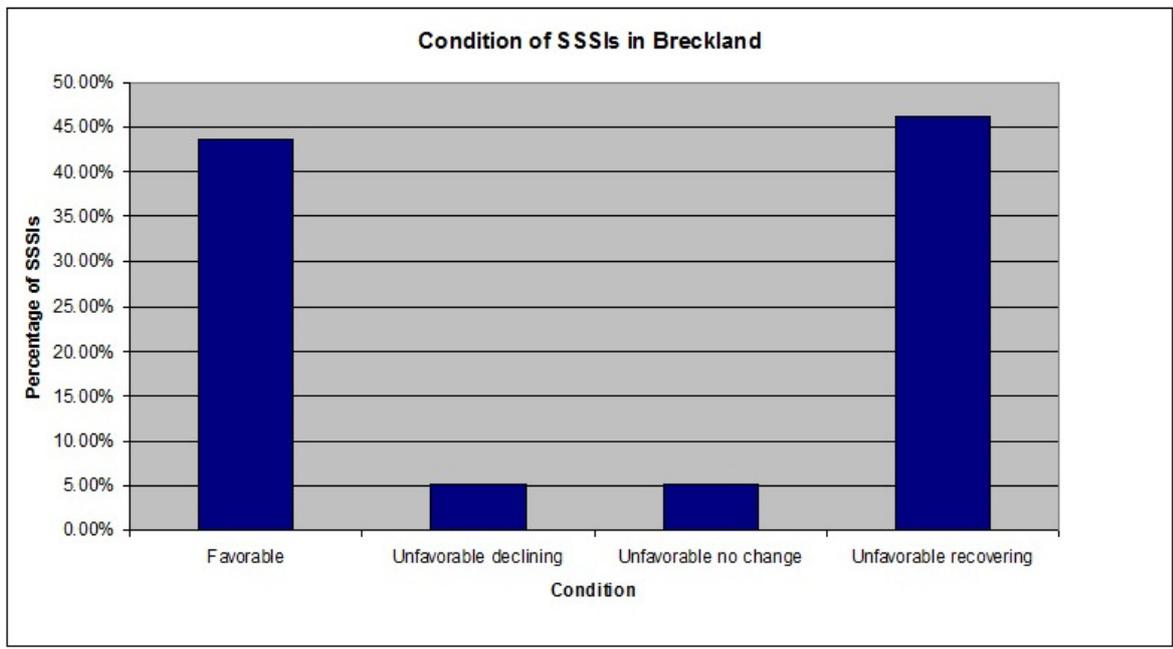


Figure 5.1 Condition of SSSI's in Breckland

5.3 Table 5.1 'SSSI Condition' shows that the majority of SSSI's within Breckland are either within a favourable condition, or if they are in an unfavourable condition, they are recovering. This data is correct as of June 2014. The percentage of SSSI's within each condition is calculated numerically rather than by site area.

	2007	2008	2009	2010	2011	2012	2013	2014
% of SSSI in a favourable condition	81	50	55	46	46	45	45	44
% of SSSI in an unfavourable condition recovering	13	4	24	36	42	42	44	46



	2007	2008	2009	2010	2011	2012	2013	2014
% of SSSI in an unfavourable condition declining	0.5	15	3	3	3	3	3	5
% of SSSI in an unfavourable condition with no change	5.5	31	18	15	9	10	8	5

Table 5.1 SSSI Condition

5.4 The percentage of SSSIs in a favourable condition has declined since 2007, as shown within Table 5.1 'SSSI Condition'. Over the last monitoring report there has been a slight decline in the condition of SSSI's in Breckland, however the level of change is very minor.

Renewable Energy

5.5 A number of new commercial scale renewable energy schemes have been granted planning permission in recent years. This includes a biomass power station and a number of solar farms. The following table identifies the current permitted capacity of renewable energy within the District.

Type	Location	Developer	Date Permitted	Capacity
Biomass (Animal Litter)	Mundford Road, Thetford	Fibrowatt	1999	38.5MW
Wind Energy (1 Turbine)	Swaffham 1, EcoTech Centre	Ecotricity	1999	1.5MW
Wind Energy (1 Turbine)	Swaffham 2, EcoTech Centre	Ecotricity	2003	1.8MW
Wind Energy (8 Turbines)	North Pickenham and Swaffham	Enertrag UK	2006	16MW
Biomass (Straw)	Chalk Lane, Snetterton	Iceni Energy Ltd	2012	40MW
Solar Farm	Litcham	Claypit Moor Solar Park Ltd	2012	11.5MW
Solar Farm	Hardingham	Hardingham 2 Solar Park Ltd	2012	14.8MW
Solar Farm	Narford	Burntstalks Plantation Solar Park Ltd	2012	11.5MW
Total				135.6MW

Table 5.2 Permitted Renewable Energy Capacity within Breckland

Open Space

5.6 In 2010 Breckland Council updated both its Open Space Assessment and the Open Space Parish Schedule. This provides information on both outdoor sports facilities and children's play areas for all parishes across the District, and from this it is possible to see that all parishes across the District are deficient in Children's Play facilities against NPFA standards. Policy DC11 Open Space, of the Core Strategy and Development Control Policies DPD, requires all new development to provide a contribution towards outdoor playing space and children's play. In addition to this, development with over 25 dwellings are also expected to provide on-site provision. Over the monitoring year, no development has been permitted on open space.

5.7 The Council are currently preparing a new open space assessment, the outcomes of which will help to inform planning policies within the Local Plan. Further information will be provided within next years annual monitoring report.

Core Strategy Indicators for the Environment

Core Strategy Indicator	Description	Target	Result for 2013/2014
CP5b	Open space provided (ha)	In accordance with standards in policy DC11	Data not available
CP6a	Green Infrastructure lost due to development without replacement	No target identified	Data not available
CP6b	Amount of Green Infrastructure provided by new developments	No target identified	Data not available
CP10a	Local Nature Reserves and County Wildlife Sites identified	Improved Biodiversity – proportion of Local Sites where active conservation management is being achieved	The district has 4 Local Nature Reserves and 427 County Wildlife Sites
CP10b	% of SSSI areas in favourable or recovering condition	88% of SSSIs to be in a favourable or recovering condition by 2010	Table 5.1 'SSSI Condition'
CP10c	Number of BAP habitats created as part of new developments	Maximise	Data not available
CP10d	Proportion of local sites where active conservation management is being achieved	Maximise annually	Data not available
CP12	Installed capacity of renewable or decentralised energy systems to support major growth locations	No target identified	Table 5.2 'Permitted Renewable Energy Capacity within Breckland'



Core Strategy Indicator	Description	Target	Result for 2013/2014
DC11a	Comparison of Open Space provision to District standard and other national standards	Meet standard	Audit of Open Space refreshed summer 2010
DC11b	Area of outdoor playing space provided from developments (ha)	Maximise	Data not available
DC11c	Area of open space lost to development (ha)	Minimise	0
DC12a	Protected trees lost as a result of development (gross)	No target	Data not available
DC12b	Protected hedgerows lost as a result of development (m)	No target	Data not available
DC14	Number of developments as defined in the policy that provide 10% of their energy from renewable sources	Maximise	Data not available
DC15	MW of installed renewable capacity per annum	Maximise	0
DC16	Number of development (over 10 dwellings) meeting building for life standards	Maximise	Data not available
DC17	Number of planning permissions granted contrary to English Heritage and Conservation officer advice	Minimise	Data not available

Table 5.3 Core Strategy Indicators for the Environment

6 Accessibility

6.1 This is the fifth AMR to look at the strategic theme of accessibility. Previously the national indicator 175 provided details of access to services by public transport. This indicator has now been discontinued, however the most recent dataset from 2008 has been included here for information. When the 2011 census data is fully released more information on travel to work distances and transport options will be available. The office for national statistics has confirmed that the travel to work information is likely to be released in 2015

Access to Work and Services

Key Service	% who access services via public transport
GP	93.86% of houses are within 30 minutes public transport time of a GP (2008).
Hospital	40.25% of houses are within 30 minutes public transport time of a hospital (2008).
Primary School	4.46% of children use public transport to travel to primary school (2008)
Secondary School	34.82% of children use public transport to travel to secondary school (2008)
Employment	2.65% of people use public transport to travel to work (2001)

Table 6.1 Access to Work and Services via Public Transport

6.2 Nearly all houses (93.86%) have access to a GP within 30 minutes public transport time. Planning Policies approach to allocate new houses within the market towns or Local Service Centres will hopefully mean an increase in this figure in future monitoring years. The figures for primary school children, only include those who use public transport to get to school. However, it should be noted that, in 2008, 47.05% of children walked to school.

Development complying with Car Parking standards.

6.3 DC19 Parking Provision of the Core Strategy and Development Control outlines parking standards which all new development should meet. In future reports it is hoped to monitor the amount that has been completed, rather than permitted. Over the monitoring period 51% of new dwellings which were approved, met the car parking standard. This equates to 531 new dwellings, having been approved in the last monitoring year which meet the housing standard.

Core Strategy Indicators

Core Strategy Indicator	Description	Target	Result for 2013/2014
CP13a	% of households without a car in rural areas of the District able to access a market town or local service centre by public transport in 30 minutes at least twice per week	Maximise	Dataset not available, future AMR's will report on this.
CP13b	% of persons commuting by car or van	Minimise	63.69% as at the 2001 census
CP13c	% of persons who travel to work by public transport	Maximise	2.74%, results from the 2001 census



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Core Strategy Indicator	Description	Target	Result for 2013/2014
CP14a	% of homes in rural areas further than 30 minutes public transport time from town centres	Minimise	Dataset not available, future AMR's will report on this.
CP14b	% of homes in rural areas further than 1000m from a primary school	Minimise	7.7%
CP14c	% of homes in rural areas further than 300m from a convenience store or 30 minutes public transport time	Minimise	Dataset not available, future AMR's will report on this
CP14d	% of homes in rural areas further than 1000m or 30 minute public transport time from a doctors surgery	Minimise	41.7%
DC19a	Amount of completed floor space of community, recreation and leisure facilities by location (m ²)	Maximise in Local Service Centres and Towns	0
DC19b	Floor space of key services and facilities lost to re-development of other uses (m ²)	Zero	Dataset not available, future AMR's will report on this.
DC19c	% of rural areas with presence of and access to essential services and facilities	Maximise	Dataset not available, future AMR's will report on this.
DC21	Amount of completed development in accordance with car parking standards (floor area)	Maximise	Future AMR's will monitor the amount that has been completed.

Table 6.2 Core Strategy Indicators



7 Local Development Scheme

Local Development Scheme (LDS)

7.1 The Local Development Scheme was prepared during 2012/2013 and was the fifth revision of the LDS. No further revisions to the LDS occurred during the last monitoring year. However, going forward there is the need for further amendments to the LDS to reflect the delay to the issues and options consultation of the Local Plan following the need to gather new evidence base, including the commissioning of joint evidence base through the duty to co-operate.

Statement of Community Involvement

7.2 The Statement of Community Involvement was formally adopted by the Council in July 2013 following a consultation period between April and May 2013. This details how the Council will consult on both planning applications and planning policy documents.

Local Plan

7.3 Significant progress has been made on the Issues and Options document of the Local Plan in the last monitoring year. This has predominantly focused on renewing evidence base including the employment growth study, strategic housing market assessment, strategic housing land availability assessment, a retail and town centre study and also a new piece of evidence base around the District's housing target. A consultation on the issues and options document is expected to occur in the 2014/15 monitoring year.

Core Strategy and Development Control Policies Development Plan Document

7.4 The Council adopted its Core Strategy and Development Control Policies DPD in December 2009. The document remains in place until the policies are superseded by the Local Plan. The document contains the overarching vision and policies for the District. The transitional arrangements for the National Planning Policy Framework ended on 27th March 2013, which gave the document full weight within the planning process. All the policies within the Core Strategy have been assessed for their conformity with the National Planning Policy Framework. Overall, all of the policies within the Core Strategy and Development Control Policies DPD were considered to be either conforming or partially conforming with the requirements of the National Planning Policy Framework.

Site Specific Policies and Proposals Development Plan Document

7.5 The Site Specifics Policies and Proposals Development Plan Document was formally adopted by the Council in January 2012. The policies within the Site Specifics DPD have also been assessed for their conformity with the National Planning Policy Framework, and found to be fully conforming with the framework.

Thetford Area Action Plan Development Plan Document

7.6 The Thetford Area Action Plan Development Plan Document was adopted in July 2012. The Inspector concluded that the document was in conformity with the National Planning Policy Framework.

Attleborough and Snetterton Heath Area Action Plan Development Plan Document

7.7 During 2012/13 progress continued to be made on the Attleborough and Snetterton Heath Area Action Plan. In January 2013 the Council decided to halt the production of a separate area action plan for Attleborough and Snetterton Heath, and instead include it within the wider Local Plan for Breckland.



Community Infrastructure Levy (CIL)

7.8 During 2013/2014 the Council carried out the Preliminary Draft Charging Schedule consultation. Over the period the Government released a consultation on further changes to the CIL regulations and these came into force in February 2014. These changes included the exemption of self build dwellings from being charged CIL.

Preliminary Risks to Adherence of Local Development Scheme Timescale

7.9 Producing a Local Development Framework within a set timetable is not without risk. A number of risks have been identified since the first LDS was adopted in 2005. As far as is practicable, these risks will need to be factored into a revised timetable. However, it is recognised that there are risks that, should they come to fruition, are insurmountable including further significant changes to the planning system at either the national / regional level.

Identified Risk	Implications for LDF Programme
Staff Resources	The planning policy service at Breckland Council is small. Staff turnover, the national lack of qualified planners, and increasing need for staff to specialize all pose medium risks to the timetable if one or more members of the team were to leave the service during the next few years. Staff retention and replacement will be priorities and this aspect will be managed to ensure that the timetable for the Local Plan is not put at risk. The Council has significantly reduced this risk by entering into a 15 year contract with Capita to deliver planning services in Breckland.
Information Technology	There is an increasing reliance on Information Technology – use of the internet, receiving Local Plan submissions electronically, GIS etc. This demands increasingly specialised knowledge, increased capabilities of internal systems (i.e. web server capacity) and secure and reliable systems that will not breakdown or corrupt. This risk is acknowledged and increased resources need to be directed towards I.T. hardware and training to ensure that planning policy production remains on target. The acquisition of Objective Software has addressed some of these risks, but contained server capacity problems have been an issue.
Changes to National Planning Policy	Further changes to national policy could give rise to a need to review or amend the LDS timetable. The previous timetable was amended on several occasions which altered the formal stages of document preparation. The current system is less tightly regulated than its predecessor and as such should limit the potential for the need for further amendment. However, as with any new system, there may be outcomes from other 'front-runners', that may need to be taken in to consideration as part of the preparation for the local plan.
Habitats Regulation Assessment	Planning documents which may effect European sites are required to undergo an assessment to ensure that they do not result in adverse effect on those sites. The previous planing system included an assessment made at the Regional level which deferred work on the potential impacts of growth in Breckland on European Habitats to the local level (i.e Core Strategy and other LDD's). The abolition of the East of England Plan, has resulted in greater freedom to plan in the area, but with less certainty as to the potential effects on the scale of growth distribution. Initial Habitats Regulations Assessment work prepared for the previous Preferred Options Core Strategy (December 2007) concluded that an adverse impact on European Habitats arising from the location of proposed development could not be ruled out and that additional research was required. A significant volume of work has been



Identified Risk	Implications for LDF Programme
	<p>commissioned by Breckland in support of the Core Strategy and its accompanying Habitats Regulations Assessment, much of which is likely remain relevant to the Local Plan. The proximity of significant areas of European habitats (Breckland Special Protection Areas) particularly close to three of the five sustainable market towns in Breckland (including Thetford) is of particular concern and reduced the spatial options for accommodating growth if the result of the Habitats Regulations Assessment concludes that an adverse impact will arise from the spatial strategy. The risk may be able to be resolved through mitigation but ultimately the conclusions of a Habitats Regulations Assessment could be a fatal 'showstopper' and in this scenario, the Council would be required to demonstrate how the plan could avoid or mitigate any adverse effects.</p>
Duty to Co-operate	<p>The Duty to Cooperate is a significant change to the way plans are prepared and considered at the local level which requires continuous engagement with partners to demonstrate compliance. The Duty to Cooperate is a legal test, and as such, subject to Judicial review. Under previous planning systems, many of the discussions on strategic planning matters which may affect local authorities and partners were conducted as part of the Regional Plan process, and prior to that by the County Structure Plan process. Decisions and conclusions on those strategic discussions were ultimately resolved through Examinations in Public (EiPs) on such Regional or Structure Plans.</p> <p>The new Duty to Cooperate formalises and devolves these requirements down to local authorities who are preparing plans. This has the potential to significantly increase the burden on plan production, but also presents a risk where there is no formal mechanism for agreement between parties.</p> <p>There may also be an additional risk to plan production where the Council may need the support of a neighbouring authority or another partner to deliver its full range of needs under the Duty where that partner may not agree with the proposal.</p>
Changes to Administration	<p>The period for preparing a Local Plan will be within two administrations of Breckland Council given the District elections in May 2015. Elections can represent a time of change, in terms of very local priorities at the Ward level as well as the strategic direction of the authority. Breckland Council has benefitted from a long period of administrative stability but nonetheless it is important that early consensus is developed around the initial version of the Local Plan and that any risk around a change in administration is managed. This Local Development Scheme provides an opportunity to do this by setting out early milestones for consulting on the quantity and location of development in Breckland.</p>

Table 7.1 Risks to adherence to LDS



8 Performance of Saved Policies

8.1 Previous AMR's have reported on the performance of saved policies from the Breckland Local Plan. The Core Strategy and Development Control Policies DPD was adopted on 17th December 2009 and replaced the majority of policies from the Local Plan. However a few policies have remained saved following the adoption of the document. The adoption of the Site Specific Policies and Proposals DPD and the Thetford Area Action Plan DPD have also replaced some of the saved policies, and as such they are not included here. The remaining saved policies tend to relate to land allocation that were made through the Local Plan, that have not been implemented. Therefore, the following table will monitor these.

Policy	Summary of Policy/Area of Coverage	Will the Principal of the Policy be replaced	Reasoning	Proposed Replacement	Able to be monitored?	Reason for not monitoring	Indicator	Result for 2013/2014
(002)6	Allocation of site H6 (Attleborough)			Local Plan	Yes		% of allocation remaining	0% of land allocated in this policy is remaining
(002)9	Allocation of site E3 (Attleborough)	Yes in principle.	Provision of land for employment uses in an important objective	Local Plan	Yes		% of allocation remaining	100% of land allocated in this policy is remaining. Site is now included as part of planning application 3PL/2012/0958/H
(002)12	Seek to provide site OS6 (Attleborough)	Yes	Provision of open space is an important objective. This is particularly important as Attleborough has a deficit provision compared to NPFA standards	Local Plan	Yes		% of allocation remaining	0% of land allocated in this policy is remaining. The site was granted planning permission for 73 dwellings under planning application 3PL/2012/1259/F.



Policy	Summary of Policy/Area of Coverage	Will the Principal of the Policy be replaced	Reasoning	Proposed Replacement	Able to be monitored?	Reason for not monitoring	Indicator	Result for 2013/2014
(087)1	Development related to motor racing (Snetterton)	Yes	Provision of land for specific employment uses in this location has been established as an important objective and will be continued in the LDF	Attleborough and Snetterton Heath Area Action Plan DPD	No	Racing circuit area not defined in Local Plan.		

Table 8.1 Saved Policies



9 Performance of Policies within the Thetford Area Action Plan DPD

9.1 The Thetford Area Action Plan Development Plan Document (TAAP) was adopted in July 2012, as such this annual monitoring report is the second to report on the policies within it. As each of the policies has a number of indicators an overall policy score has also been provided. Each policy score has been colour coded with red meaning that the results are not conforming to the policy, amber showing part conforming policy results and green conforming results. Where the overall policy score colour is grey this means that there are not any results at present. A number of the policies within the TAAP relate specifically to the sustainable urban extension, as the planning application for this site has not been determined an overall policy score has not been given for these policies. This will be included within future annual monitoring reports.

	Conforming to policy
	Part conforming to policy
	Nor conforming to policy
	Not yet applicable

Figure 9.1

Policy	Indicator	Target	Result for 2013/14	Overall Policy Score
Policy TH2 Approach to the Town Centre	% non A1 on primary and secondary frontages	Maximum 25% on primary frontages and 50% on secondary frontages	Primary Frontage 47% non A1 retail Secondary Frontage 55% non A1 retail	
	A class retail floor space	Maximise	-34.41sqm	
	Delivery of a Town Centre masterplan	By end of 2012	The masterplan was completed in 2013	
	Cycle networks included within planning applications	Secured through a legal agreement	Dataset not currently available	
	Number of historic buildings/structures restored and/or enhanced	Maximise	Dataset not currently available	
Policy TH3 New Retail Development	M ² net retail floorspace developed	Approximately 330m ² of net convenience floorspace by 2016 on the town centre	No net new convenience floorspace was provided in the town centre in 2013/14	
	A class retail floor space	Maximise	-34.41sqm	



Policy	Indicator	Target	Result for 2013/14	Overall Policy Score
	% non-A1 retail on primary and secondary frontages	Maximum 25% on primary frontages and 50% on secondary frontages	Primary Frontage 47% non A1 retail Secondary Frontage 55% non A1 retail	
Policy TH4 Transport - Achieving Modal Shift	Cycle networks included within planning applications	Provision of cycle network	Dataset not currently available	
	Levels of cycling, walking and bus usage	Maximise	Dataset not currently available	
	Bus stops within 400m of all properties in the urban extension	Secured through a legal agreement	This will be considered as part of the planning application for the urban extension	
Policy TH5 The Impact of Change on Pedestrians, Cyclists and Buses	Limit impact of development on pedestrians, cyclists and buses	Transport management scheme agreed by LPA and NCC	This will be considered as part of the planning application for the urban extension.	
	Cycle networks included within relevant planning applications	Provision of cycle network		
	Bus stops within 400m of all properties in the urban extension	Transport management scheme agreed by LPA and NCC		
Policy TH6 Thetford Bus Interchange	Levels of bus usage	Maximise	Will be included in future AMR's once the interchange is completed	
	Number of historic buildings/structures restored and/or enhanced	Maximise	Planning permission allows for the redevelopment/enhancement of the cosy carpets building.	
	Number of developments approved achieving the BREEAM very good standard up to 31st March 2013 and excellent after 31st March 2013	100%	Will be included in future AMR's	



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Policy	Indicator	Target	Result for 2013/14	Overall Policy Score
	Progress on delivery of new bus interchange	Operational by April 2013	Site has planning permission, and a compulsory purchase order on the buildings is being prepared.	
Policy TH7 Thetford Railway Station	Enhanced walking and cycling connections to the train station	Secured through a legal agreement	0	
	Redevelopment schemes for historic buildings coming forward	Maximise	0	
	Number of developments approved achieving the BREEAM very good standard up to 31st March 2013 and excellent after 31st March 2013	100%	0	
Policy TH8 Healthy Lifestyles	Developments will not have an adverse affect on the populations health	100% urban development checklist 100% health impact assessment	Dataset not available, will be monitored in future AMR's	
Policy TH10 Allotments	Amount of allotment secured through a legal agreement at the point of a planning application	At least 5ha of allotment land by 2026	Allotment land will be included within the urban extension, with the planning application yet to be determined. As such provision has not been monitored in this AMR.	
Policy TH11 Joe Blunt's Lane	Amount of new green infrastructure provided by new developments	Maximise	0	
	Green infrastructure lost due to development without replacement	Minimise	0	
	Lane reclassified to allow for cycling	Secured through a legal agreement	Will be included within the planning permission for the urban extension.	

Policy	Indicator	Target	Result for 2013/14	Overall Policy Score
Policy TH12 The Thetford Loops	Progress on delivery of the Loops network	Secured through a legal agreement Progress Report	No progress during 2013/14	
Policy TH13 Indoor Sports Facilities	Indoor sports provision provided for development (ha)	By 2026 there should be 4 new sports courts and 3 new swimming lanes	No new indoor sports facilities were provided during 2013/14. However this is within the time scales set out within the policy.	
Policy TH14 Energy and Carbon - TAAP wide	Number of residential developments achieving the Code for Sustainable Homes (CSH) in line with national timetable	100% of residential developments	The code for sustainable homes is currently in accordance with building regulations	
	Renewable energy capacity installed by type	To increase the amount of renewable energy installed	0	
Policy TH15 Energy/Multi Service(s) Company Development (ESCo/MuSCo)	ESCo or MuSCo provided to serve existing and new development	Maximise	No ESCo/MuSCo currently, however this is still within existing timescales set out within the policy.	
Policy TH16 Water and Drainage	Major development will not have an adverse affect on waste water capacity	Capacity agreed with waste-water provider prior to planning permission	Datasets not available in this AMR, will be included within future reports.	
	Number of dwellings constructed at 105l/h/d	100%		
	Levels of water abstraction/average household water consumption	105l/h/d		
Policy TH17 Development in Flood Zones	Number of dwellings in EA flood zones 2 or 3, or flood risk areas identified in SFRA contrary to TAAP policies	Zero dwellings per annum	0	



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Policy	Indicator	Target	Result for 2013/14	Overall Policy Score
	Other development types permitted in EA defined flood zones or risk areas identified in SFRA contrary to TAAP policies	Zero ha per annum	0	Green
	Number of permissions granted contrary to Environment Agency advice on either water quality or flood risk grounds	Zero permissions per annum	0	
Policy TH18 Archaeology	Number of planning permissions granted contrary to English Heritage, Norfolk County Council's Historic Environment Service, or Conservation Officer advice	Minimise	Dataset not currently available, will be included within future reports.	Grey
Policy TH19 Sustainable Construction Standards for Non-Residential Development	Number of developments approved achieving the BREEAM very good standard up to 31st March 2013 and excellent after 31st March 2013	100%	Dataset not available in this AMR, will be included within future reports.	Grey
Policy TH20 Thetford Urban Extension Strategic Design Principles	The loss of historic buildings as a result of the urban extension	Zero lost		Grey
	Number and % of housing sites with a building for life assessment	All residential development		
	Enhancement of boundary trees adjoining the transport infrastructure	Landscaping scheme to be agreed by the LPA		
	Protected trees and hedgerows lost as a result of development	No loss of protected trees		
	Management plan for existing features included within planning application	Progress report		



Policy	Indicator	Target	Result for 2013/14	Overall Policy Score
	New hedgerow/landscape buffer planted (metres)			
Policy TH21 Locally Distinctive Features of the Landscape	Protected trees and hedgerows lost as a result of development	No loss of protect trees		
	Management plan for existing features included within planning application	Management plan agreed with LPA prior to planning permission		
	New hedgerow/landscape buffer planted (metres)	Maximise		
Policy TH22 Gallows Hill Scheduled Monument	Improvements (open space and habitats creation) to Gallows Hill Scheduled Monument	An improvements implementation plan to be agreed with the LPA to be secured via a legal agreement prior to planning permission.		
Policy TH23 Existing Buildings in the Thetford Urban Extension	The loss of historic buildings as a result of the urban extension	Zero lost		
	Biodiversity surveys undertaken	Biodiversity survey and mitigation measure agreed with LPA		
Policy TH24 Surface Water Management	SWMP provided with planning application	SWMP agreed by LPA and Environment Agency prior to the granting of permission		
	Provision of SuDS	SuDS provided pn new developments where required.		
Policy TH25 Walking and Cycling	Walking and Cycling networks included within planning applications	Secured through a legal agreement		
	Level of walking and cycling	Increase		
Policy TH26 Buses	Bus stop within 400m of all properties in the urban extension	Secured through a legal agreement		



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Policy	Indicator	Target	Result for 2013/14	Overall Policy Score
	Bus infrastructure to be provided prior to the first occupation of dwellings	Secured through a legal agreement		
	Levels of bus usage	New bus service implemented from the day of first occupation in the urban extension		
Policy TH27 A New Railway Station in the Urban Extension	Land secured for new railway station	Agreed through planning permission for the urban extension		
	Transport monitoring to establish need	Increase in passenger numbers at Thetford Station		
Policy TH28 Changes to the A11 Trunk Road	Development of essential infrastructure (progress on A11 junction improvements)	A11 junctions to be improved in accordance with phasing plan provided in the Transport Assessment.		
Policy TH29 Improvements to the Local Road Network	Development of essential infrastructure (progress on local road network improvements)	Local road improvements to be completed by 2026		
Policy TH30 New Employment Land	Amount of floorspace developed for employment by type (gross and net) in sqm	In accordance with policy		
	Phased delivery of employment land	At least 40 ha of employment land by 2026.		
	Employee jobs created	5,000 net new jobs by 2026		
Policy TH31 New Local Centre(s) in the Urban Extension	M ² net floor space developed	500m ² net new comparison post 2016 and 1200m ² net new convenience floorspace post 2016		
	A class floorspace	Maximise		



Policy	Indicator	Target	Result for 2013/14	Overall Policy Score
Policy TH32 Connecting to a Decentralised Energy Supply	Development designed to allow for connections to decentralised supply	100%		
Policy TH33 New Health Facility in the Urban Extension	Indices of Multiple Deprivation, Barriers index	Minimise in line with general trend		
	8 new GP's and 6 Dentists secured in accordance with NHS Norfolk's requirements	Secured through a legal agreement		
Policy TH 34 New Health Facility in the Thetford Urban Extension	Ha of land set aside for nursery, primary, secondary and post 16 school provision	12ha secured through a legal agreement		
	New nursery, primary, secondary and post-16 school places provided	Secured through a legal agreement		
	Number of developments approved achieving BREEAM very good standard up to 31st March 2013 and excellent after 31st March 2013	100%		
Policy TH35 Community Buildings	Amount of completed floor space of community, recreation and leisure facilities by location (M ²)	1 x 300m ² multi-purpose community facility by 2016 and 2 x 300m ² small multi-purpose community facility between 2016-2026		
	Floorspace of key services lost to redevelopment of uses (M ²)	Zero		
Policy TH36 New Bring Recycling Facilities	Bring recycling centre located at the Local Centre	Secured via a legal agreement		



Policy	Indicator	Target	Result for 2013/14	Overall Policy Score
Policy TH37 Regeneration Proposals in Existing Residential Areas	Ha of redeveloped land	No target identified	5.9ha of redeveloped land	
	Indices of Multiple Deprivation	Reduction of 2010 levels		
	Net number of new dwellings delivered	Maximise	35	
Policy TH38 Existing Employment Areas	Employment land developed in ha and floorspace (m ²)	Maximise	4,614sqm	
Policy TH39 Thetford Settlement Boundary	Number of dwellings approved outside of settlement boundary	Zero	0	

Table 9.1 Performance of Policies within the Thetford Area Action Plan DPD

10 Performance of Policies within the Site Specifics Policies and Proposals DPD

10.1 The Site Specific Policies and Proposals Development Plan Document was adopted in January 2012, as such this annual monitoring report is the second to report on the policies within it. As each of the policies has a number of indicators an overall policy score has also been provided. Each policy score has been colour coded with red meaning that the results are not conforming to the policy, amber showing part conforming policy results and green conforming results.

Dereham

Policy	Indicator	Target	Result for 2013/14	Overall Policy Score
D1 Land at the Old Maltings, Norwich Road	Provision of masterplan for site	Masterplan agreed by LPA	No masterplan has been submitted on this scheme, and no progress has currently been made on the development of the site.	
	Phased development of the site prior to 2019	Phased delivery of 180 dwellings in accordance with masterplan		
	Provision of on-site open space	0.35ha on-site open space, including a LEAP		
	Provision of pedestrian and cycle links to Green Rd and Norwich Rd	Pedestrian and Cycle links secured through a legal agreement		
	Retention of all important trees	Landscaping scheme by LPA		
	Design respects setting of listed building (The Maltings) and existing dwellings	Masterplan agreed by LPA		
D2 Land at Greenfields Road	Phased development of the site prior to 2019	Phased delivery of 220 dwellings including 150 by 2014 in accordance with the SHLAA, with the remainder by 2019	An application for outline planning permission has been submitted, and a decision to grant planning permission has been agreed subject to the completion of the section 106.	
	Provision of on-site open space	1.38ha of on-site open space including 2 LEAPs		
	Noise attenuation measures along the border of the A47	Secured through planning permission		



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Policy	Indicator	Target	Result for 2013/14	Overall Policy Score
D3 Land to the East of Windmill Avenue	Vehicular link between Greenfields Road and Wheatcroft Way	Secured vehicular links through a legal agreement		Site is currently under construction, however it is unlikely to be completed by the end of 2014.
	Phased development of site prior to 2014	Phased delivery of 200 dwellings		
	Provision of on-site open space	1.15ha on -site open space, including 2 LEAPs and an area for outdoor sports		
	Enhancement of biodiversity corridors	Secured green space to the north of the development to protect and enhance biodiversity corridor at Shillings Lane by legal agreement		
	Access onto Norwich Rd between Windmill Avenue and Dereham Tow Football Club	Secure vehicular access by a legal agreement		
D4 Land of Rash's Green Industrial Estate	Provision of 3.1ha of employment land	Take up of land with use classes B1(b)(c), B2 and B8	No progress has been made on this site at present, however this is still within the time scales set out within the policy.	
	Vehicular access via Rash's Green	Secured by a legal agreement		
	Provision of boundary treatments on areas bordering residential development	Secured by a legal agreement		
	Timing of employment land delivery	Planning permission granted prior to 2016 or review of this DPD whichever is the sooner		
	Retention of all important boundary trees	Landscaping scheme agreed by the LPA		
D5 Land to the East of	Provision of 3.1ha of employment land	Take up of land with use classes B1(b)(c), B2 and B8	No progress has been made on this site at present, however this is still within the	

Policy	Indicator	Target	Result for 2013/14	Overall Policy Score
Dereham Business Park	Vehicular access via Kingston Road/Walpole Loke	Vehicular access secured by a legal agreement	time scales set out within the policy.	
	Provision of footways and cycle ways to join with those on Yaxham Road and a footway to Cherry Lane	Secured pedestrian and cycle links through a legal agreement		
	Retention and enhancement of existing boundary screening	Landscaping scheme agreed by the LPA		
D6 Land extending from Georges Road/Nunn's Way to Cowper Road	Provision of 4,900m ² of comparison goods floorspace	Take up of land with use class A1	No progress has been made on this site at present, however this is still within the time scales set out within the policy.	
	Provision of 1,800m ² of convenience floorspace	Take up of land with use class A1		
	Provision of footways for pedestrian access to the High Street, Norwich Street and Wrights Walk	Secured pedestrian links through a legal agreement		
	Parking provision should meet standards in the Core Strategy	Secured through the planning permission		
D7 Land to the East of Dereham Town Football Club	4.5ha of land for a new cemetery	Secured through planning permission	Planning permission granted for the change of use of this land to a cemetery in October 2011.	
	Access to the site from Norwich Road or B1110	Vehicular access secured by a legal agreement		

Table 10.1 Performance of Dereham Policies within the Site Specific Policies and Proposals DPD



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Swaffham

Policy	Indicator	Target	Result 2013/14	Overall Policy Score
SW1 Land to the East of Brandon Road and North of Redlands Tile Site	Provision of a masterplan for the site	Masterplan agreed by LPA by 2013	Outline planning permission has been sought on the site and the decision to grant planning permission has been agreed subject to a section 106 agreement being secured. This therefore meets the requirements to have a masterplan agreed by 2013, however the first phase will not be completed by the end of 2014.	4
	Vehicular access to the site from Brandon Road	Access secured by a legal agreement		
	Protection and enhancement of right of way	Secured by a legal agreement		
	Pedestrian and cycle links to the right of way and to development to the south of site	Access to pedestrian and cycle links secured by a legal agreement		
	Layout of site has regard to future potential of site	Masterplan agreed by the LPA		
	Phased development of the site prior to 2016	Delivery of 240 dwellings by 2016 with 150 dwellings prior to 2014		
	Provision of on-site open space	0.96ha of on-site open space		
	Provision of 3ha of employment land	Take up of land with use class B1(b)(c), B2 and B8		
	Access provided from the Eco-Tech centre	Access secured via a legal agreement		
	Landscape buffer between A47 and employment development	Landscaping scheme approved by the LPA		
SW2 Land to the North of the Eco-Tech Centre	Timing of employment land delivery	Planning Permission granted prior to 2016 or review of this DPD whichever is the sooner	No progress has been made on this site at present, however this is still within the time scales set out within the policy.	3
	Prior to development, land between site and Eco-Tech is developed	Secured by a legal agreement		



Policy	Indicator	Target	Result 2013/14	Overall Policy Score
SW3 Land to the West of the Eco-Tech Centre	Provision of 5.8ha of employment land	Take up of land with use class B1(b)(c), B2 and B8	No progress has been made on this site at present, however this is still within the time scales set out within the policy.	100
	Landscaping and planting on exposed boundaries	Landscaping scheme approved by the LPA		
	Vehicular access provided from the Eco-Tech employment area	Vehicular access to the site is secured by a legal agreement		
	Timing of employment land delivery	Planning permission granted prior to 2016 or review of this DPD whichever is the sooner		
	Provision of pedestrian and cycle access to West Acre Rd	Secured by a legal agreement		
	Land is not developed until after SW2	Phasing agreement agreed by the LPA		

Table 10.2 Performance of Swaffham Policies within the Site Specific Policies and Proposals DPD

Watton

Policy	Indicator	Target	Result for 2013/14	Overall Policy Score
W1 Land to the west of the A1075 and adjacent Wayland High School	Development of the site prior to 2015	Phased development of 100 dwellings prior to 2015	Site has planning permission for 110 dwellings. However it is unlikely to be fully developed by the end of 2015.	100
	Principal access via A1075	Vehicular access secured by a legal agreement		
	Provision of on-site open space	0.2ha of on-site children's play		
	Retention and enhancement of all perimeter hedgerows and trees	Landscaping scheme approved by the LPA		



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Policy	Indicator	Target	Result for 2013/14	Overall Policy Score
	Provision of pedestrian and cycle ways to Wayland High School	Secured by legal agreement		
	Management scheme for adjacent pond	Scheme agreed by the LPA		
W2 Land at the Former RAF Officers Mess	Development of the site prior to 2015	Development of 72 dwellings on site by 2015	No progress has been made on this site at present, however this is still within the time scales set out within the policy.	
	Vehicular access to the site from Norwich Road and Portal Avenue	Vehicular access secured via a legal agreement		
	Pedestrian and cycle links to be provided to link Elworthy Road and Norwich Road	Secured by a legal agreement		
	Retention of all protected trees on site	Landscaping scheme agreed by the LPA		
	Density to have regard to existing development on Trenchard Crescent	Agreed as part of the planning permission		
	Open space to meet commitments for site W2 and existing requirements.	5ha of open space, including a LEAP, children's playspace, and outdoor sports pitches		
	Development of site prior to 2015	Development of 25 dwellings by 2015		
W3 Land at Watton Green and Norwich Road	Provision of on-site open space to the south of the site	500m ² of children's playspace	The site has planning permission and is currently under construction. The scheme meets the expectations of the policy by ensuring none of the dwellings face onto Watton Green, access is from Norwich Road and it retains the	
	Retention and enhancement of of perimeter hedgerows and trees	Landscaping scheme to be agreed by the LPA		
	No access to the site from Watton Green	Secured by a legal agreement		
	Low density housing along Watton Green with no housing fronting onto the road	Secured through planning permission		



Policy	Indicator	Target	Result for 2013/14	Overall Policy Score
	Provision of pedestrian and cycle links to Norwich Road, Watton Town Centre and local schools	Secured by a legal agreement	existing trees and hedgerows.	
	Management schemes for the enhancement of biodiversity	Secured by a legal agreement		
	Relocation of attenuation pond for 1 in 100 year flood	Secured by a legal agreement		
W4 Land adjacent to Swaffham Road	Development of site prior to 2015	Development of 17 dwellings by 2015	No progress has been made on this site at present, however this is still within the time scales set out within the policy.	
	Provision of a crossing point to link Swaffham Road and create pedestrian access to Three Post Road	Secured by a legal agreement		
	Vehicular access onto Swaffham Road	Secured by a legal agreement		
	Retention and enhancement of perimeter hedgerows and trees	Landscaping scheme to be agreed by the LPA		
	Provision of a Bat protection scheme	Scheme to be agreed by the LPA		

Table 10.3 Performance of Watton Policies within the Site Specifics Policies and Proposals DPD

Narborough

Policy	Indicator	Target	Result for 2013/14	Overall Policy Score
NAR1 Land to the West of Chalk Lane	Development of the site by 2014	Development of 50 dwellings by 2014	Site has outline planning permission for 55 dwellings. No	
	Principal access along Chalk Lane	Secured by legal agreement		



Policy	Indicator	Target	Result for 2013/14	Overall Policy Score
	Retention of all boundary trees and new landscaping to the south of the site	Landscaping scheme to be agreed by the LPA	detailed application has been submitted therefore the site wont meet the target to be fully developed by the end of 2014.	
	Pedestrian and cycle links from Chalk Lane to village	Secured by legal agreement		
	Provision of on-site open space	Minimum of 0.12ha open space for children's play		

Table 10.4 Performance of Narborough Policies within the Site Specific Policies and Proposals DPD

Shipdham

Policy	Indicator	Target	Result for 2013/14	Overall Policy Score
SH1 Land at the Coal Yard, north of Chapel Street	Development of site by 2015	Development of 85 dwellings by 2015	Site has outline planning approval for 95 dwellings, however a detailed application has yet to be submitted. Therefore it is unlikely that the development will be completed by the end of 2015.	
	Provision of on-site open space	Minimum of a LEAP secured through a legal agreement		
	Principal access via Chapel Street	Secured by legal agreement		
	Pedestrian and cycle access to Chapel Street, and a safe crossing point at Chapel Street	Secured by legal agreement		
	Retention and enhancement of perimeter hedgerows and trees	Landscaping scheme agreed by the LPA		



Policy	Indicator	Target	Result for 2013/14	Overall Policy Score
	Retention of area of retail within the site to accommodate existing activities	Secured through planning permission		

Table 10.5 Performance of Shipdham Policies within the Site Specific Policies and Proposals DPD

Swanton Morley

Policy	Indicator	Target	Result for 2013/14	Overall Policy Score
SM1 Land to the south of Rectory Road	Development of site by 2015	Development of 50 houses by 2015	Site has the decision to grant full planning permission and is currently awaiting agreement of its section 106. It is unlikely that the development will be completed by the end of 2015.	
	Provision on on-site open space	0.12ha of children's play space in accordance with NPFA standards		
	Access onto Rectory Road	Secured by a legal agreement		
	Retention and enhancement of perimeter hedgerow and trees	Landscaping scheme to be approved by LPA		
	Enhancement of pedestrian and cycle links to viallge hall and primary school	Secured by a legal agreement.		

Table 10.6 Performance of Swanton Morley Policies within the Site Specific Policies and Proposals DPD



11 Duty to Co-operate

11.1 The Localism Act 2011 introduced the duty to co-operate between Local Planning Authorities, the County Council and a number of other public bodies. The Town and Country Planning Regulations (Local Planning) (England) 2012, require local authorities to include details of what action has been undertaken as part of this duty within annual monitoring reports..

11.2 The following table includes the list of bodies who are included through the duty to co-operate and any actions which have occurred based on the duty between 1st April 2013 and 31st March 2014.

Duty to Co-operate Body	Action Taken
Norfolk County Council (Highways Authority)	<ul style="list-style-type: none"> There has been a joint commission between Breckland Council and Norfolk County Council on transport studies for Attleborough. This has included a smarter travel study, a town centre study and a link road study. These studies were all completed in the last monitoring year.
Environment Agency	<ul style="list-style-type: none"> No specific action taken
The Office of Rail Regulation	<ul style="list-style-type: none"> No specific action taken
The Civil Aviation Authority	<ul style="list-style-type: none"> No specific action taken
English Heritage	<ul style="list-style-type: none"> No specific action taken
Natural England	<ul style="list-style-type: none"> No specific action taken Natural England have set up the Breckland SPA forum, which Breckland Council are a member of. Considers specific implications on the SPA.
The Homes and Communities Agency	<ul style="list-style-type: none"> No specific action taken
New Anglia (Local Enterprise Partnership)	<ul style="list-style-type: none"> The Council responded to New Anglia's consultation on growth strategies.
Primary Care Trust	<ul style="list-style-type: none"> No specific action taken
Wild Anglia NLP	<ul style="list-style-type: none"> No specific action taken
Adjoining Local Authorities	<ul style="list-style-type: none"> Meetings held between all Norfolk authorities to agree a duty to co-operate structure and the potential for shared evidence base to be prepared. This includes Council Member involvement. This process is ongoing A joint strategic housing market assessment is currently being produced between Breckland, North Norfolk, Broadland, Norwich City and South Norfolk Councils. This covers the whole of the market area. Meeting held across Norfolk and Suffolk regarding the approach to Gypsy and Traveller Accommodation Assessments. It was agreed that Local



Duty to Co-operate Body	Action Taken
	<p>Authorities would co-operate on cross boundary issues as they became apparent.</p> <ul style="list-style-type: none"><li data-bbox="464 517 1430 582">• Neighbouring authorities invited to participate in joint commissioning of demographic forecasting to support the setting of Breckland's housing target.

Table 11.1 Duty to Co-operate bodies and action taken



12 Neighbourhood Plans

12.1 Neighbourhood plans were introduced through the Localism Act (2012) and allow parishes to prepare a community led framework to guide the future development and growth of an area. The Town and Country Planning Regulations (Local Planning) 2012 require authorities monitoring reports to report on progress of neighbourhood plans within their area.

Designated Neighbourhood Plans

12.2 Attleborough and Besthorpe Neighbourhood Plan - The plan area was formally designated on 29th October 2013 and covers all of Attleborough parish and the parts of Besthorpe parish which adjoin the built up extent of Attleborough. Work is ongoing on this plan.

12.3 Croxton, Brettenham and Kilverstone Neighbourhood Plan - A neighbourhood plan covering the entirety of the three parishes was formally designated at a meeting of the Council's cabinet on 1st July 2014.

12.4 No other neighbourhood plans areas have been designated within Breckland.

13 Residential Completions by Parish

13.1

Parish	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	Grand Total
Ashill	2	0	0	0	1	1	5	15	3	11	2	0	0	40
Attleborough	19	63	260	53	12	25	29	29	16	15	103	22	45	691
Banham	19	9	3	2	10	2	6	6	4	3	0	0	1	65
Bawdeswell	6	4	0	2	0	1	11	3	8	0	2	0	1	38
Beachamwell	0	15	1	4	1	0	1	0	0	2	0	0	1	25
Beeston	3	2	1	4	7	3	4	6	1	0	0	0	1	32
Beetley	5	9	3	4	3	1	5	3	1	0	6	1	0	41
Besthorpe	1	4	2	2	5	1	2	2	3	0	1	1	2	26
Billingford	0	4	2	0	0	0	0	0	0	1	0	3	0	10
Bintree	2	0	0	2	5	1	0	0	0	1	0	0	0	11
Blo' Norton	0	2	0	1	2	0	0	0	0	0	3	0	0	8
Bradenham	1	0	4	0	2	0	0	1	0	1	0	5	7	21
Brettenham	1	2	1	2	7	3	0	0	2	0	0	0	0	18
Bridgham	0	0	0	0	2	1	0	5	8	0	0	0	1	17
Brisley	0	1	0	1	0	1	0	4	0	1	0	0	1	9
Bylaugh	0	0	2	0	0	0	0	21	0	0	0	0	0	23
Carbrooke	14	0	2	8	2	36	68	57	176	86	11	18	16	494
Caston	1	1	1	2	2	1	1	2	0	1	1	2	0	15
Cockley Cley	0	0	0	0	2	0	1	0	1	0	0	0	0	4
Colkirk	1	1	2	0	0	8	7	0	0	0	6	1	1	27



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Parish	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	Grand Total
Cranwich	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cranworth	0	1	0	1	1	4	0	0	7	4	0	0	0	18
Croxton	0	1	0	0	1	4	1	0	0	1	0	0	5	13
Didlington	0	0	0	0	0	0	0	2	0	0	0	0	0	2
Dereham	157	200	214	162	107	61	161	134	61	85	22	44	65	1473
East Tuddenham	1	2	1	6	4	2	0	0	1	1	3	0	0	21
Elsing	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Foulden	2	4	1	1	0	1	1	0	0	0	1	0	0	11
Foxley	0	0	2	2	5	2	2	1	0	1	0	0	5	20
Fransham	0	1	1	2	3	1	1	3	0	0	0	1	0	13
Garboldisham	4	2	1	0	1	2	0	0	3	1	3	0	0	17
Garvestone	1	2	1	1	2	2	5	5	1	3	1	3	0	27
Gateley	0	0	0	0	0	0	0	0	0	0	0	1	0	1
Gooderstone	36	1	1	0	3	2	0	0	1	3	0	1	0	48
Great Cressingham	0	0	0	0	0	0	0	7	0	0	0	0	0	7
Great Dunham	0	3	0	1	0	1	3	0	0	0	1	2	1	12
Great Ellingham	2	4	6	4	9	4	1	0	5	5	0	2	2	44
Gressenhall	1	3	0	4	2	0	1	3	1	0	1	0	0	16
Griston	1	2	0	0	2	5	4	3	3	1	0	1	0	22
Guist	0	0	0	0	0	0	0	0	0	0	1	0	1	2
Hardingham	0	2	2	0	1	0	1	1	2	1	0	0	1	11
Harling	7	3	16	19	3	10	2	6	6	1	6	17	25	121
Hilborough	1	1	2	3	0	4	2	0	0	0	0	0	0	13



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Parish	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	Grand Total
Hockering	8	0	4	5	9	1	3	3	0	3	0	0	1	37
Hockham	6	0	1	0	2	2	0	0	0	2	3	0	4	20
Hoe	0	2	4	1	3	2	3	0	1	1	0	0	0	17
Holme Hale	0	2	4	1	3	2	3	0	1	1	0	0	4	21
Horningtoft	0	1	0	0	0	1	1	0	1	0	0	0	0	4
Ickburgh	1	4	0	0	0	4	0	0	3	0	1	0	0	13
Kempstone	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Kenninghall	0	3	4	10	8	9	2	22	5	0	1	10	0	74
Kilverstone	0	0	0	0	0	4	0	0	0	0	0	0	0	4
Lexham	0	0	0	0	0	0	0	0	0	0	0	1	0	1
Litcham	3	0	0	1	0	4	0	1	0	0	0	0	0	9
9Little Cressingham	0	0	0	1	3	0	0	0	0	0	0	0	0	4
Little Dunham	0	1	0	0	1	0	2	0	0	0	0	2	0	6
Little Ellingham	0	0	0	5	0	0	2	0	0	0	0	0	0	7
Longham	1	1	1	0	2	0	0	0	0	0	1	0	0	6
Lynford	0	0	1	0	5	0	0	0	0	0	0	0	0	6
Lyng	0	3	8	2	0	3	0	2	0	3	1	0	2	24
Mattishall	1	8	0	8	5	7	15	7	2	0	3	6	4	66
Merton	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mileham	2	1	1	2	5	12	5	0	0	0	0	3	3	36
Mundford	4	2	3	1	1	0	2	1	0	9	15	0	3	41
Narborough	23	2	1	6	0	0	0	4	0	1	0	0	1	38
Narford	0	0	0	0	0	1	0	0	0	0	0	0	0	1



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Parish	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	Grand Total
Necton	1	10	9	20	14	5	2	4	1	0	0	13	35	114
New Buckenham	0	1	0	3	4	7	3	5	0	0	1	0	0	24
Newton	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North Elmham	10	3	3	8	2	1	7	6	0	3	0	0	2	45
North Lopham	0	1	5	0	4	2	1	6	1	2	2	0	4	28
North Pickenham	5	8	3	4	0	0	0	0	1	2	0	3	1	27
North Tuddenham	1	0	0	1	1	2	0	2	0	2	3	1	0	13
Old Buckenham	3	1	2	5	5	3	5	4	1	2	0	1	0	32
Ovington	4	1	0	4	0	0	0	0	2	0	0	0	0	11
Oxborough	0	0	1	3	0	1	5	0	0	1	1	0	0	12
Quidenham	1	1	0	0	1	2	2	0	0	0	0	0	0	7
Riddlesworth	0	0	0	0	6	0	0	0	1	0	0	0	0	7
Rocklands	0	5	8	3	2	1	0	1	0	2	2	3	0	27
Roudham	0	2	2	3	0	0	0	1	0	0	0	0	0	8
Rougham	0	0	0	0	0	0	0	0	0	0	2	0	0	2
Saham Toney	3	1	5	7	5	4	2	8	2	4	2	2	0	45
Scarning	4	4	5	9	6	6	0	2	2	0	0	15	6	59
Scoulton	0	0	1	0	0	2	1	0	2	5	0	0	1	12
Shipdham	9	5	3	7	12	5	2	10	2	4	2	0	33	94
Shropham	0	1	1	6	0	3	4	4	0	0	0	0	2	21
Snetterton	1	0	0	4	1	0	1	0	1	0	0	0	0	8
South Acre	0	0	0	0	0	0	0	0	0	0	0	0	0	0
South Lopham	0	0	2	1	2	1	1	0	0	10	0	0	0	17



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Parish	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	Grand Total
South Pickenham	0	0	0	0	0	0	0	0	0	4	0	0	0	4
Sparham	2	4	0	7	0	1	1	1	5	0	0	0	5	25
Sporle	13	3	3	3	3	0	6	0	1	0	0	0	3	35
Stanfield	0	0	1	0	0	1	3	0	0	0	0	0	1	6
Stanford	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Stow Bedon	1	0	0	1	0	0	1	2	0	4	2	0	1	12
Sturston	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Swaffham	26	59	45	25	13	8	36	38	59	27	16	22	39	415
Swanton morley	5	0	0	0	2	0	3	11	3	3	0	11	10	48
Thetford	72	96	188	277	141	130	96	104	92	28	98	69	35	1426
Thompson	2	2	0	1	1	0	2	1	0	0	0	0	2	11
Tittleshall	0	0	0	1	3	2	0	0	1	3	0	0	0	10
Tottington	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Twyford	0	0	0	0	0	0	0	1	1	0	0	0	0	2
Watton	68	10	17	62	79	77	54	44	16	16	2	35	35	515
Weasenham All Saints	1	1	0	1	2	1	1	0	0	0	1	0	1	8
Weasenham St Peter	0	0	0	0	0	0	1	0	0	0	0	0	0	1
Weeting	0	2	15	22	0	1	11	1	0	2	2	0	0	56
Wellingham	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Wending	0	0	0	1	1	1	2	0	0	1	1	0	0	7
Whinburgh	3	2	1	2	0	2	1	1	3	2	0	0	0	17
Whissonsett	2	0	0	3	9	0	1	0	1	0	0	0	0	16



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Parish	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	Grand Total
Wretham	0	0	4	1	1	0	4	0	1	0	1	0	1	13
Yaxham	2	3	0	9	19	9	5	6	3	1	6	6	4	73

Table 13.1 Residential completions by parish

14 Residential Live Sites by Parish

Parish	2013/14			Total
	Outline	Detailed	Full	
Ashill	29	0	10	39
Attleborough	10	1	431	442
Banham	1	0	4	5
Bawdeswell	0	0	2	2
Beachamwell	0	0	0	0
Beeston	0	2	6	8
Beetley	0	0	2	2
Besthorpe	0	1	9	10
Billingford	0	0	0	0
Bintree	0	0	1	1
Blo' Norton	0	0	0	0
Bradenham	0	0	2	2
Brettenham	0	0	0	0
Bridgham	0	0	0	0
Brisley	0	0	1	1
Bylaugh	0	0	0	0
Carbrooke	26	149	40	215
Caston	0	1	9	10
Cockley Cley	0	0	0	0
Colkirk	0	0	3	3
Cranwich	0	0	0	0
Cranworth	0	0	2	2
Croxton	0	0	5	5



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Parish	2013/14			
Didlington	1	0	0	1
Dereham	1	14	200	215
East Tuddenham	0	0	5	5
Elsing	0	0	0	0
Foulton	0	0	0	0
Foxley	0	0	3	3
Fransham	0	4	0	4
Garboldisham	0	0	2	2
Garvestone	2	0	12	14
Gateley	0	0	0	0
Gooderstone	0	0	2	2
Great Cressingham	1	0	2	3
Great Dunham	0	1	1	2
Great Ellingham	0	0	7	7
Gressenhall	1	0	1	2
Griston	0	1	6	7
Guist	0	0	1	1
Hardingham	0	0	1	1
Harling	0	0	57	57
Hilborough	0	0	0	0
Hockering	2	0	1	3
Hockham	0	0	5	5
Hoe	0	0	0	0
Holme Hale	4	0	0	4
Horningtoft	0	0	0	0
Ickburgh	0	1	2	3



Parish	2013/14			
Kempstone	0	0	0	0
Kenninghall	0	0	14	14
Kilverstone	0	0	0	0
Lexham	0	0	1	1
Litcham	0	0	0	0
Little Cressingham	0	0	0	0
Little Dunham	1	0	4	5
Little Ellingham	0	0	0	0
Longham	1	0	0	1
Lynford	0	0	0	0
Lyng	1	0	2	3
Mattishall	0	1	3	4
Merton	0	0	0	0
Mileham	13	0	0	13
Mundford	0	3	0	3
Narborough	55	0	0	55
Narford	0	0	0	0
Necton	6	11	118	135
New Buckenham	0	0	0	0
Newton	0	0	0	0
North Elmham	0	0	3	3
North Lopham	0	1	1	2
North Pickenham	1	0	2	3
North Tuddenham	0	0	2	2
Old Buckenham	0	0	16	16
Ovington	0	0	0	0



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Parish	2013/14			
Oxborough	0	0	0	0
Quidenham	0	0	1	1
Riddlesworth	0	0	2	2
Rocklands	0	0	4	4
Roudham	0	0	0	0
Rougham	0	0	0	0
Saham Toney	0	0	32	32
Scarning	2	4	1	7
Scoulton	0	0	0	0
Shipdham	27	2	27	56
Shropham	3	0	1	4
Snetterton	0	0	0	0
South Acre	0	0	0	0
South Lopham	0	0	0	0
South Pickenham	0	0	0	0
Sparham	1	0	4	5
Sporle	0	7	9	16
Stanfield	0	0	1	1
Stanford	0	0	0	0
Stow Bedon	0	0	2	2
Sturston	0	0	0	0
Swaffham	270	6	386	662
Swanton Morley	0	0	5	5
Thetford	0	12	51	63
Thompson	0	1	2	3
Tittleshall	0	0	5	5



Parish	2013/14			
Tottington	0	0	0	0
Twyford	0	0	0	0
Watton	222	0	63	285
Weasenham All Saints	0	0	0	0
Weasenham St Peter	0	0	0	0
Weeting	25	21	36	82
Wellingham	1	0	0	1
Wending	0	0	0	0
Whinburgh	0	0	0	0
Whissonsett	0	0	1	1
Wretham	1	0	31	32
Yaxham	0	0	5	5

Table 14.1 Residential Live Permissions by Parish (Number of Units)



16 Use Class Definition

16.1 The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'. The following table summarises the main use classes, as described within the Annual Monitoring Report.

Use Class	Description
A1: Shops	Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, sandwich bars etc
A2: Financial and Professional Services	Banks, building societies, estate and employment agencies, betting shops.
A3: Restaurants and Cafes	Restaurants, snack bars, cafes
A4: Drinking Establishments	Pubs and bars
A5: Hot Food Takeaways	Takeaways
B1: Business	B1(a) Offices B1(b) Research and development of products B1(c) Light industry
B2: General Industry	General industry
B8: Storage or Distribution	Wholesale warehouses, distribution centres
C1: Hotels	Hotels, boarding or guest houses
C2: Residential Institutions	Residential schools or colleges, hospitals, nursing homes
C3: Dwelling Houses	Dwellings
D1: Non-residential Institutions	Places of worship, church halls, clinics and health centres, museums, libraries, art galleries etc.
D2: Assembly and Leisure	Cinemas, music and concert halls, sports halls, swimming pools, bingo halls etc.
Sui Generis	Theatres, nightclubs, amusement arcades, petrol filling stations, car showrooms etc.

Table 16.1 Use Class Definitions