

## **Policies HOU 03 and HOU 04 (March 2023)**

### **POLICY HOU 03**

Policy HOU 03 sets out the policies for housing in Local Service Centres. It states that:

*'Development outside of the boundaries of the Local Service Centres will normally be resisted where the Local Plan housing target (as set in Policy HOU 02) is provided for unless supported by other policies within the Local Plan'.*

The targets for each Parish are set out in Policy HOU 02 of the adopted Local Plan and cover the Plan period (2011/12 to 2036). In accordance with Policy HOU 02, the number of dwellings completed since 2011, extant planning permissions at March 2023 and any remaining allocations in the Local Plan or neighbourhood plans for a parish must be taken into account when providing the update.

The Table below provides this information.

Local Service Centre	Completions 2011-23	Total Commitments (March 2023)	Allocations	Totals	Target
Ashill	95	79	(LP[001]009) 20	194	105
Banham	31	55	(LP[003]003 LP[003]009 LP[003]012) 42 <sup>1</sup>	128	117
Bawdeswell	49	1	0	50	49
Garboldisham	13	15	(LP[031]004 LP[031]005) 28 <sup>2</sup>	56	50
Great Ellingham	206	313	0	519	195
Harling	162	97	0	259	250
Hockering	42	1	(LP(044)005) 25 <sup>3</sup>	68	98
Kenninghall	36	6	(LP[051]003) 15	57	66
Litcham	11	16	0	27	32
Mattishall	126	59	0	185	149
Narborough	128	54	0	182	160
Necton	167	83	(LP[067]011) 15	265	256
North Elmham	34	34	0	68	95
Old Buckenham	64	12	0	76	73
Shipdham	136	142	(LP[085]002) (LP[085]006) 78	356	282
Sporle	42	78	0	120	72
Swanton Morley	190	43	120 <sup>4</sup>	353	184
Weeting	45	32	0	77	101

<sup>1</sup> 3PL/2022/0247/F: approved for 48 dwellings (July 2023)

<sup>2</sup> 35 dwellings less permission (3PL/2021/1267/D Land West of Hopton Road) for 7

<sup>3</sup> 26 dwellings on undetermined applications: 3PL/2021/1009/O (18) and 3PL/2021/1269/D (8) dwellings

<sup>4</sup> Neighbourhood Plan allocations

## **POLICY HOU 04**

Criterion 2 of Policy HOU 04 sets out for rural settlements with boundaries development should not lead to the number of dwellings in the settlement increasing by significantly more than **5% from the date of adoption of the plan.**

**This includes proposals inside and outside of the settlement boundary.**

**Methodology: The 'Indicative Target'**

**This is calculated as follows:**

Number of dwellings in the Settlement boundary at April 2018 (Taken from the adopted Local Plan). These figures were subject to consultation and were agreed at the examination. They comprise 2 elements:

- Number of dwellings
- Number of dwellings with planning permission at April 2018.

The Policy states 5% at the date of adoption (November 2019). Therefore any dwellings granted permission between April 1 2018 and November 28 2019 within the settlement boundary must be added to the total.

The indicative target is 5% of that total.

**Methodology: Delivery against indicative target**

The 5% needs to be assessed against the number of completions and commitments within the particular Parish. The use of parishes for this Policy is explained below.

Therefore, the number of dwellings completed and the number of extant planning permissions at March 23 are combined to produce a total that can then be compared to the 5%.

It is important to note that there are dwellings, within the settlement boundary, with planning permission at the date of adoption and are therefore included as part of the total number of dwellings completed or with permission at that date from which the 5% indicative target is derived. If the permissions for these dwellings remain extant or are subsequently completed then they can count towards the 5% indicative target. The justification for this is in Policy HOU 02 of the adopted Local Plan. For villages with boundaries (HOU 04) this figure includes a figure for 268 commitments at 31 March 2018. Therefore any dwellings delivered from these must count towards the total delivery.

## Use of parishes

Whilst it is accepted that policies HOU 03 and HOU 04 refer to settlement, when applying policies HOU 03 and HOU 04 of the Plan the Council's approach is that completions and commitments within the **whole parish** are counted against the 5% figure set out in the Policy and not just those within or immediately adjacent to the **settlement** boundary.

**The reasons for this are as follows:**

### **The settlement hierarchy**

The settlement hierarchy in the Local Plan is informed by The Local Service Centre Topic Paper<sup>2</sup> that includes an assessment of services and facilities within each **parish** area within Breckland. Para 3.9 of the adopted Plan states that for local service centres (Policy HOU 03) the Plan will see new allocations at a level broadly equivalent to 10% of the estimated number of households from a base date of 2011. This figure was derived from the population information in the 2011 Census. The Topic Paper sets out population figures as well as numbers of dwellings either completed or with planning permission. **These figures are for the whole parish**, including any smaller villages and hamlets that may be within them, and not just the largest most sustainable settlement within them.

In the same way, the Topic Paper also provides information on the 2011 census population, completions and completions for the parishes under Policy HOU 04 (including Yaxham). The Policy states that there should not be an increase of significantly more than 5% of the number of dwellings in a settlement. This 5% figure is based on the number of residential properties within the settlement boundary at the date of the Plan's adoption. The number of dwellings counted towards the 5% includes both dwellings inside and outside of the settlement boundary. This is confirmed by Appendix 5 of the Plan that includes the following:

*Criteria 2 of Policy HOU 04 sets out for rural settlements with boundaries development should not lead to the number of dwellings in the settlement increasing by significantly more than 5% from the date of adoption of the plan. This includes proposals inside and outside of the settlement boundary.*

In order that the Plan provides a consistent approach, it is reasonable to conclude that housing proposals within a particular parish (if approved) can therefore contribute to the 5% figure even if they are outside the settlement boundary for the settlement within that parish.

### **Use of Parish names in HOU 02 HOU 03 and HOU 04**

Policy HOU 02 of the Plan sets out the settlement hierarchy for Breckland District and for the rural areas names those areas included under each of the policies HOU

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<sup>2</sup> [https://www.breckland.gov.uk/media/7412/LP-H-3-Local-Service-Centre-Topic-Paper/pdf/LP\\_H\\_3\\_Local\\_Service\\_Centre\\_Topic\\_Paper.pdf?m=636477387732200000](https://www.breckland.gov.uk/media/7412/LP-H-3-Local-Service-Centre-Topic-Paper/pdf/LP_H_3_Local_Service_Centre_Topic_Paper.pdf?m=636477387732200000)

03, 04 and 05. This is based on the Topic Paper referred to earlier. This is important as the list under HOU 05 sets out those areas within Breckland not covered by other policies. The areas listed in HOU 02 are considered to be parishes and not settlements. All of those named areas set out under Policy HOU 02 are the names of parishes in Breckland District.

If the intention of the policies was to use settlement names then under Policy HOU 05 the list would need to be more extensive and include a significantly higher number of names. For example (and not exhaustive) none of the hamlets of Brakefield Green in Yaxham parish, East Binley within Beetley Parish, Thrupton or Reymerston in Garvestone parish nor Woodrising or Southburgh in Cranworth parish appear under Policy HOU 05.

If policies HOU 03 and HOU04 were settlement based (ie: just Yaxham and Clint Green) but not any other parts of the parish then the list set out in Policy HOU 02 of the areas covered by HOU05 should either name all those settlements for example Brakefield Green without settlement boundaries or not have any list of named areas, and states that it covers all the other settlements not named on other policies.

There is no duplication between the areas listed under Policy HOU 03, 04 and 05. None of the areas listed under Policy HOU 05 are in parishes covered by parishes listed under HOU 03 and 04. The fact that it does include a list and that list comprises only those parishes not included in higher level tiers (ie: under HOU 03 and HOU 04) indicates that the whole settlement hierarchy is in fact parish based.

The list included in Policy HOU 04 refers to both settlements and parishes. In Breckland the parish name is generally the same as at the most sustainable settlement within it. For example Beeston is the most sustainable settlement in Beeston parish.

Where the most sustainable settlement in a parish differs from the Parish name this is specifically referenced in the Policy. In HOU 04 these are:

- Yaxham and Clint Green (as there are 2 settlements with boundaries in the single parish of Yaxham)
- Eccles Road (as this lies within Quidenham Parish that is also referenced in the Policy).

If the Policy was just settlement names then there would be no need to reference Quidenham in the Policy.

To complete this point, it is important to note that If the policies were settlement and not parish based then it would be unclear as to under which policy any applications for development such as in Brakefield Green, East Binley, Thrupton, Reymerston, Woodrising or Southburgh (to name but a few) would be considered as they is not named in Policy HOU 02 as a settlement for consideration under Policy HOU05.

This approach and the numbers it generates has consistently been supported at appeals including at Weasenham All Saints (referenced below)<sup>3</sup>

**The following tables outline the position for those parishes subject to policies HOU 03 and HOU 04. It is important to note that these figures reflect a snapshot in time (March 31 2023) and are likely to change if and when developments are completed, new permissions granted or where a relevant planning permission may lapse.**

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<sup>3</sup> Appeal Ref: APP/F2605/W/20/3258027 Land South of Church Lane, Weasenham All Saints PE32 2SS

## Policy HOU 04: Parish: Beeston

### Indicative Target

A	Number of Dwellings within the Settlement boundary at March 2018	121
B	Number of dwellings with planning permission at March 2018	4
3PL/2017/0078/F	Catoria The Street	4
C	Total number of dwellings (A +B)	125
D	Planning permissions granted within settlement boundary (April 2018 – November 2019)	3
3PL/2018/0043/F	Roehampton	2
3PL/2018/1546/F	Roehampton	1
E	Total number of dwellings existing or with planning permission within Settlement boundary (November 2019) (C +D)	128
F	5% of 128	6

### Delivery against Target

Completions November 2019 – March 2020

G	Completions 2019 – 2020	5
3PL/2017/0078/F	Catoria The Street	4
3PL/2018/0584/D	Land to the north of Herne Lane	1

Completions April 2020 – March 2021

H	Completions 2020 – 2021	7
3PL/2018/0584/D	Land to the north of Herne Lane	3
3PL/2019/0930/D	Adjacent Brookside Syers Lane	2
3PL/2017/0985/F	Building Land at Dereham Road	2

Completions April 2021 – March 2022

I	Completions 2021 – 2022	10
3PL/2018/0584/D	Land to the north of Herne Lane	7
3PL/2016/0836/F	Church Farm Barns	3

Completions April 2022 – March 2023

J	Completions 2022 – 2023	1
3PL/2020/1184/F	5 Burrells Meadow PE32 2TL	1

Sites with outstanding planning permission (March 2023)

K	Outstanding planning permission (March 2023)	6
3PL/2016/1293/F	Chinnock Dereham Road	1
3PL/2020/1187/F	School Farm, Mileham Road	1
3PL/2022/0110/F	Shalee, Drury Square PE32 2NA	0
3PL/2022/1089/F	Water Farm, Water End Lane PE32 2NL	1
3PL/2018/0043/F	Roehampton, Syers Lane Beeston PE32 2NJ	3

L	Total completions / outstanding planning permissions (G+H+I+J+K)	29
M	<b>Comparison against indicative 5% Target (29/128 = 20.31%)</b>	<b>20.31</b>

## Parish: Beetley

A	Number of Dwellings within the Settlement boundary at March 2018	405
B	Number of dwellings with planning permission at March 2018	1
3PL/2017/1247/D	Conway (completed before November 2019)	1
C	Total number of dwellings (A +B)	406
D	Planning permissions granted within settlement boundary (April 2018 – November 2019)	0
E	Total number of dwellings existing or with planning permission within Settlement boundary (November 2019) (C +D)	406
F	5% of 406	20

## Delivery against Target

Completions November 2019 – March 2020

G	Completions 2019 – 2020	2
3PL/2017/0478/D	The Paddocks	1
3PL/2018/1143/D	Flint Cottage	1

Completions April 2020 – March 2021

H	Completions 2020 – 2021	4
3PL/2020/1243/F	North End Farm	3
3PL/2017/0478/D	The Paddocks	1

Completions April 2021 – March 2022

I	Completions 2021 – 2022	4
3PL/2020/0407/F	16A Fakenham Road	1
3PL/2018/1545/D	Adjacent Highfield Farm Church Road	1
3PL/2018/1547/D	Hall Farm Barn	1
3PL/2017/0478/D	The Paddocks	1

Completions April 2022 – March 2023

J	Completions 2022 – 2023	5
3PL/2020/0797/F	Land at Cedarville, Holt Road	0
3PL/2020/1392/F	The Shrublands Gressenhall Road	4
3PL/2023/0022/F	Peacock Farm, NR20 5JG	1

Sites with outstanding planning permission (March 2023)

K	Outstanding planning permission (March 2023)	7
3PL/2021/0730/O	Freestone Coaches Green Lane	2
3PL/2017/0478/D	Development Site at Rear Off The Paddocks	1
3PN/2019/0036/UC	Beck Farm East Bilney	4

L	Total completions / outstanding planning permissions (G+H+I+J+K)	23
M	<b>Comparison against indicative 5% Target (23/406 = 5.67%)</b>	<b>5.67</b>



## Parish: Carbrooke

A	Number of Dwellings within the Settlement boundary at March 2018	167
B	Number of dwellings with planning permission at March 2018	0
C	Total number of dwellings (A +B)	167
D	Planning permissions granted within settlement boundary (April 2018 – November 2019)	1
	3PL/2018/0421/F   Northview	1
E	Total number of dwellings existing or with planning permission within Settlement boundary (November 2019) (C +D)	168
F	5% of 168	8

## Delivery against Target

Completions November 2019 – March 2020

G	Completions 2019 – 2020	2
	3PL/2015/1107/F   Littleton Stud Farm Caudle Springs	1
	3PL/2019/0596/F   Land to the rear of The Crown House	1

Completions April 2020 – March 2021

H	Completions 2020 – 2021	3
	3PL/2019/0476/F   Land Adjacent Beeches Bridge Street	1
	3PL/2019/0596/F   Land to the rear of The Crown House	1
	3PL/2018/0421/F   Northview Broadmoor Road	1

Completions April 2021 – March 2022

I	Completions 2021 – 2022	3
	3PL/2019/0178/F   Land adjacent 11 Cranwell Road	2
	3PL/2018/1244/F   The Crown House Meadow Lane	1
	3PL/2018/0190/F	

Completions April 2022 – March 2023

J	Completions 2022 – 2023	4
	3PL/2018/1244/F   The Crown House Meadow Lane	1
	3PL/2018/0190/F	
	3PL/2021/0449/F   Carbrooke Service Station	2
	3PN/2021/0063/UC   Shrublands Norwich Road IP25 6TJ	1

Sites with outstanding planning permission (March 2023)

K	Outstanding planning permission (March 2023)	9
	3PN/2020/0059/UC   The Old Grain Store	1
	3PN/2020/0060/UC   The Low Barn	4
	3PL/2021/1603/F   Site West of Shipdham Road	1
	3PN/2021/0063/UC   Shrublands Norwich Road IP25 6TJ	3

L	Total completions / outstanding planning permissions (G+H+I+J+K)	21
M	Comparison against indicative 5% Target (21/168 = 10.71%)	10.71

## Parish: Caston

A	Number of Dwellings within the Settlement boundary at March 2018	121
B	Number of dwellings with planning permission at March 2018	7
3PL/2017/1247/D	Former Coach Depot Dukes Lane (completed before November 2019)	3
3PL/2017/0438/F	Walnut Tree Cottage (completed before November 2019)	4
C	Total number of dwellings (A +B)	128
D	Planning permissions granted within settlement boundary (April 2018 – November 2019)	0
E	Total number of dwellings existing or with planning permission within Settlement boundary (November 2019) (C +D)	128
F	5% of 128	6

## Delivery against Target

Completions November 2019 – March 2020

G	Completions 2019 – 2020	4
3PL/2017/0438/F	Land adjacent Walnut Tree Cottage	4

Completions April 2020 – March 2021

H	Completions 2020 – 2021	1
3PL/2017/1125/F	Bilhams Cottage, The Street	1

Completions April 2021 – March 2022

I	Completions 2021 – 2022	4
3PL/2021/0075/F	Kings Landing	2
3PL/2020/1000/F	The Barns Attleborough Road	1
3PL/2019/0518/F	The Barns Attleborough Road	1

Completions April 2022 – March 2023

J	Completions 2022 – 2023	1
3PL/2021/0002/F	Chase Farm, The Street NR17 1DD	1

Sites with outstanding planning permission (March 2023)

K	Outstanding planning permission (March 2023)	7
3PL/2019/0518/F	The Barns Attleborough Road	1
3PL/2021/0223/D	Land Adjacent To Caston Primary School	5
3PL/2022/1385/F	Home Farm, Northacre NR17 1DG	1

L	Total completions / outstanding planning permissions (G+H+I+J+K)	17
M	<b>Comparison against indicative 5% Target (17/128 = 13.28%)</b>	<b>13.28</b>

## Parish: Gressenhall

A	Number of Dwellings within the Settlement boundary at March 2018	4
B	Number of dwellings with planning permission at March 2018	0
C	Total number of dwellings (A +B)	403
D	Planning permissions granted within settlement boundary (April 2018 – November 2019)	1
	3PL/2018/0329/F   Rougholme Close	1
E	Total number of dwellings existing or with planning permission within Settlement boundary (November 2019) (C +D)	404
F	5% of 404	20

### Delivery against Target

Completions November 2019 – March 2020

G	Completions 2019 – 2020	5
	3PL/2015/1316/F   Land off Bittering Street	5

Completions April 2020 – March 2021

H	Completions 2020 – 2021	0
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Completions April 2021 – March 2022

I	Completions 2021 – 2022	2
	3PL/2021/0643/D   White House Bushy Common NR19 2PA	2

Completions April 2022 – March 2023

J	Completions 2022 – 2023	0
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Sites with outstanding planning permission (March 2023)

K	Outstanding planning permission (March 2023)	3
	3PL/2020/1032/F   Old School House, Church Lane	3

L	Total completions / outstanding planning permissions (G+H+I+J+K)	10
<b>M</b>	<b>Comparison against indicative 5% Target (10/404 = 2.48%)</b>	<b>2.48</b>

## Parish: Griston

A	Number of Dwellings within the Settlement boundary at March 2018	257
B	Number of dwellings with planning permission at March 2018	42
3PL/2017/0065/F	Land at Church Road (completed before November 2019)	2
3PL/2016/1358/F 3PL/2019/1191/F	1 Carbrooke Road	1
3PL/2017/0773/D	Quantrill Structural Engineers	37
3PL/2017/1122/D 3PL/2019/0405/F	The Hollies	4
C	Total number of dwellings (A +B)	301
D	Planning permissions granted within settlement boundary (April 2018 – November 2019)	9
3PL/2019/0426/F	J W Morris Mouldings	5
3PL/2019/0170/O	Harlequin House	4
E	Total number of dwellings existing or with planning permission within Settlement boundary (November 2019) (C +D)	310
F	5% of 310	16

## Delivery against Target

Completions November 2019 – March 2020

G	Completions 2019 – 2020	2
3PL/2016/0050/F	Caston Road	2

Completions April 2020 – March 2021

H	Completions 2020 – 2021	5
3PL/2019/0405/F	The Hollies	4
3PL/2019/1200/F	Caston Road	1

Completions April 2021 – March 2022

I	Completions 2021 – 2022	10
3PL/2018/1501/F	Low Meadow Park Thompson Road	5
3PL/2021/0551/D	White Haven Close Watton Road	3
3PL/2019/0245/F	land at Caston Road	1
3PL/2019/1191/F	1 Carbrooke Road	1

Completions April 2022 – March 2023

J	Completions 2022 – 2023	14
3PL/2019/0426/F	J W Morris Mouldings Church Road	5
3PL/2022/0352/F	Low Meadow Park Thompson Road	3
3PL/2022/0344/F	The Stores Watton Road	1
3PL/2022/0297/D	Meadow View Church Road	4
3PL/2022/0570/F	Twin Towers, Low Meadow Park, Thompson Road	1

Sites with outstanding planning permission (March 2023)

K	Outstanding planning permission (March 2023)	37
3PL/2017/0773/D	Quantrill Structural Engineers Ltd Church Road	37

L	Total completions / outstanding planning permissions (G+H+I+J+K)	68
M	<b>Comparison against indicative 5% Target (68/310 = 10%)</b>	<b>21.9</b>

## Parish: Hockham

A	Number of Dwellings within the Settlement boundary at March 2018	257
B	Number of dwellings with planning permission at March 2018	1
3PL/2016/0170/F	The Old Barn (completed before November 2019)	1
C	Total number of dwellings (A +B)	258
D	Planning permissions granted within settlement boundary (April 2018 – November 2019)	2
3PL/2018/0257/F	Lichen	2
E	Total number of dwellings existing or with planning permission within Settlement boundary (November 2019) (C +D)	260
F	5% of 260	13

### Delivery against Target

Completions November 2019 – March 2020

G	Completions 2019 – 2020	1
3PL/2016/0170/F	Site north of the 'The Old Barn' Scotgate Close	1

Completions April 2020 – March 2021

H	Completions 2020 – 2021	2
3PL/2018/0257/F	Lichen	2

Completions April 2021 – March 2022

I	Completions 2021 – 2022	4
3PL/2020/0124/F	Land off Watton Road	4

Completions April 2022 – March 2023

J	Completions 2022 – 2023	25
3PL/2020/0340/LU	Puddledock Farm Caravan Park	25

Sites with outstanding planning permission (March 2023)

K	Outstanding planning permission (March 2023)	135
3PL/2019/0474/F	Land North of Wretham Road	18
3PL/2019/1085/F	The Pightle Vicarage Road	1
3PL/2020/0340/LU	Puddledock Farm Caravan Park	116

L	Total completions / outstanding planning permissions (G+H+I+J+K)	167
M	<b>Comparison against indicative 5% Target (167/260 = 64.23%)</b>	<b>64.23</b>

## Parish: Lyng

A	Number of Dwellings within the Settlement boundary at March 2018	325
B	Number of dwellings with planning permission at March 2018	0
C	Total number of dwellings (A +B)	325
D	Planning permissions granted within settlement boundary (April 2018 – November 2019)	0
E	Total number of dwellings existing or with planning permission within Settlement boundary (November 2019) (C +D)	325
F	5% of 325	16

### Delivery against Target

Completions November 2019 – March 2020

G	Completions 2019 – 2020	0
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Completions April 2020 – March 2021

H	Completions 2020 – 2021	0
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Completions April 2021 – March 2022

I	Completions 2021 – 2022	0
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Completions April 2022 – March 2023

J	Completions 2022 – 2023	2
3PL/2021/0820/F	Dale View The Street	2
3PL/2020/1434/F	Primrose Green NR9 5LJ	0

Sites with outstanding planning permission (March 2023)

K	Outstanding planning permission (March 2023)	4
3PL/2021/1436/O	Land adjacent Heath Road	4

L	Total completions / outstanding planning permissions (G+H+I+J)	6
M	<b>Comparison against indicative 5% Target (6/325 = 1.85%)</b>	<b>1.85</b>

## Parish: Mundford

A	Number of Dwellings within the Settlement boundary at March 2018	664
B	Number of dwellings with planning permission at March 2018	4
3PL/2017/0059/F	Off Crown Road	4
C	Total number of dwellings (A +B)	668
D	Planning permissions granted within settlement boundary (April 2018 – November 2019)	0
E	Total number of dwellings existing or with planning permission within Settlement boundary (November 2019) (C +D)	668
F	5% of 668	33

### Delivery against Target

Completions November 2019 – March 2020

G	Completions 2019 – 2020	1
3PL/2017/0059/F	Off Crown Road	1

Completions April 2020 – March 2021

H	Completions 2019 – 2020	1
3PL/2017/0059/F	Off Crown Road	1

Completions April 2021 – March 2022

I	Completions 2021 – 2022	2
3PL/2017/0059/F	Off Crown Road	2

Completions April 2022 – March 2023

J	Completions 2022 – 2023	-1
3PL/2022/0471/F	32 St Leonards Street	-1

Sites with outstanding planning permission (March 2023)

K	Outstanding planning permission (March 2023)	1
3PL/2020/0943/F	2 The Lammas	1

L	Total completions / outstanding planning permissions (G+H+I+J+K)	4
M	<b>Comparison against indicative 5% Target (4/668 = 0.6%)</b>	<b>0.6</b>

## Parish: North Lopham

### Indicative Target

A	Number of Dwellings within the Settlement boundary at March 2018	241
B	Number of dwellings with planning permission at March 2018	4
3PL/2016/0784/F	The Cedars 8 The Street (completed before November 2019)	2
3PL/2015/0797/F	75 The Street (completed before November 2019)	1
3PL/2017/0909/F	27 The Street (completed before November 2019)	1
C	Total number of dwellings (A +B)	245
D	Planning permissions granted within settlement boundary (April 2018 – November 2019)	0
E	Total number of dwellings existing or with planning permission within Settlement boundary (November 2019) (C +D)	245
F	5% of 245	12

### Delivery against Target

Completions November 2019 – March 2020

G	Completions 2019 – 2020	1
3PL/2017/1327/F	Kings Head Lane	1

Completions April 2020 – March 2021

H	Completions 2020 – 2021	0
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Completions April 2021 – March 2022

I	Completions 2021 – 2022	1
3PL/2017/1327/F	Kings Head Lane	1

Completions April 2022 – March 2023

J	Completions 2022 – 2023	10
3PL/2018/1118/F	Land at Meadow Lane	7
3PL/2017/1327/F	Kings Head Lane	2
3PL/2020/0927/F	Tanns Lodge	1

Sites with outstanding planning permission (March 2023)

K	Outstanding planning permission (March 2023)	22
3PL/2017/1327/F	Kings Head Lane	1
3PL/2020/0298/D	Land To Rear of The Gables, 7 The Green	2
3PL/2020/0244/F	Willow Tree Farm Kenninghall Road	1
3PL/2020/1211/F	The Rushes Harling Road	0
3PL/2021/1685/D	Church Farm Church Road	15
3PL/2022/0739/F	2 The Street	1
3PL/2022/1251/D	Land to rear of 27 The Street	2

L	Total completions / outstanding planning permissions (G+H+I+J+K)	34
M	<b>Comparison against indicative 5% Target (34/245 = 13.87%)</b>	<b>13.87</b>



## Parish: Quidenham

A	Number of Dwellings within the Settlement boundary at March 2018	90	
B	Number of dwellings with planning permission at March 2018	30	
	3PL/2017/1608/D 3PL/2013/1123/O	Land at Station Road Quidenham NR16 2PE	24
	3PL/2017/0106/F	Station Road Eccles	6
C	Total number of dwellings (A +B)	120	
D	Planning permissions granted within settlement boundary (April 2018 – November 2019)	0	
E	Total number of dwellings existing or with planning permission within Settlement boundary (November 2019) (C +D)	120	
F	5% of 120	6	

## Delivery against Target

Completions November 2019 – March 2020

G	Completions 2019 – 2020	1	
	3PL/2017/0106/F	Station Road Eccles	1

Completions April 2020 – March 2021

H	Completions 2020 – 2021	5	
	3PL/2017/0106/F	Station Road Eccles	5

Completions April 2021 – March 2022

I	Completions 2021 – 2022	0
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Completions April 2022 – March 2023

J	Completions 2022 – 2023	0
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Sites with outstanding planning permission (March 2023)

K	Outstanding planning permission (March 2023)	27	
	3PL/2017/1608/D	Land at Station Road	24
	3PL/2019/1093/F	Hargham & Wilby Primary School Station Road	2
	3PL/2021/0478/CU	St Josephs Quidenham Hall Banham Road	1

L	Total completions / outstanding planning permissions (G+H+I+J+K)	33
M	<b>Comparison against indicative 5% Target (33/120 = 27.5%)</b>	<b>27.5</b>

## Parish: Rocklands

A	Number of Dwellings within the Settlement boundary at March 2018	159
B	Number of dwellings with planning permission at March 2018	0
C	Total number of dwellings (A +B)	159
D	Planning permissions granted within settlement boundary (April 2018 – November 2019)	0
E	Total number of dwellings existing or with planning permission within Settlement boundary (November 2019) (C +D)	159
F	5% of 159	6

### Delivery against Target

Completions November 2019 – March 2020

G	Completions 2019 – 2020	3
3PL/2016/0147/F	Rodwell's Unassigned Road between Low Lane & Penhill Road	1
3PL/2017/1225/F	Land at Mill Lane Rockland All Saints	1
3PL/2018/1459/F	Land Adj Laurel Bungalow Watton Road Little Ellingham	1

Completions April 2020 – March 2021

H	Completions 2020 – 2021	1
3PL/2018/1223/F	Barn at Mill Farm	1

Completions April 2021 – March 2022

I	Completions 2021 – 2022	4
3PL/2019/0868/F	Adjacent Coach House	1
3PL/2018/0794/F	Foxhill Sandy Lane	1
3PL/2019/0971/F	Allisons Farm 82 The Street	1
3PL/2020/0395/F	Agricultural Building Magna Farm	1

Completions April 2022 – March 2023

J	Completions 2022 – 2023	4
3PL/2017/0899/F	Green Lane / Mill Lane	4

Sites with outstanding planning permission (March 2023)

K	Outstanding planning permission (March 2023)	12
3PL/2017/0899/F	Green Lane / Mill Lane	3
3PL/2018/0740/F	Model Farm Chapel Street	1
3PL/2021/0133/F	Land at Swangey Lakes Swangey Lane	1
3PL/2021/1541/F	Griffin Lodge Mill Lane	1
3PL/2021/0900/F	Old Millhouse Scoulton Road	1
3PL/2021/0697/F	Allison's Farm The Street	3
3PL/2022/0285/F	Agricultural Buildings Rectory Road	2

L	Total completions / outstanding planning permissions (G+H+I+J+K)	24
M	<b>Comparison against indicative 5% Target (24/159 = 15.09%)</b>	<b>15.09</b>

## Parish: Saham Toney

A	Number of Dwellings within the Settlement boundary at March 2018	667
B	Number of dwellings with planning permission at March 2018	0
C	Total number of dwellings (A +B)	667
D	Planning permissions granted within settlement boundary (April 2018 – November 2019)	0
E	Total number of dwellings existing or with planning permission within Settlement boundary (November 2019) (C +D)	667
F	5% of 667	33

## Delivery against Target

Completions November 2019 – March 2020

G	Completions 2019 – 2020	2
3PL/2015/0242/F	Land adjacent Stanway Farm Chequers Lane	1
3PL/2018/0995/D	Development Site, Richmond Road	1

Completions April 2020 – March 2021

H	Completions 2020 – 2021	6
3PL/2015/0242/F	Land adjacent Stanway Farm Chequers Lane	2
3PL/2019/0011/F	Meadows Farm Chequers Lane Saham Toney	1
3PL/2018/0226/F	112 Hills Road, Saham Hills Saham Toney	1
3PL/2018/0562/F	Plot 3, Brambling Lodge, The Sanctuary, Cley Lane	1
3PL/2019/0473/F	Plot 4 Ploughboy Lane Saham Hills	1

Completions April 2021 – March 2022

I	Completions 2021 – 2022	13
3PL/2019/0808/D	Saham Tythe Barn Chequers Lane	4
3PL/2019/0011/F	Meadows Farm Chequers Lane Saham Toney	2
3PL/2019/1140/F	Plot 1 Ploughboy Lane Saham Hills	1
3PL/2020/0119/F	Land to the rear of Meadow View Ploughboy Lane	5
3PL/2020/0280/F	Plot 2 Ploughboy Lane Saham Hills	1

Completions April 2022 – March 2023

J	Completions 2022 – 2023	9
3PL/2016/0766/F	Site off Mill View Ovington Road	6
3PL/2020/1080/F	Land adjacent to Brick Kiln Cottage	2
3PL/2021/0930/F	Plot 3 Ploughboy Lane Saham Hills	1

Sites with outstanding planning permission (March 2023)

K	Outstanding planning permissions /Neighbourhood Plan allocations (March 2023)	80
3PL/2016/0766/F	Site off Mill View	4
3PL/2020/0589/D	Richmond Hall Richmond Road	5
3PL/2015/0242/F	Land adjacent Stanway Farm Chequers Lane	2
3PL/2020/1080/F	Land adjacent to Brick Kiln Cottage	1
3PL/2021/1164/F	90 Richmond Road	1
3PL/2020/0159/F	Ploughboy Lane Saham Hills	1

STNP 1	Chequers Lane	10
STNP 2	Hills Road	4
STNP 4	Pound Hill	17
STNP 7	Pages Farm	8
STNP 13	Hills Farm	5
STNP 14	Crofts Field	5
STNP 15	Richmond Road	5
STNP 16	Richmond Hall	12

L	Total completions / outstanding planning permissions (G+H+I+J+K)	110
M	<b>Comparison against indicative 5% Target (110/667 = 16.49%)</b>	<b>16.49%</b>

## Parish: Shropham

A	Number of Dwellings within the Settlement boundary at March 2018	101
B	Number of dwellings with planning permission at March 2018	16
3PL/2017/0960/D	Overdue Hargham Road, Shropham (5 completed before November 2019)	6
3PL/2017/0867/O	Land east of Rocklands Road	8
3PL/2017/1334/F	Development Plot Adjacent Homefields, Hargham Road	2
C	Total number of dwellings (A +B)	117
D	Planning permissions granted within settlement boundary (April 2018 – November 2019)	0
E	Total number of dwellings existing or with planning permission within Settlement boundary (November 2019) (C +D)	117
F	5% of 117	6

### Delivery against Target

Completions November 2019 – March 2020

G	Completions 2019 – 2020	1
3PL/2017/0960/D	Overdue Hargham Road	1

Completions April 2020 – March 2021

H	Completions 2020 – 2021	3
3PL/2017/1334/F	Adjacent Homefields, Hargham Road	2
3PL/2018/1071/F	Land off Hargham Rd	1

Completions April 2021 – March 2022

I	Completions 2021 – 2022	10
3PL/2021/0430/D	Bradcar Farm South Bradcar Road	1
3PL/2021/0911/F	Rose Cottage Low Road	2
3PL/2020/0644/D	Development Site at Rocklands Road	7

Completions April 2022 – March 2023

J	Completions 2022 – 2023	12
3PL/2018/1071/F	Land off Hargham Rd	4
3PL/2021/0211/F	Land East of Rocklands Road	7
3PL/2021/0144/F	Plot 4 Land off Hargham Road	1

Sites with outstanding planning permission (March 2023)

K	Outstanding planning permission (March 2023)	5
3PL/2021/0910/F	Land South-East of Shropham House	1
3PL/2021/0843/F	Stephen's Field	1
3PN/2021/0045/UC	Home Farm Bradcar Road	2
3PL/2018/1071/F	Land off Hargham Rd	1

L	Total completions / outstanding planning permissions (G+H+I+J+K)	31
M	<b>Comparison against indicative 5% Target (31/117 = 26.49%)</b>	<b>26.49</b>

## Parish: Thompson

A	Number of Dwellings within the Settlement boundary at March 2018	117
B	Number of dwellings with planning permission at March 2018	0
C	Total number of dwellings (A +B)	117
D	Planning permissions granted within settlement boundary (April 2018 – November 2019)	0
E	Total number of dwellings existing or with planning permission within Settlement boundary (November 2019) (C +D)	117
F	5% of 117	6

### Delivery against Target

Completions November 2019 – March 2020

G	Completions 2019 – 2020	2
3PL/2016/1122/F	36 Pockthorpe Lane	2

Completions April 2020 – March 2021

H	Completions 2020 – 2021	0
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Completions April 2021 – March 2022

I	Completions 2021 – 2022	0
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Completions April 2022 – March 2023

J	Completions 2022 – 2023	1
3PL/2021/0813/D	Land west of Marlpit Road	1

Sites with outstanding planning permission (March 2023)

K	Outstanding planning permission (March 2023)	9
3PL/2020/1215/PIP	Land to east of Marlpit Road and South of Mill Road	4
3PN/2020/0005/UC	Barn at Redbrick Farm	4
3PL/2022/0016/O	Land adj to Farriers, Tottington Road	1

L	Total completions / outstanding planning permissions (G+H+I+J+K)	12
<b>M</b>	<b>Comparison against indicative 5% Target (12/117 = 10.26%)</b>	<b>10.26</b>

## Parish: Weasenham

A	Number of Dwellings within the Settlement boundary at March 2018	118
B	Number of dwellings with planning permission at March 2018	0
C	Total number of dwellings (A +B)	118
D	Planning permissions granted within settlement boundary (April 2018 – November 2019)	0
E	Total number of dwellings existing or with planning permission within Settlement boundary (November 2019) (C +D)	118
F	5% of 118	6

### Delivery against Target

Completions November 2019 – March 2020

G	Completions 2019 – 2020	0
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Completions April 2020 – March 2021

H	Completions 2020 – 2021	0
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Completions April 2021 – March 2022

I	Completions 2021 – 2022	7
3PL/2020/0731/D	Land Adjacent Massingham Road,	5
3PL/2021/0977/F	Ostrich House	2

Completions April 2022 – March 2023

J	Completions 2022 – 2023	0
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Sites with outstanding planning permission (March 2023)

K	Outstanding planning permission (March 2023)	1
3PL/2020/1224/F	The Fox and Hounds Public House, Fakenham Road	1

L	Total completions / outstanding planning permissions (G+H+I+J+K)	8
M	<b>Comparison against indicative 5% Target (8/118 = 6.78%)</b>	<b>6.78</b>

## Parish: Yaxham

A	Number of Dwellings within the Settlement boundary at March 2018	357
B	Number of dwellings with planning permission at March 2018	0
C	Total number of dwellings (A +B)	357
D	Planning permissions granted within settlement boundary (April 2018 – November 2019)	0
E	Total number of dwellings existing or with planning permission within Settlement boundary (November 2019) (C +D)	357
F	5% of 357	18

### Delivery against Target

Completions November 2019 – March 2020

G	Completions 2019 – 2020	1
3PL/2018/0394/D	Quince Farm, Spring Lane Yaxham	1

Completions April 2020 – March 2021

H	Completions 2020 – 2021	2
3PL/2016/1083/F	Little Foxes Brakefield Green	1
3PL/2020/0203/F	Red House Farm, Brakefield Green, Yaxham	1

Completions April 2021 – March 2022

I	Completions 2021 – 2022	22
3PL/2020/1254/D	Land to the North of Homefield, Dereham Road	3
3PL/2019/1346/D	Norwich Road	19

Completions April 2022 – March 2023

J	Completions 2022 – 2023	0
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Sites with outstanding planning permission (March 2023)

K	Outstanding planning permission (March 2023)	72
3PL/2020/1254/D	Land to the North of Homefield, Dereham Road	3
3PL/2019/1346/D	North of Norwich Road	25
3PL/2021/1247/D	The Old Post Office Norwich Road	2
3PL/2018/0021/D	Elm Close	42

L	Total completions / outstanding planning permissions (G+H+I+J+K)	97
<b>M</b>	<b>Comparison against indicative 5% Target (97/357 = 27.17%)</b>	<b>27.17</b>