

Breckland Council

Statement of Five-Year Housing Land Supply

July 2023

SUMMARY

Breckland Council can demonstrate a 5-year supply of housing land as set out below. The Council will review the 5-year land supply position in March 2024.

Breckland Council's 5 Year Housing Position Statement (March 2023)			
Housing Requirement			
A	Local Plan annual target		612
B	5 Year Target	612*5	3,060
C	Shortfall in delivery since 2011		295
D	Requirement with shortfall (Sedgefield)	3,060 +295	3,355
E	5% Buffer	5% of 3,355	168
F	Total Requirement (April 2023 – March 2028)	D+E	3,523
G	Annual Requirement	F/5	705
Housing Supply			
H	Major Sites with Planning Permission		3,540
I	Minor sites with planning permission (left to be delivered- 10% discount)		542
J	Local Plan allocations with undetermined planning applications (25% discount)		315
K	Windfall		300
L	Total Supply		4,697
M	5 Year Housing Supply (5% buffer)	L/G	6.66

1.0 Introduction

- 1.1 This Five-Year Housing Land Supply Statement sets out Breckland District Council's residential land supply position as at 31 March 2023.
- 1.2 The Council is required to make provision for land to be available to build a certain number of houses either through allocations in Local Plans or by approving applications on suitable sites. The scale and location of development is governed by national and local plan policy that essentially is to develop in sustainable locations and to meet objectively assessed local needs. In Breckland this means a predominantly urban orientated strategy as set out in the current local plan

The National Planning Policy Framework (2021)

- 1.3 The National Planning Policy Framework (the Framework) is a material planning consideration in both plan and decision making and therefore it must be given due weight. Strategic policies should include a trajectory of housing delivery illustrating the expected rate over the plan period, and all plans should consider whether it is appropriate to set out the anticipated rate of development for specific sites. Local planning authorities should identify and update a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their agreed housing requirement.
- 1.4 The requirement should also include an additional figure (a buffer) that is taken from later years in the plan period. This could be:
- 5% to ensure choice and competition in the market for land; or
 - 10% where the local planning authority wishes to demonstrate a 5-year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
 - 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.
- 1.5 A five-year supply of deliverable housing sites, with the appropriate buffer, can be demonstrated where it has been established in a recently adopted plan, or in a subsequent annual position statement which:
- has been produced through engagement with developers and others who have an impact on delivery, and been considered by the Secretary of State; and
 - incorporates the recommendation of the Secretary of State, where the position on specific sites could not be agreed during the engagement process.

- 1.6 If there is compelling evidence, the Framework supports the inclusion of a windfall allowance in the 5-year supply figures.

2.0 Housing Requirement

- 2.1 The first step in assessing a Council's 5-year land supply is to establish the correct housing requirement against which to test the identified supply.
- 2.2 The national Planning Practice Guidance (PPG) sets out what the starting point for calculating a 5-year land supply is. It states :

Housing requirement figures identified in adopted strategic housing policies should be used for calculating the 5-year housing land supply figure where:

- the plan was adopted in the last 5 years, or
 - the strategic housing policies have been reviewed within the last 5 years and found not to need updating.
- 2.3 This guidance provides a clear steer as to the most appropriate requirement figures that should be used to calculate the 5-year land supply position. In 2019, Breckland adopted its Local Plan with an annual housing requirement of 612 dwellings.
- 2.4 Over the next 5-year period the requirement is therefore **3,060 dwellings** (612*5)

Shortfall

- 2.5 Table 2 below sets out the total completions since 2011. After a slow start from 2011, recent years (up to 2023) have shown there to be an upward trend in completions post-recession. This was a positive indicator of the strength of housing delivery in Breckland going forward.

Caravans and Mobile Homes

- 2.6 The Council acknowledges that caravans and mobile homes do not constitute dwelling houses (which by definition are buildings). However, where they have a permanent and year-round residential use, they provide a permanent home for a household. In this sense, they are a 'self-contained dwelling' and it is appropriate to include them within the housing supply. The importance of mobile homes on housing supply numbers is supported by Section 124 of the Housing and Planning Act 2016, which recognises mobile homes as having a role in contributing towards the supply of housing in a given area. The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 defines it as follows – "a building which is used as a single private dwelling house and for no other purpose" where 'building' is interpreted as per the Town and Country Planning Act 1990.
- 2.7 The Planning Portal's definition is helpful in setting it out: A dwelling is a self-contained building or part of a building used as residential accommodation, and

usually housing a single household. For the purposes of this position statement a dwelling is a:

- house
- bungalow
- flat/apartment
- maisonette
- converted farm building
- replacement dwelling
- permanent house situated in the open countryside with an agricultural tie by means of a planning condition or obligation
- separate annex/granny annex which can be clearly used as a separate unit (own main door, no shared facilities, no restrictive planning conditions)
- house in multiple occupation for up to 6 persons (one dwelling)
- park home as part of a site of similar homes, or individual residential caravans for permanent use all year round by residents

2.8 Historically, the Council has not included such mobile homes in its housing land supply reports. However, it has been brought to the Council’s attention that individual residential caravans for permanent use can play an important role in providing housing to help meet identified needs. Examples of where this has been considered are by way of appeal decision¹ and other 5 Year Housing Land Supply Reports, including Dorset that is referenced below.²

2.9 Since 2011, the following sites have been granted planning permission for permanent all year round use:

Location	Application Number	Number of dwellings
Ashill	3PL/2022/0574/LU	75
Hockham	3PL/2020/0340/LU	141
Watton	3PL/2016/0701/VAR	54

2.10 These 270 dwellings are included in the Housing Land Supply Report. Of these 28 are registered as complete with the other sites at Hockham and Watton under construction and 75 at Ashill not started.

2.11 Between April 2022 and March 2023 968 dwellings were completed. It is important to note that even without the inclusion of the caravans, the total of 940 completions is the highest single year since the beginning of the plan period in 2011. This can be assessed against the required target of 612 dwellings for the period.

2.12 This represents a surplus over the 12-month period of 356 dwellings including

¹ <https://acp.planninginspectorate.gov.uk/ViewCase.aspx?Caseid=3163349&CoID=0>

² <https://www.dorsetcouncil.gov.uk/documents/35024/382434/20230417+-+Five+Year+Housing+Land+Supply+Report+%28EDDC%29+-+Final.pdf/0483a2ea-1f3a-780a-0f28-c088f2094779>

caravans.

2.13 Table 2, below, shows these adjusted figures as part of the cumulative completions since the beginning of the Plan period (2011)

Table 2: Completions since 2011			
Year	Actual Completions	Local Plan Target	Surplus or Shortfall(-) against Local Plan Target
2011/2012	342	612	-270
2012/2013	321	612	-291
2013/2014	416	612	-196
2014/2015	486	612	-126
2015/2016	609	612	-3
2016/2017	789	612	177
2017/2018	530	612	-82
2018/2019	753	612	141
2019/2020	587	612	-25
2020/2021	551	612	-61
2021/2022	697	612	85
2022/2023	968	612	356
Total	7049	7344	295

2.14 There has been a small under-delivery of housing when assessed against the target across the Plan period. Since 2011, a total of 7,049 dwellings have been completed compared to the requirement of 7,344. This results in a shortfall of 295 units. The Planning Policy Guidance and the Inspector who considered the Local Plan confirm that shortfalls are included within the next five-year period (the Sedgefield approach). The completion of 968 dwellings in 2022/23, above the annual requirement of 612 per annum is of particular significance especially in light of the detrimental impact that the covid pandemic has had on the delivery of dwellings nationally since 2020.

2.15 The requirement for the next 5-year period is 3,355 dwellings (3,060 + 295)

Buffer

2.16 To ensure that there is a realistic prospect of achieving the planned level of housing supply, the NPPF and PPG requires local planning authorities to add an appropriate buffer, applied to the requirement in the first 5 years (including any shortfall), bringing forward additional sites from later in the plan period. This will result in a requirement over and above the level indicated by the strategic policy requirement or the local housing need figure. One of the of the following buffers should be applied, depending on circumstances:

- 5% - the minimum buffer for all authorities, necessary to ensure choice and competition in the market, where they are not seeking to demonstrate a 5-year housing land supply;
- 10% - the buffer for authorities seeking to 'confirm' 5 year housing land

supply for a year, through a recently adopted plan or subsequent annual position statement (as set out in paragraph 74 of the National Planning Policy Framework), unless they have to apply a 20% buffer;

- 20% - the buffer for authorities where delivery of housing taken as a whole over the previous 3 years, has fallen below 85% of the requirement, as set out in the last published Housing Delivery Test results.

2.17 Information from the Government's 2021 Housing Delivery Test Measurement (January 2022) found that Breckland had achieved a 120% delivery (up from 110% the previous year) and therefore none of the measures applicable to local authorities who under deliver apply in the District and therefore the Council considers that the minimum 5% buffer should be applied to the 5-year supply. The 2022 figures are yet to be published.

2.18 Applying a 5% buffer to the requirement results in a new requirement as follows:

- Basic requirement = 3,060 (612*5 years)
- Requirement with shortfall = 3,355 (3,060 + 295)
- Requirement with shortfall and 5% buffer = 3,355*1.05 = 3,523 dwellings

3 Housing Supply

3.1 The NPPF requires local planning authorities to demonstrate a 5-year land supply of specific deliverable sites sufficient to provide 5 years' worth of housing (and appropriate buffer) against its housing requirement.

3.2 The latest NPPF contains a definition of 'deliverable' sites.

To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years.

In particular:

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development; has been allocated in a development plan; has a grant of permission in principle; or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

- 3.3 The case of *East Northamptonshire Council v Secretary of State for Housing, Communities and Local Government*³, clarified what is considered as a 'deliverable site'. It set about establishing more precisely, what should be considered a deliverable site. This was the result of an appeal decision by a planning inspector whereby the council's 5-year housing land supply was lowered from 6.03 years to just 4.28 years. The case put forward by the council sought to emphasise that the correct test is whether there is a realistic prospect of housing being delivered on a site within five years. It was argued that the inspector should have gone on to consider whether sites which did not fall within one of the specific listed categories were "deliverable anyway".
- 3.4 The Secretary of State conceded that "the proper interpretation of the definition is that any site which can be shown to be "available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site will meet the definition"...." The examples given (in the NPPF glossary) are not exhaustive of all the categories of sites which are capable of meeting that definition. Whether a site does or does not meet the definition is a matter of planning judgement on the evidence available." This approach will be applied in the supply set out in this report.
- 3.5 For Breckland, the planning judgement is that the housing land supply is made up of the following components:
- Sites with planning permission: Major and minor sites with planning permission are considered deliverable until permission expires or unless there is clear evidence that schemes will not be implemented within five years. All site planning permissions are taken into consideration up to and including 31 March 2023.
 - Local Plan allocations: Sites within the adopted Breckland Local Plan subject to undetermined planning applications
 - Windfalls: The Council is satisfied that there is compelling evidence that such sites have consistently become available within the local area and will continue to provide a reliable source of supply. Analysis has been based on a reduced continuation of historic trends.
- 3.6 Breckland Council has been very proactive in recent years in approving new sites for housing development. This is in line with both the Government's aim of boosting the supply of housing in the Country and the Council's own priority of providing housing to meet identified local needs and Local Plan targets. In March 2023 there were extant planning permissions for:
- 11,483 dwellings on major sites (including 2 sustainable urban extensions)
 - 610 dwellings on minor sites

³ *East Northamptonshire Council v Secretary of State for Housing, Communities and Local Government*. Case Number: CO/917/2020
<https://cached.offlinehbpl.hbpl.co.uk/NewsAttachments/RLP/CO009192020.pdf>

3.7 It is considered that sites with planning permission are suitable and available, as this test was made at the planning application stage. When assessing sites achievability within a 5-year period, sites have been considered as either major or minor sites. Major sites are those for ten or more dwellings, whilst minor sites are those for less than ten dwellings. To further test deliverability of major sites with planning permission a questionnaire was sent to developers of those schemes seeking their intentions for development on the site. A second follow up request was also sent. An example of this request is in Appendix 1. It is important to note that these requests included a statement that if no response was received by the Council, then the trajectories set out in the request would be assumed as being accurate.

3.8 This Report separates major sites into 3 categories:

- **Major sites with planning permission (under construction):**
These are 34 sites where the development is underway. It is assumed that these sites will continue to be built out with a combined delivery of 2,938 dwellings completed over the next 5 years.
- **Major sites with planning permission (confirmed delivery):**
These are 5 sites where delivery trajectories have either been confirmed or provided by the developer / agent or landowner. It is assumed that these sites will be built out in accordance with these confirmed trajectories with a combined delivery of 438 dwellings completed over the next 5 years
- **Major sites with planning permission (not started and unconfirmed delivery)** These are 10 sites where delivery trajectories have not been confirmed or provided by the developer / agent or landowner. It is assumed that these sites will be built out in accordance with the Council's own trajectories, that the relevant contacts were asked to confirm or amend.

3.9 Sites with outline permission which are considered to be deliverable can still contribute to housing supply. However, the NPPF requires more evidence to demonstrate that the site is expected to be delivered in order to be included in the supply. This is particularly the case on sites accommodating 10 or more dwellings. This was an issue raised in a recent appeal decision in Breckland⁴. Therefore major sites, with only outline planning permission and an unconfirmed trajectory are excluded from this calculation.

3.10 The Council acknowledges that the delivery on some of these major sites could slip and therefore, where a site has not commenced, and a developer's intentions were unclear a 25% discount has been applied to the site to account for uncertainty. This is significantly higher than in previous years where a 10% discount figure was considered appropriate. The increased figure of 25% is considered appropriate due to the high number of major sites that have the

⁴ <https://planning.breckland.gov.uk/OcellaWeb/planningDetails?reference=3PL/2021/0630/F&from=planningSearch>

benefit of planning permission that are considered likely to commence within the next 5 years and the possibility that some may be delayed to avoid market saturation. Major sites are in Appendix 2.

3.11 In summary the following delivery is projected from major sites (including discounts):

- Major sites with planning permission (under construction): 2,938
- Major sites with planning permission (Confirmed delivery): 438
- Major sites of more than 50 dwellings with outline planning permission: 0
- Major sites of more than 50 dwellings with detailed planning permission: 57
- Major sites of 50 or less dwellings with outline planning permission: 0
- Major sites of 50 or less dwellings with detailed planning permission: 107

Minor Sites

3.12 There are 602 dwellings (number left to be completed) with planning permission on minor sites. Due to this high number, it is not practical to appraise each site individually. Therefore, a 10% “lapse rate” (90% of the dwellings left) has been applied to provide flexibility. The projected completions from minor sites have been distributed evenly across the five years. These sites are in Appendix 3.

Windfalls

3.13 An assessment of windfall development within Breckland is included at Appendix 4 of this report. The analysis shows that Breckland has a strong track record of windfall delivery. Over the last 12 years, the average annual windfall development on minor sites is 193 units. Following the adoption of the Local Plan in November 2019 and the expectation that the remaining allocations will be brought forward, it is considered that windfall development from major sites will be reduced from the average of 277 per annum. To further avoid double counting with minor sites that currently have planning permission the windfall allowance has only been applied from the third year of the five-year period. The Council is adopting a precautionary approach to expected delivery from windfall sites and an annual expectation of 100 units per year from all windfall sites is adopted in the 5-year supply (years 3-5).

3.14 This increase from 50 to 100 dwellings per annum is supported by the Inspector’s Report into the adopted Local Plan who states in paragraph 171 ‘The housing trajectory has assumed an annual delivery of 50 dwellings over the plan period. I consider this to be conservative and the trajectory could feasibly have included a greater amount. However, a conservative approach in this regard does not make the Plan unsound⁵.

Local Plan Allocations

^{5 3} Source: https://www.breckland.gov.uk/media/14546/Report-of-the-Inspector-2019/pdf/Report_of_the_Inspector_2019.pdf?m=637078649603070000

- 3.15 There are 6 Local Plan Allocations that are the subject of undetermined planning applications. As these allocations are in an up to date Local Plan it is reasonable to assume that these are available and suitable as the principle of development has been established through the Local Plan process. As with the unconfirmed sites with planning permission the Council has adopted a cautious approach by applying a 25% discount to these sites. It is therefore assumed that 315 (with 25% discount) dwellings will be delivered from these sites over the next 5 years. These sites are in Appendix 5.

Nutrient Neutrality

- 3.16 Alongside all other local planning authorities in Norfolk, the council has received a letter dated 16 March 2022 from Natural England concerning nutrient pollution in the protected habitats of the River Wensum Special Area of Conservation and the Broads Special Area of Conservation and Ramsar site. The letter advised that new development within, or draining into, the catchment of these habitats comprising overnight accommodation, or any development not involving overnight accommodation but which may have non-sewerage water quality implications, has the potential to cause adverse impacts with regard to nutrient pollution.
- 3.17 Breckland has been working with the other Norfolk Districts to ensure a consistent approach to decision making but also to seek to deliver a vehicle by which developers can purchase credits that will allow Councils to grant planning permission. The result of the discussions is the establishment of a not for profit company Norfolk Environmental Credits Ltd. a Joint Venture between the affected Norfolk Districts of Breckland, South Norfolk, Broadland, North Norfolk and Norwich City and Anglian Water. Breckland Council have already formally agreed to enter into the Joint Venture, and with North Norfolk and Norwich city to follow suit. The purpose of the Joint Venture would be to enable developers to purchase environmental credits to cover the additional Nutrient load from their site. The Joint Venture company would secure mitigation and then issue certificates confirming the credits that had been purchased. Developers would then submit the certificates with their planning applications. It is estimated that the company would capture around 40% of the nutrient neutrality market. Natural England are also developing two mitigation schemes within the County and would also provide credits for developers. Furthermore, Breckland is developing its own mitigation scheme using its own land in partnership with the Wendling Beck Group in the Upper Wensum and this scheme has the capacity to deliver nutrient credits for all development caught in the Upper Wensum. Some developers will of course have the capacity to develop their own nutrient solutions within the development itself.
- 3.18 Breckland Council along with the Joint Venture put forward an Expression of Interest for DLUHC Nutrient funding and it is anticipated that this would be made available by the Autumn 2023, this would act as a catalyst to a number of mitigation schemes in the catchment including the Breckland/Wendling Beck Scheme. This would allow the availability of credits by the end of 2023 to beginning of 2024.

Summary of Housing Supply

3.20 Table 4 below sets out the year on year expected delivery from the different components of supply.

Table 4: Components of Housing Supply						
	2023 /2024	2024 /2025	2025/ 2026	2026/ 2027	2027/ 2028	Total
Major sites with planning permission (under construction)	978	716	564	384	296	2938
Major sites with planning permission (Confirmed delivery)	51	45	118	112	112	438
Major sites of more than 50 dwellings with outline planning permission ⁶	0	0	0	0	0	0
Major sites of more than 50 dwellings with detailed planning permission	0	0	19	19	19	57
Major sites of 50 or less dwellings with outline planning permission ⁷	0	0	0	0	0	0
Major sites of 50 or less dwellings with detailed planning permission (not started and unconfirmed delivery) ⁸	0	0	68	32	7	107
Minor sites with planning permission ⁹	108	108	108	109	109	542
Local Plan allocations with undetermined planning applications ¹⁰	0	0	121	104	90	315
Windfall Development	0	0	100	100	100	300
Totals	1137	869	1098	860	733	4697

3.21 The Council notes that the delivery projections set out in this Report represent a significant rate of delivery. However, comparable delivery rates were achieved in 2022 / 2023. This is therefore both realistic and necessary for the Council to achieve its ambitious delivery rates and reflects the number of sites currently with permission. This delivery rate is consistent with the Housing Trajectory as set out in the adopted Local Plan that was considered and supported by the Inspector and adopted in November 2019. Table 5 compares the trajectory rates from the Local Plan with those in this Report.

⁶ There is a total of 150 dwellings in this category but a zero allowance is made for in accordance with the NPPF and appeal decision referenced in paragraph 3.9 above.

⁷ There is a total of 22 dwellings in this category but a zero allowance is made for in accordance with the NPPF and appeal decision referenced in paragraph 3.9 above.

⁸ 25% discount applied to unconfirmed delivery estimates

⁹ This is the total from minor sites with permission with the 10% lapse rate applied. There are currently 610 units with permission. This is discounted by 10% to a new total of 549 deliverable units.

¹⁰ 25% discount applied to unconfirmed delivery estimates

- 3.22 It is important to note that over the next 5 years the Local Plan Trajectory and projected delivery in this Report are 390 dwellings apart. This is considered to be a reasonable reflection of the agreed Trajectory (as approved by the Inspector).

Year	Local Plan	5 Year Report	Difference
2023/24	955	1,137	(182)
2024/25	901	869	32
2025/26	809	1,098	(289)
2026/27	852	860	(8)
2027/28	790	733	57
Totals	4,307	4,714	(390)

4.0 Conclusions

- 4.1 As established in section 3 of this paper the Council has a supply of 6.66 deliverable dwellings which are expected to be built out over the next five year period. These include sites with planning permission, allocations with undetermined planning applications and windfall sites.
- 4.2 Table 6 sets out the position as at 31 March 2023. The Council will review the 5-year land supply position in March 2024

Housing Requirement			
A	Local Plan annual target		612
B	5 Year Target	612*5	3,060
C	Shortfall in delivery since 2011		295
D	Requirement with shortfall (Sedgefield)	3,060 +295	3,355
E	5% Buffer	5% of 3,355	168
F	Total Requirement (April 2023 – March 2028)	D+E	3,523
G	Annual Requirement	F/5	705
Housing Supply			
H	Major Sites with Planning Permission		3,540
I	Minor sites with planning permission (left to be delivered-10% discount)		542
J	Local Plan allocations with undetermined planning applications (25% discount)		315
K	Windfall		300
L	Total Supply		4,697
M	5 Year Housing Supply (5% buffer)	L/G	6.66

Appendix 1: Example email

Good Afternoon,

Breckland Council is currently monitoring progress on the delivery of housing sites across the District.

Our records indicate that you are developing the following site:

Swaffham	<u>3PL/2019/0713/D</u>	Reserved matters	Land to the west of Watton Road Swaffham	Reserved matters for 175 dwellings	175
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In accordance with paragraph 74 of the National Planning Policy Framework the Council is required to demonstrate a five year supply of deliverable housing sites, produced through engagement with developers and others who have an impact on delivery.

To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years.

In particular sites with detailed planning permission should be considered deliverable, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

In respect of the above site the Council considers the following build out rate to be reasonable

Year	Anticipated number of completions
2023/24	45
2024/25	45
2025/26	45
2026/27	45
2027/28	45

Please can you consider these rates and either

- Confirm that you consider these to be reasonable or
- Provide your own delivery estimates for the above time periods

Please note that if we do not receive a response from you by 31 May 2023 then we will assume that our suggested rates are correct for use in the 5 Year Housing Supply Report.

Appendix 2: Major Sites: with Planning Permission (Under Construction)

Settlement	Reference	Type	Address	Total Dwellings	Remaining dwellings	23/24	24/25	25/26	26/27	27/28
Attleborough	3PL/2019/0097/D	Reserved matters	Former Grampian Food Site Buckenham Road	165	135	45	45	45	0	0
Attleborough	3PL/2017/1615/D	Full	Land North of Norwich Road Attleborough NR17 2JY	375	355	45	45	45	45	45
Colkirk	3PL/2017/1354/F	Full	Land off Whissonsett Road	21	21	11	10	0	0	0
Croxton (Thetford SUE)	3PL/2020/1047/D	Reserved Matters	Land north of Victoria Way, Phase 1A	130	95	40	40	15	0	0
Croxton (Thetford SUE)	3PL/2017/1576/D	Reserved Matters	Land North of Red House Norwich Road	343	152	50	50	50	2	0
Croxton (Thetford SUE)	3PL/2011/0805/O	Outline	Land North of Thetford	5000	4302	0	60	160	160	130
Croxton (Thetford SUE)	3PL/2021/1319/D	Reserved Matters	Land at Sub-Phase 1b Kingsfleet	225	225	40	40	40	40	40
Dereham	3PL/2016/1397/F	Reserved matters	Land at Greenfields Road	279	200	45	45	45	45	20
Dereham	3PL/2019/1526/D	Reserved matters	Land East of Westfield Road	100	43	43	0	0	0	0
Dereham	3PL/2020/1197/D	Reserved matters	Norwich Road Dereham NR20 3PX	62	46	20	26	0	0	0
Great Ellingham	3PL/2020/1036/D	Reserved matters	Land to the South East of Church Street West of Attleborough Road	60	60	0	0	45	15	0
Great Ellingham	3PL/2018/0852/F	Full	Land between Hingham Road and Watton Road Great Ellingham NR17 1HZ	153	153	25	45	45	45	45
Griston		Reserved		37	37	0	20	17	0	0

Settlement	Reference	Type	Address	Total Dwellings	Remaining dwellings	23/24	24/25	25/26	26/27	27/28
		Matters								
Harling	3PL/2022/0576/D	Reserved matters	Land South of Quidenham Road IP25 6JB	85	85	45	40	0	0	0
Hockham	3PL/2019/0474/F	Full	Land North of Wretham Road	18	18	18	0	0	0	0
Hockham	3PL/2020/0340/LU	Lawful Use	Puddledock Farm Caravan Park Great Hockham Road IP24 1FJ	141	116	25	25	25	25	16
Mattishall	3PL/2017/1112/F	Full	Kensington Forge	12	2	2	0	0	0	0
Mattishall	3PL/2019/0849/D	Reserved matters	Land at Parklands Avenue	23	23	11	12	0	0	0
Mattishall	3PL/2020/0462/F	Full	Dereham Road	50	30	21	0	0	0	0
Narborough	3PL/2021/1082/D	Reserved matters	Land to the West of Chalk Lane	40	40	25	15	0	0	0
Necton	3PL/2019/1184/D	Reserved matters	Erne Farm North Pickenham Road	46	10	10	0	0	0	0
North Lopham	3PL/2021/1685/D	Reserved matters	Church Farm Church Road IP22 2LP	15	15	15	0	0	0	0
Saham Toney	3PL/2016/0766/F	Full	Site off Mill View	10	4	4	0	0	0	0
Shipdham	3PL/2019/1214/F	Full	D D Dodd and Sons	90	87	45	42	0	0	0
Swaffham	3PL/2019/0270/D	Reserved matters	Land to the north of Norwich Road Swaffham	165	40	40	0	0	0	0
Swaffham	3PL/2017/1351/F	Full	Swans Nest Site	97	12	12	0	0	0	0
Swaffham	3PL/2019/0713/D	Reserved matters	Land to the west of Watton Road Swaffham	175	77	45	32	0	0	0
Swaffham	3PL/2020/0729/D	Reserved matters	Land south of Norwich Road	185	107	45	45	17	0	0
Swanton Morley	3PL/2018/1246/F	Full	Swanton Morley Residential Allocation 1 Swanton Morley NR20 4QA	85	33	33	0	0	0	0
Thetford	3PL/2019/1565/F	Full	3 Old Market Street IP24 2EQ	14	14	14	0	0	0	0
Thetford	3PL/2020/1386/F	Full	Fairstead House and The Gate House 1-7 Bury Road Thetford IP24 3PL	15	15	15	0	0	0	0

Settlement	Reference	Type	Address	Total Dwellings	Remaining dwellings	23/24	24/25	25/26	26/27	27/28
Watton	3PL/2016/0084/F	Full	Lancaster Avenue	101	35	35	0	0	0	0
Watton	3PL/2019/1554/D	Reserved matters	Land at Thetford Road	180	74	45	29	0	0	0
Watton	3PL/2014/1378/F	Full	Portal Avenue	80	80	45	35	0	0	0
Watton	3PL/2016/0701/VAR	Variation	Redhill Park Redhill Lane/Town Green Road IP25 6RE	54	51	15	15	15	7	0
Weeting	3PL/2016/1412/D	Reserved matters	Land east of The Beeches	24	24	24	0	0	0	0
Yaxham	3PL/2019/1346/D	Reserved matters	Land north of Norwich Road, Yaxham	71	25	25	0	0	0	0
Totals				8643	6841	978	716	564	384	296
Projected 5 Year Delivery				2,938						

Major Sites with Planning Permission (Confirmed Delivery)

Settlement	Reference	Type	Address	Total Dwellings	Remaining dwellings	23/24	24/25	25/26	26/27	27/28
Attleborough	3PL/2021/0165/D	Reserved Matters	Hargham Road, Attleborough	48	48	20	28	0	0	0
Attleborough SUE	3PL/2017/0996/O	Outline	Attleborough SUE Land South of Attleborough, Attleborough NR17 1BD	4000	4000	0	0	100	100	100
Banham	3PL/2021/0800/D	Reserved Matters	Land West of Grove Road NR16 2HG	29	29	22	7	0	0	0
Shipdham	3PL/2019/1056/O	Outline	Land south of Chapel Street Shipdham	36	36	0	0	12	12	12
North Elmham	3PL/2019/0874/F	Full	Brookside Farm 74 Holt Road	25	25	9	10	6	0	0
Totals				4138	4138	51	45	118	112	112
Projected 5 Year Delivery						51	45	118	112	112

Major sites of more than 50 dwellings with outline planning permission (not started and unconfirmed delivery)

Settlement	Reference	Type	Address	Total Dwellings	Remaining dwellings	23/24	24/25	25/26	26/27	27/28
Great Ellingham	3PL/2018/0386/O ¹¹	Outline	Mellor Metals	75	75	0	0	30	45	0
Sporle	3PL/2019/0920/O 3PL/2022/1048/VAR	Outline	Essex Farm	75	75	0	0	30	45	0
Totals				150	150	0	0	0	0	0
Total Delivery over the 5 year period (Assumed to be zero)						0	0	0	0	0
Projected 5 Year Delivery						0				

¹¹ Approved Applications: 3OB/2018/0001/OB: Amendment to Section 106 agreement (planning obligation) for planning permission reference 3PL/2016/0648/O in respect of affordable housing

Major sites of more than 50 dwellings with Full planning permission (not started and unconfirmed delivery)

Settlement	Reference	Type	Address	Total Dwellings	Remaining dwellings	23/24	24/25	25/26	26/27	27/28
Necton	3PL/1990/0747/D ¹²	Reserved Matters	Part OS plot nos. 353 (Heron Way)	130	130	0	0	0	0	0
Ashill	3PL/2022/0574/LU	Lawful Use	Brick Kiln Farm Caravan Park Swaffham Road IP25 7BT	75	75	0	0	25	25	25
Totals				205	205	0	0	25	25	25
Totals with a 25% discount								19	19	19
Total Delivery over the 5 year period (with 25% discount)				57						

¹² Part completed. No prospect of delivery within next 5 years

Major sites of 50 or less dwellings with full planning permission (not started and unconfirmed delivery)

Settlement	Reference	Type	Address	Total Dwellings	Remaining dwellings	23/24	24/25	25/26	26/27	27/28
Dereham	3PL/2019/1556/F	Full	Dev site Fruehauf - South Green	39	39	0	0	15	15	9
Narborough	3PL/2022/0252/F	Full	Land to the north of 1-14 Swaffham Road PE32 1TB	10	10	0	0	10	0	0
Necton	3PL/2019/1183/F	Full	Land off North Pickenham Road Necton	27	27	0	0	25	2	0
Quidenham	3PL/2017/1608/D	Reserved Matters	Station Road	24	24	0	0	15	9	0
Yaxham	3PL/2018/0021/D	Reserved Matters	Land off Elm Close	42	42	0	0	25	17	0
Totals				142	142	0	0	90	43	9
Totals with a 25% discount								68	32	7
Total Delivery over the 5 year period (with 25% discount)				107						

Major sites of 50 or less dwellings with outline planning permission (not started and unconfirmed delivery)

Settlement	Reference	Type	Address	Total Dwellings	Remaining dwellings	23/24	24/25	25/26	26/27	27/28
Necton	3PL/2020/0469/O	Outline	Land north of Charnwood, St Andrews Lane	22	22	0	0	0	0	0
Totals				22	22	0	0	0	0	0
Total Delivery over the 5 year period (Assumed to be zero)						0	0	0	0	0
Total Delivery over the 5 year period				0						

Appendix 3 Minor Sites with Planning Permission

Parish	Reference	Address	Description of development	Total Dwellings	Total completed	Under construction	Not started	Remaining Dwellings
Ashill	3PL/2021/1382/HOU	The Old Crown The Green	Conversion of part of existing barn	1	0	0	1	1
Ashill	3PL/2021/0482/F	Glebe House Church Street	Conversion into two dwellings	1	0	0	1	1
Ashill	3PL/2021/1206/D	Land adjacent to Seaview Hale Road IP25 7BL	proposed residential development	5	3	2	0	2
Attleborough	3PL/2021/1010/O	Charolais cottage, Poplar Road	Erection of 3 new dwellings	3	0	0	3	3
Attleborough	3PL/2023/0065/O	London Road	Erection of 8 new dwellings	8	0	0	8	8
Attleborough	3PL/2020/0157/PIP	Land Adjacent to West Carr Road	Permission in principle for six self build dwellings	6	0	6	0	6
Attleborough	3PL/2021/0687/PIP	Greenfields Crow Crows Hall Lane	Permission in Principle for the erection of 2 detached dwelling	2	0	0	2	2
Attleborough	3PL/2020/1091/F	Plot 6 to 10, Gaskin Way	Erection of 5 dwellings	5	0	5	0	5
Attleborough	3PL/2020/1157/F	7 Edenside Drive	2 no. Studio Flats	2	0	2	0	2
Attleborough	3PL/2021/0811/F	land to rear of 42 and 44 New North Road	Erection of new dwelling	1	0	0	1	1
Attleborough	3PL/2021/0043/D	Land Rear Of White Pillars	Erection of 2 detached dwellings	2	0	2	0	2
Attleborough	3PL/2020/0821/D	Plot Adjoining The Bungalow Fiddlers Green	Erection of Cottage Style Dwelling	1	0	1	0	1

Parish	Reference	Address	Description of development	Total Dwellings	Total completed	Under construction	Not started	Remaining Dwellings
Attleborough	3PL/2021/1191/F	Daglas House	The construction of 1 dwelling	1	0	0	1	1
Attleborough	3PL/2021/1425/F	The Mulberry Tree Station Road	Proposed Conversion of Store and Garages Into a Residential Dwelling	1	0	0	1	1
Attleborough	3PL/2022/1270/F	Hill Common Farm (Free), Hill Common NR17 1AF	the demolition of one dwelling and the erection of a replacement dwelling	0	0	0	0	0
Attleborough	3PL/2022/1413/EU	The Annexe Adjacent to Potmere Cottage Hargham Road NR17 1AZ	Annexe used as an independent dwelling	1	0	0	1	1
Attleborough	3PL/2022/0852/F	Land off Carvers Lane NR17 1AB	8 dwellings	8	0	0	8	8
Banham	3PN/2020/0012/UC	Land at Hunts Corner	Prior approval for the conversion of agricultural building to 5 dwellings	5	0	2	3	5
Banham	3PL/2017/0609/F	Rosary Farm	Erection of 4 dwellings	4	3	1	0	1
Banham	3PN/2021/0037/UC	Haugh Farm Haugh Road	Prior approval for conversion of an agricultural building to two dwellings	2	0	2	0	2
Banham	3PL/2021/0655/F	Russell Farm New Buckenham Road, Banham	Proposed Barn Conversion to dwelling	1	0	1	0	1
Banham	3PL/2020/0803/F	Blacksmith Cottage	Reinstatement of existing abandoned cottage as a dwelling	1	0	1	0	1
Banham	3PL/2020/0933/F	Rede Farmhouse Barn, Grove Road	Conversion single storey dwelling.	1	0	1	0	1

Parish	Reference	Address	Description of development	Total Dwellings	Total completed	Under construction	Not started	Remaining Dwellings
Banham	3PL/2020/0582/F	Stanmar and East View, Grove Road	Two new replacement dwellings	0	0	0	0	0
Banham	3PL/2021/1044/D	Land South of South Mill Cottage Mill Road	Two detached two storey dwellings	2	0	2	0	2
Banham	3PL/2021/0218/F	Site Of Fen Farm The Fen	Proposed replacement dwelling	0	0	0	0	0
Banham	3PL/2020/1168/D	Land East of Mill Road	Up to five dwellings	5	0	4	1	5
Banham	3PL/2022/0035/F	Rosary Farm, Kenninghall Road NR16 2HB	Erection of dwelling	1	0	1	0	1
Banham	3PL/2022/0125/F	Rosary Farm Kenninghall Road NR16 2HB	Erection of two dwellings approved under 3PL/2017/0609/F	2	0	0	2	2
Banham	3PL/2022/0407/D	Grain Store Site Church Farm Church Hill	reserved matters application for four dwellings following 3pl/2020/1397/o	4	0	0	4	4
Banham	3PL/2021/1664/F	16 Winfarthing Road	Proposed Sub Division of Plot to Create One New Dwelling.	1	0	1	0	1
Bawdeswell	3PL/2022/1033/F	Church View The Street NR20 4RT	Change of use from public house and flat to ancillary accomodation	0	0	0	1	1
Beachamwell	3PL/2020/1002/F	6 Reeves Close	Proposed dwelling	1	0	1	0	1
Beachamwell	3PL/2021/0873/D	Land adjacent 4 Drymere	Erection of a dwelling	1	0	1	0	1
Beeston	3PL/2016/1293/F	Chinnock Dereham Road	Construction of new detached residential dwelling	1	0	1	0	1

Parish	Reference	Address	Description of development	Total Dwellings	Total completed	Under construction	Not started	Remaining Dwellings
Beeston	3PL/2020/1187/F	School Farm, Mileham Road	Proposed Rural Workers Dwelling & Outbuilding.	1	0	0	1	1
Beeston	3PL/2022/0110/F	Shalee, Drury Square PE32 2NA	Replacement Dwelling	0	0	0	0	0
Beeston	3PL/2022/1089/F	Water Farm, Water End Lane PE32 2NL	Conversion of barn to ancillary accommodation	1	0	0	1	1
Beetley	3PN/2019/0036/UC	Beck Farm East Bilney	Change of use of agricultural building to 4 dwellings	4	0	0	4	4
Beetley	3PL/2021/0730/O	Freestone Coaches Green Lane	erection of 2 no. dwellings	2	0	0	2	2
Beetley	3PL/2017/0478/D	Development Site at Rear Off The	Four dwellings	4	3	1	0	1
Besthorpe	3PL/2019/0599/F	Land North of The Haven Norwich Road	Erection of a new dwelling	1	0	1	0	1
Besthorpe	3PL/2020/0485/D	Land Adjacent to Decoy Farm, Norwich Road	3 dwellings	3	1	2	0	2
Besthorpe	3PL/2021/0139/F	Mayfield Farm Silver Street	Conversion of out-building/ barn to residential dwelling	1	1	0	0	1
Besthorpe	3PL/2021/1311/O	Land North of Norwich Road	8 Dwelling Houses	8	0	0	8	8
Blo'Norton	3PL/2022/0306/O	Site Adj Astwood The Street IP22 2JB	Proposed erection of detached dwelling	1	0	0	1	1

Parish	Reference	Address	Description of development	Total Dwellings	Total completed	Under construction	Not started	Remaining Dwellings
Blo'Norton	3PL/2020/0518/F	Martins Nest, The Banks	replacement dwelling house	0	0	0	0	0
Blo'Norton	3PL/2020/1311/F	The Hollies, Fen Road	Replacement Dwelling (Bungalow)	0	0	0	0	0
Bylaugh	3PL/2020/0683/F	3 Bylaugh Park Woods	Demolition of existing dwelling to be replaced with a single storey dwelling & garage	0	0	0	1	0
Carbrooke	3PN/2020/0059/UC	The Old Grain Store	Prior approval for conversion of an agricultural building to one dwelling	1	0	1	0	1
Carbrooke	3PN/2021/0063/UC	Barns at Shrublands Norwich Road	Conversion of agricultural buildings into 4 Residential Units	4	1	3	0	3
Carbrooke	3PL/2021/1603/F	The Old Grain Store on Site West of Shipdham Road	Single dwelling	1	0	0	1	1
Carbrooke	3PN/2020/0060/UC	The Low Barn	Conversion to four dwellings	4	0	0	4	4
Caston	3PL/2019/0518/F	The Barns Attleborough Road	Two New Self-build Dwellings	2	1	1	0	1
Caston	3PL/2021/0223/D	Land Adjacent To Caston Primary School Caston NR17 1DD	Reserved matters application for five dwellings following outline application 3PL/2017/1267/O	5	0	0	5	5
Caston	3PL/2022/1385/F	Home Farm, Northacre NR17 1DG	Conversion of an agricultural building into a house	1	0	0	1	1

Parish	Reference	Address	Description of development	Total Dwellings	Total completed	Under construction	Not started	Remaining Dwellings
Colkirk	3PL/2021/0001/D	Land to side of Oakridge, Market Hill	2 dwellings	2	0	0	2	2
Colkirk	3PL/2021/1091/D	White Cottage Church Road NR21 7NS	2 dwellings	2	1	0	1	1
Colkirk	3PL/2020/0973/D	The Oaks, Whissonsett Road	erection of a dwelling	1	0	1	0	1
Colkirk	3PL/2022/0754/F	Oakridge Market Hill NR21 7NU	Proposed Replacement Dwelling	0	0	0	0	0
Cranworth	3PL/2020/0270/F	Homestead Hook Lane Building C	Conversion to residential unit	1	0	1	0	1
Croxton	3PL/2021/0331/F	Land to the North of Croxton House, The Street IP24 1LY	1 dwelling	1	0	1	0	1
Croxton	3PL/2022/1373/F	40 The Street IP24 1LN	erection of two storey dwelling	1	0	1	0	1
Dereham	3PL/2020/1380/O	Mill Vue Farm, Badley Moor	1 dwelling	1	0	0	1	1
Dereham	3PL/2020/0336/O	Unit 1 Crown Road	Residential Development	1	0	0	1	1
Dereham	3PL/2019/0515/F	Land south of Green Farm Yaxham Road	five dwellings	5	0	5	0	5
Dereham	3PL/2021/1489/D	The Nurseries Mattishall Road	Reserved matters for 2 dwellings.	2	0	0	2	2
Dereham	3PL/2019/1502/F	Adjacent 51 Windmill Avenue	Proposed 3 Bungalows	3	2	1	0	1
Dereham	3PL/2017/1281/F	Grange Farm	erection of two dwellings and conversion to dwelling	3	0	3	0	3

Parish	Reference	Address	Description of development	Total Dwellings	Total completed	Under construction	Not started	Remaining Dwellings
Dereham	3PL/2021/0186/D	Orchard View Dumpling Green	A new single detached 1.5-storey dwelling	1	0	0	1	1
Dereham	3PL/2016/0385/F	Former Water Tower	change of use to dwelling	1	0	1	0	1
Dereham	3PL/2021/0545/F	Land Adjacent to 1 Chapel Mews Norwich Street	Conversion and extension of existing barn to form dwelling	1	0	1	0	1
Dereham	3PN/2021/0044/UC	Beechurst 8 Commercial Road	Prior approval for change of use from Use Class E (offices) to Use Class C3 (dwellinghouses)	6	0	0	6	6
Dereham	3PL/2020/1121/D	Russell House, 47 Commercial Road	residential dwelling	1	1	0	0	1
Dereham	3PL/2021/0786/F	Mill Farm 5 Mill Court Dereham	Erection of one retirement bungalow	1	0	1	0	1
Dereham	3PL/2021/1548/D	Land to the East of Honeysuckle Drive West of Dereham Hockey	erection of 4 dwellings	4	0	1	3	4
East Tuddenham	3PL/2018/1153/F	Mock Beggar Hall	Conversion of Barn to Dwelling	1	0	1	0	1
East Tuddenham	3PL/2019/0504/F	The Old Hall Mattishall Road	Conversion of outbuilding to form one dwelling	1	0	0	1	1
East Tuddenham	3PN/2021/0051/UC	Green Farm Mattishall Road NR20 3LR	Prior Approval for the conversion of a Agricultural Building to a dwellinghouse	1	0	0	1	1
East Tuddenham	3PL/2021/1262/F	1 & 2 Barrack Close	Replacement dwellings	0	0	0	0	0

Parish	Reference	Address	Description of development	Total Dwellings	Total completed	Under construction	Not started	Remaining Dwellings
East Tuddenham	3PL/2022/0109/F	Riverside Farm Rotton Row NR20 3JP	Change of Use of holiday accomodation to four dwellings	4	0	0	4	4
Foxley	3PL/2021/0382/F	Two Cottages The Street, Foxley	Demolish existing dwelling and construct a pair of semi-detached dwellings.	1	0	1	0	1
Fransham	3PL/2019/0371/D	Land Off Station Road	2 dwellings	2	0	0	2	2
Fransham	3PL/2019/0740/D	Land off Station Road	erection of 4 dwellings	4	1	1	2	3
Fransham	3PL/2021/0055/D	Development Site Crown Lane,	Residential development of 5 detached dwellings	5	0	0	5	5
Fransham	3PL/2021/0078/F	Agricultural Barn off Station Road	Conversion of agricultural barn to 1	1	0	1	0	1
Fransham	3PL/2021/0996/F	Top Farm Main Road	Conversion of agricultural building to a single dwelling	1	0	1	0	1
Fransham	3PN/2021/0047/UC	Manor Farm Main Road NR19 2JW	Application for Prior Approval for the change of use of three agricultural buildings to	4	0	0	4	4
Fransham	3PL/2021/1371/D	Land off Cook Road IP25 7DJ	Approval of Reserved Matters 8 dwellings	8	1	2	5	7
Fransham	3PL/2022/0870/F	Doodlebug Barn, Station Road NR19 2JB	single dwelling	0	0	0	1	1
Garboldisham	3PL/2021/0519/D	Land off of Chapel Close	Reserved matters application 4 dwellings	4	0	4	0	4
Garboldisham	3PL/2021/0753/F	Puddledock Smallworth	Replacement of redundant rural barns with 3 no rural barn style dwellings	3	0	0	3	3

Parish	Reference	Address	Description of development	Total Dwellings	Total completed	Under construction	Not started	Remaining Dwellings
Garboldisham	3PL/2021/1267/D	Land West of Hopton Road	7 dwellings	7	0	7	0	7
Garboldisham	3PL/2020/0545/F	Puddledock, Smallworth	conversion of agricultural building to residential use (two dwellings)	2	1	1	0	1
Garvestone	3PL/2021/1239/O	Dunroamin Mattishall Road	Replacement Dwelling	0	0	0	0	0
Garvestone	3PL/2020/0366/F	Land at Rectory Barn, Tinkers Lane	Erection of Self- Build	1	0	0	1	1
Garvestone	3PL/2021/0696/F	Tanners Green House Tanners Green	Re-division of existing cottage into two dwellings	1	0	0	1	1
Garvestone	3PN/2021/0041/UC	Manor Farm Town Lane	Prior approval for conversion of agricultural building to one dwelling	1	0	0	1	1
Gateley	3PL/2018/1020/F	Primrose Cottage Gateley Common	Replacement dwelling	0	0	0	0	0
Gooderstone	3PL/2018/0833/F	Site Adjacent The Old Bakehouse Chalk Road	Conversion and extension of redundant Mill and Outbuilding to form single dwelling	1	0	1	0	1
Great Ellingham	3PL/2018/1404/F	Mill Farm Fisheries Church Street	Erection of 5 No. new dwellings and 1 No. replacement dwelling	5	4	0	1	1
Great Ellingham	3PL/2019/0421/F	Land off Watton Road	Residential Development	4	2	1	1	2
Great Ellingham	3PL/2019/0561/F	Aldercarr House Attleborough Road Great Ellingham	3 dwellings	3	2	1	0	1

Parish	Reference	Address	Description of development	Total Dwellings	Total completed	Under construction	Not started	Remaining Dwellings
Great Ellingham	3PL/2019/0349/F	452nd Barn on Land at 'Final Approach'	Conversion and extension of an agricultural barn to dwelling	1	0	0	1	1
Great Ellingham	3PL/2019/0675/F	Low Common Barn	Change of use to 1 No. Residential Dwelling.	1	0	1	0	1
Great Ellingham	3PL/2020/0232/F	Greenpiece, Attleborough Road	Change of use of building to dwelling	1	0	1	0	1
Great Ellingham	3PL/2021/1300/F	Swamp Farm Swamp Lane	Demolition of farmhouse and construction of new single storey dwelling	0	0	0	0	0
Great Ellingham	3PN/2022/0017/UC	Poultry Site Hingham Road NR17 1JG	Conversion of three agricultural buildings to five dwellings	5	0	0	5	5
Great Ellingham	3PL/2022/0518/F	Development site at 602078, 297027 Church Street NR17 1LE	Erection of 7 dwellings & garages	7	0	0	7	7
Great Ellingham	3PN/2022/0032/UC	Land off Bush Green, NR17 1AG	Change of Use from two agricultural buildings to dwellings	2	0	0	2	2
Great Ellingham	3PN/2022/0049/UC	Rookery Farm Watton Road NR17 1LB	Conversion of agricultural buildings to five dwellings	5	0	0	5	5
Gressenhall	3PL/2020/1032/F	Old School House, Church Lane	3 houses	3	0	3	0	3

Parish	Reference	Address	Description of development	Total Dwellings	Total completed	Under construction	Not started	Remaining Dwellings
Guist	3PN/2021/0062/UC	Guist Field Green Lane	Prior approval for Conversion of agricultural building to one dwelling	1	0	0	1	1
Hardingham	3PL/2021/0501/F	Barn on land adjacent to Gresham Farm Sandy Lane	Conversion of former agricultural buildings into a single residential dwelling.	1	0	0	1	1
Hardingham	3PL/2021/1362/F	Adjacent to Plough Lane	Proposed dwelling	1	0	1	0	1
Harling	3PL/2020/0528/F	8 Taylor Drift	Erection of 3 no. detached dwellings	3	0	3	0	3
Harling	3PL/2020/0314/F	Land Adjoining 32A West Harling Road	Proposed New Residential two storey dwelling	1	0	0	1	1
Harling	3PL/2020/0091/F	The Nags Head Market Street	Proposed 3 new residential units	3	0	0	3	3
Harling	3PL/2020/0921/F	Telephone Exchange, Church Road	Conversion to New Dwelling	1	0	0	1	1
Harling	3PL/2020/0790/F	Flint Hall Farm	Erection of 1 no agricultural dwelling	1	0	1	0	1
Harling	3PL/2021/0605/D	(Plot 1) Middle Harling Farm West Harling Road	Detached dwelling	1	0	1	0	1
Harling	3PL/2021/0979/D	Plot 4 Middle Farm West Harling Road	Plot 4 only	1	0	0	1	1
Harling	3PL/2021/1654/F	Mulberry House (formerly Town Farm Bungalow) Garboldisham Road NR16 2PU	Demolition of existing bungalow and construction of replacement bungalow	0	0	0	0	0

Parish	Reference	Address	Description of development	Total Dwellings	Total completed	Under construction	Not started	Remaining Dwellings
Harling	3PL/2022/0545/F	Land West Harling Road	Agricultural workers dwelling	1	0	0	1	1
Hockering	3PL/2021/0561/D	Plot adjacent to Meadow View Chapel Lane	Erection of one Single Storey Dwelling	1	0	1	0	1
Hockham	3PL/2019/1085/F	The Pightle Vicarage Road Great Hockham	two bedroom self-build dwelling	1	0	1	0	1
Hoe	3PN/2020/0042/UC	Worthing Barn Church Road	Prior approval for change of use of Agricultural building to 3 dwelling houses	3	0	0	3	3
Holme Hale	3PL/2021/1415/D	Land off Cook Road	4 dwellings	4	2	2	0	2
Holme Hale	3PL/2021/1478/F	Land at Ivy Farm Cook Road	Proposed New Dwelling	1	0	0	1	1
Ickburgh	3PL/2015/0472/F	Ashburton Road	Erection of 6 dwellings in 2 separate blocks	6	3	3	0	3
Kenninghall	3PL/2021/0397/F	Edge Green Barn Heath Edge Green	Demolition of barn and erection of one single storey dwelling.	1	0	1	0	1
Kenninghall	3PL/2018/0381/F	Barn to the rear of Wood View	Conversion of barn to two residential dwellings	2	0	2	0	2
Kenninghall	3PL/2020/1331/F	Woodland Plantation	Erection of a new dwellinghouse	1	0	0	1	1

Parish	Reference	Address	Description of development	Total Dwellings	Total completed	Under construction	Not started	Remaining Dwellings
Kenninghall	3PL/2021/0299/F	Land to rear of Wood View East Church Street	Demolition of existing building) and the erection of two new link detached dwellings	1	0	1	0	1
Lexham	3PL/2021/1674/F	Chequers Cottage	1 dwelling	1	0	0	1	1
Litcham	3PL/2018/0694/O ¹³	Land off Weasenham Road Litcham PE32 2QS	8 dwellings	8	0	0	8	8
Litcham	3PL/2018/0698/O ¹⁴	Land off Wellington Road	8 dwellings	8	0	0	8	8
Little Cressingham	3PL/2019/0816/F	Land adjacent to 6B Watton Road	Proposed residential development.	3	2	1	0	1
Little Dunham	3PL/2021/1422/O	Land West of Necton Road	The erection of 4no. dwellings	4	0	0	4	4
Little Dunham	3PL/2022/0619/F	Cannister Hall Palgrave Road PE32 2DF	Proposed conversion of a former golf workshop to residential	1	0	0	1	1
Little Dunham	3PL/2022/0623/F	Cannister Hall Palgrave Road PE32 2DF	Conversion and extension of former golf workshop into dwelling	1	0	0	1	1
Little Dunham	3PL/2022/0621/F	Cannister Hall Palgrave Road PE32 2DF	Conversion of golf workshop into two residential units	2	0	0	2	2
Longham	3PL/2021/1684/D	Development Plot Manor Cottage Wendling Road	1 dwelling	1	0	0	1	1

¹³ Reserved matters application: 3PL/2022/0371/D: undetermined

¹⁴ Reserved matters application: 3PL/2022/0340/D: undetermined

Parish	Reference	Address	Description of development	Total Dwellings	Total completed	Under construction	Not started	Remaining Dwellings
Lyng	3PL/2021/1436/O	Land adjacent Heath Road	4 no. two storey houses	4	0	0	4	4
Matishall	3PL/2019/0375/F	Land Adjacent Four Winds Mill Road	Erection of 3 detached dwellings	3	2	1	0	1
Mattishall	3PL/2021/1540/F	26 Burgh Lane	Demolition of No. 26 Burgh Lane to form one replacement dwelling and one new	1	0	1	0	1
Mattishall	3PL/2021/1423/F	88 Dereham Road	Erection of 1 dwelling.	1	0	1	0	1
Mattishall	3PL/2022/0114/F	Poplar Farm, 41 South Green NR20 3JY	Demolition of existng farmhouse and erection of a dwelling	0	0	0	0	0
Mileham	3PL/2020/0170/O	Land North of the street	three detached houses	3	0	0	3	3
Mileham	3PL/2020/1151/F	Mill House Farm, Mileham Road	extension to Mill Tower to form new dwelling	1	0	0	1	1
Mundford	3PL/2020/0943/F	2 The Lammas	Proposed dwelling	1	0	0	1	1
Mundford	3PL/2020/0121/D	6 Green Lane	One dwelling	1	0	1	0	1
Narborough	3PL/2019/0357/F	Veltshaw Builders Pentney Road	change of use to residential	1	0	1	0	1
Narborough	3PL/2017/0768/F	Willowbank Main Road,	Erection of 1no block of 3no. terraced houses	3	0	0	3	3
Necton	3PL/2020/1265/O	18 Mill Street	2 no. Detached Dwellings	2	0	0	2	2
Necton	3PL/2022/0706/O	24 Ketts Hill PE37 8HX	Four bed bungalow	1	0	0	1	1
Necton	3PL/2021/0631/O	26 Hale Road	1 dwelling	1	0	0	1	1

Parish	Reference	Address	Description of development	Total Dwellings	Total completed	Under construction	Not started	Remaining Dwellings
Necton	3PL/2021/0587/F	7 Ketts Hill	Demolition of existing property and the erection of 3 dwellings	2	0	0	2	2
Necton	3PL/2022/0346/D	School Playing Field School Road Necton PE37 8HT	Reserved matters application for the erection of 8 dwellings following outline permission 3PL/2019/1015/O	8	0	0	8	8
New Buckenham	3PL/2021/1408/F	Inn On the Green Chapel Street NR16 2BB	Conversion of the existing Public House into a single dwelling	1	0	1	0	1
New Buckenham	3PL/2022/1118/F	Bakehouse Cottage King Street NR16 2AF	Subdivision of existing dwelling	1	0	0	1	1
North Elmham	3PL/2017/0361/F	Granary Buildings	Change of use from warehousing to residential.	8	0	8	0	8
North Elmham	3PL/2021/1471/F	Oak House 38 Station Road	1 bungalow	1	0	0	1	1
North Lopham	3PL/2017/1327/F	Kings Head Lane	Erection of three dwellings	3	2	0	1	1
North Lopham	3PL/2020/0298/D	Land To Rear Of The Gables, 7 The Green	two dwellings	2	0	2	0	2
North Lopham	3PL/2020/0244/F	Willow Tree Farm Kenninghall Road	Erection of dwelling	1	0	1	0	1

Parish	Reference	Address	Description of development	Total Dwellings	Total completed	Under construction	Not started	Remaining Dwellings
North Lopham	3PL/2020/1211/F	The Rushes Harling Road North Lopham IP22 2NQ	Proposed replacement dwelling and refurbishment of existing cottage	0	0	0	0	0
North Lopham	3PL/2022/0739/F	2 The Street IP22 2NE	Erection of one detached dwelling	1	0	1	0	1
North Lopham	3PL/2022/1251/D	Land to rear of 27 The Street IP22 2NB	Reserved matters application for two dwellings following 3PL/2022/0606/O	2	0	0	2	2
North Pickenham	3PL/2020/1441/D	Brecklands Green	Reserved matters application for 8 no. dwellings	8	0	0	8	8
North Pickenham	3PL/2021/0447/D	Land Off Houghton Lane	Reserved matters for 4 dwellings	4	0	3	1	4
North Pickenham	3PL/2022/0430/D	Land at Brecklands Green PE37 8LG	Reserved matters application for 9 dwellings following 3PL/2020/1167/O	9	0	0	9	9
North Pickenham	3PL/2022/1201/F	Land Off Houghton Lane	Construction of four dwellings	4	0	0	4	4
Old Buckenham	3PL/2020/1356/O	'The Barn' High London Farm	Conversion to dwelling	1	0	0	1	1
Old Buckenham	3PL/2021/1564/O	Coal Storage Yard Road From Stacksford Lane To Hargham Road NR17 1PE	Outline planning application for three dwellings	3	0	0	3	3

Parish	Reference	Address	Description of development	Total Dwellings	Total completed	Under construction	Not started	Remaining Dwellings
Old Buckenham	3PL/2019/0333/F	Site at Harlingwood Lane	Construction of two new dwelling houses	2	1	1	0	1
Old Buckenham	3PL/2020/1009/F	Development Plot At Poplar Farm, Fen Road	Demolition of existing building (with extant permission to convert to a dwelling) and the erection of New Single Dwelling	1	0	1	0	1
Old Buckenham	3PL/2021/1251/F	Old Hall Harlingwood Lane	Replacement dwelling	0	0	0	0	0
Old Buckenham	3PL/2022/0604/F	Downmore Farm, Banham Road NR17 1PH	Change of use of an agricultural building to a dwelling	1	0	0	1	1
Old Buckenham	3PL/2022/0736/F	Clay Barn Attleborough Road (Barn C complex) NR17 1NJ	Change of use of agricultural building to form two dwellings	2	0	2	0	2
Old Buckenham	3PL/2022/0429/F	Land at Rosedale, Fen Street NR17 1NW	Erection of dwelling	1	0	1	0	1
Old Buckenham	3PL/2022/0998/F	Castle House, Castle Hill Road NR16 2AG	Subdivision of existing outbuilding to form two dwellings	2	0	2	0	2
Ovington	3PN/2022/0019/UC	Barn adjacent to Alston Farm Dereham Road IP25 6SB	Prior approval for the change of use and conversion of an agricultural barn to an energy efficient dwelling	1	0	0	1	1
Oxborough	3PL/2021/0248/F	Excavation Site Oxborough Road	Removal of existing building and erection of new dwelling	1	0	0	1	1

Parish	Reference	Address	Description of development	Total Dwellings	Total completed	Under construction	Not started	Remaining Dwellings
Quidenham	3PL/2021/0478/CU	St Josephs Quidenham Hall Banham Road	Change of Use to Single Dwelling	1	0	1	0	1
Quidenham	3PL/2019/1093/F	Hargham & Wilby Primary School Station Road Quidenham	Conversion to form 2 No. semidetached dwellings	2	0	2	0	2
Riddlesworth	3PL/2018/0408/F	Knettishall Road	Conversion of an agricultural barn to a new dwelling	1	0	1	0	1
Riddlesworth	3PL/2019/1472/F	The Old Pool House Hall Lane	Proposed change of use from Pool House to Residential Dwelling	1	0	0	1	1
Rocklands	3PL/2017/0899/F	Green Lane / Mill Lane	Erection of 7 No single storey dwellings and garages	7	4	3	0	3
Rocklands	3PL/2018/0740/F	Model Farm Chapel Street, Rockland St Peter	erection of one new self build dwelling	1	0	0	1	1
Rocklands	3PL/2021/0133/F	Land at Swangey Lakes Swangey Lane	Proposed new rural workers dwelling	1	0	0	1	1
Rocklands	3PL/2021/1541/F	Griffin Lodge Mill Lane	Proposed Detached Dwellinghouse	1	0	1	0	1
Rocklands	3PL/2021/0900/F	Old Millhouse Scoulton Road	Conversion into a single dwelling	1	0	1	0	1
Rocklands	3PL/2021/0697/F	Allison's Farm The Street Rockland All Saints NR17 1UX	Proposed residential development	3	0	0	3	3

Parish	Reference	Address	Description of development	Total Dwellings	Total completed	Under construction	Not started	Remaining Dwellings
Rocklands	3PL/2022/0285/F	Agricultural Buildings Rectory Road NR17 1XA	Demolition of existing agricultural building and erection of two barn style dwellings following 3PN/2021/0005/UC	2	0	2	0	2
Roudham	3PN/2022/0052/UC	The Old School, Watton Road NR16 2AJ	Change of use from a commercial business to a dwelling	1	0	0	1	1
Saham Toney	3PL/2020/0589/D	Richmond Hall Richmond Road	Five detached dwellings	5	0	0	5	5
Saham Toney	3PL/2015/0242/F	Land adjacent Stanway Farm Chequers Lane	Five dwellings	5	3	2	0	2
Saham Toney	3PL/2021/1164/F	90 Richmond Road	Erection of 1 new dwelling	1	0	0	1	1
Saham Toney	3PL/2020/0159/F	Plot 3 Ploughboy Lane Saham Hills	dwelling	1	0	0	1	1
Saham Toney	3PL/2020/1080/F	Land adjacent to Brick Kiln Cottage, Ovington Road	Construction of three detached dwellings	3	2	1	0	1
Scarning	3PL/2020/0856/F	Pennymeadow Nursery, Podmore Lane	two bungalows	2	1	1	0	1
Scarning	3PL/2021/1064/F	Chestnut Lodge Dereham Road	conversion of existing barn and part of the existing dwelling to provide two dwellings	2	0	2	0	2
Scarning	3PL/2021/1260/F	3 Scarning Fen	Erection of dwelling	1	0	1	0	1

Parish	Reference	Address	Description of development	Total Dwellings	Total completed	Under construction	Not started	Remaining Dwellings
Scarning	3PL/2021/1526/F	Land at Pennymeadow Nursery Podmore Lane	New dwelling	1	0	1	0	1
Scoulton	3PL/2022/0358/F	Land west of Hemsworth House, Norwich Road NR9 4NR	Residential development comprising two dwellings	2	0	0	2	2
Shipdham	3PL/2019/1136/F	19 Letton Road	Single storey dwelling	1	0	1	0	1
Shipdham	3PL/2021/1053/D	Land To The East Of Mill Road	Erection of 8 detached houses	8	0	0	8	8
Shipdham	3PL/2022/0066/F	The Beeches, Mill Road	Conversion of existing building to provide 9 self-contained dwelling unit	9	0	0	9	9
Shipdham	3PL/2022/1094/HOU	Excelsior Cottages, Birds Corner IP25 7NH	proposed detached annexe	1	0	1	0	1
Shropham	3PL/2018/1071/F	Land off Hargham Rd	six self-build dwellings	5	4	1	0	1
Shropham	3PL/2021/0843/F	Stephen's Field	agricultural workers dwelling	1	0	0	1	1
Shropham	3PL/2021/0910/F	Shropham House	1 dwelling	1	0	1	0	1

Parish	Reference	Address	Description of development	Total Dwellings	Total completed	Under construction	Not started	Remaining Dwellings
Shropham	3PN/2021/0045/UC	Home Farm Bradcar Road	conversion of two agricultural buildings to two dwellings	2	0	0	2	2
Snetterton	3PL/2022/0712/D	Land South of Snetterton Speed Shop, Snetterton Business Park	reserved matters application for two dwellings following 3PL/2020/0309/O	2	0	0	2	2
Snetterton	3PL/2022/1088/F	Land east of Snetterton Speed Shop Snetterton Business Park	erection of two dwellings	2	0	0	2	2
South Lopham	3PL/2021/1120/F	The Thatched Cottage Low Common Road	Proposed replacement dwelling	0	0	0	0	0
South Lopham	3PL/2020/0540/F	Land Off Church Road	Erection of 2no. Dwellings	2	0	0	2	2
South Lopham	3PL/2022/0105/F	Land off Church Road, South Lopham	erection of two market dwellings	2	0	0	2	2
Sporle	3PL/2020/0510/F	29 The Street	Erection of a 3 bedroom dwelling	3	0	1	2	3
Sporle	3PL/2020/1160/F	Plot 10, Highview	Erection of 4 bedroom dwelling	1	0	1	0	1
Sporle	3PL/2023/0045/F	Elephant And Castle Child Care Centre Dunham Road PE32	Change of use from class E to dwelling house	1	0	0	1	1
Stow Bedon	PL/2019/1363/F	Land North of Mere House Mere Road	Erection of 2 No. Dwellings	2	1	0	1	1
Stow Bedon	3PL/2020/1479/F	Land Adjacent River Cottage	Proposed Dwelling	1	0	1	0	1
Stow Bedon	3PL/2020/1237/F	East Barn, Mere Farm	Change of use of an agricultural building to 2 no. dwellinghouses	2	0	0	2	2

Parish	Reference	Address	Description of development	Total Dwellings	Total completed	Under construction	Not started	Remaining Dwellings
Stow Bedon	3PL/2019/0897/F	Open Grazing Land adjacent to Pig Patch House	Self Build dwelling	1	0	1	0	1
Stow Bedon	3PN/2022/0022/UC	Mere Farm Barn, Watton Road NR17 1ET	Prior approval for change of use and conversion of an agricultural barn to 2 dwellings	2	0	0	2	2
Stow Bedon	3PL/2022/0584/F	Small Paddock Adjacent to Gay Deane	Application following 3PL/2020/0779/PIP for two residential properties	2	0	0	2	2
Swaffham	3PL/2021/0097/O	11 New Sporle Road	Proposed Detached Single Storey Dwelling	1	0	0	1	1
Swaffham	3PL/2019/1074/F	13 Market Place	change of use from shop to form 2no. self contained flats	2	0	2	0	2
Swaffham	3PL/2020/1020/F	34 & 34A Market Place	Conversion of First & Second Floor Flat to Create Two Separate Flats.	2	0	2	0	2
Swaffham	3PL/2020/0196/F	91 Market Place	Conversion of First Floor Restaurant to 1 Bedroom Flat	1	0	0	1	1
Swaffham	3PL/2020/0261/D	Site Adj. Tower View Princes Street	3 dwellings	3	2	1	0	1
Swaffham	3PL/2020/0579/F	Stanfield House, Land at Low Road, Lynn Road	Erection of one Detached Dwelling	1	0	0	1	1
Swaffham	3PL/2021/0286/F	Beech Farm Shoemakers	Demolition of existing dwelling and erection of	0	0	0	0	0

Parish	Reference	Address	Description of development	Total Dwellings	Total completed	Under construction	Not started	Remaining Dwellings
			new dwelling					
Swaffham	3PL/2021/1431/D	Development Site Spinners Lane	4 dwellings	4	0	0	4	4
Swaffham	3PL/2021/1689/F	Havacre Castleacre Road	Proposed new dwelling	1	0	0	1	1
Swaffham	3PL/2022/0664/F	Land at Stanfield House, Lynn Road PE37 7PT	Proposed dwelling	1	0	0	1	1
Swaffham	3PL/2022/0542/F	The Church Rooms, The Campingland PE37 7RB	Conversion of two church rooms to two flats	2	0	0	2	2
Swaffham	3PL/2022/1040/F	Rookery Hill House Norwich Road PE37 8DD	Erection of Dwelling	1	0	0	1	1
Swaffham	3PL/2022/0923/F	Land at the northern end of Acorn Drive	new single story dwelling	1	0	0	1	1
Swaffham	3PL/2022/0416/F	3 Market Place PE37 7AB	Conversion of a building to produce three new flats	3	0	0	3	3
Swanton Morley	3PL/2017/1548/O	land adjacent to Crispins, Gooseberry Hill	Erection of detached dwelling	1	0	0	1	1
Swanton Morley	3PL/2018/0014/D	New House	Erection of 9 dwellings	9	6	3	0	3
Swanton Morley	3PL/2021/0054/F	Woodgate Hall Farmhouse, Woodgate	Conversion of barn to one dwelling.	1	0	0	1	1

Parish	Reference	Address	Description of development	Total Dwellings	Total completed	Under construction	Not started	Remaining Dwellings
Swanton Morley	3PL/2021/0569/F	Merryfield 39 Greengate	Construction of a single dwelling	1	0	1	0	1
Swanton Morley	3PL/2021/1676/F	Land off Primrose Hill NR20 4PL	Proposed 4 residential dwellings following 3PL/2021/1172/VAR and change of use of agricultural land	4	0	1	3	4
Thetford	3PL/2018/1499/F	23 -27 The Kings Head White Hart Street	Conversion of upper floors to 6 no. one bed flats. Convert outhouse building at the rear to a two storey 3 bedroom town house.	7	0	0	7	7
Thetford	3PL/2020/1223/F	18 Almond Grove	Erection of 2 No. semi-detached houses	2	0	0	2	2
Thetford	3PL/2021/0401/F	The Dolphin 35 Old Market Street	Seven Dwellings with Associated Works	7	0	7	0	7
Thetford	3PL/2021/0516/F	43 Earls Street Thetford	Conversion & extension of existing outbuilding to 2 flats	2	0	2	0	2
Thetford	3PL/2021/0716/F	The Old Gaolhouse Old Market Street	Proposed conversion of the ground and first floor accommodation to	3	0	0	3	3
Thetford	3PL/2019/0174/F	10 King Street	Change of use to 3 residential flats	3	0	0	3	3
Thetford	3PL/2021/1209/F	La Ronde 1 Bridges Walk Thetford	Proposed one-and-a-half storey house	1	0	0	1	1

Parish	Reference	Address	Description of development	Total Dwellings	Total completed	Under construction	Not started	Remaining Dwellings
Thetford	3PL/2021/1302/F	13 Earls Street	change of use and extension to ground floor funeral directors to create 2 no. additional apartments	2	0	0	2	2
Thetford	3PL/2022/0544/LB	23-27 The Kings Head White Hart Street IP24 1AA	Reinstate existing building and construct one new townhouse to provide four dwellings	4	0	0	4	4
Thetford	3PL/2022/0215/F	The Albion, 93 Castle Street IP24 2DN	Erection of four detached dwellings	4	0	0	4	4
Thetford	3PL/2022/0877/F	Anglia House Business Centre, 24 - 26 Bridge Street IP24 3AG	Change of use from offices to three residential dwellings	3	0	0	3	3
Thetford	3PL/2022/0456/F	Land adjacent to 48 Vicarage Road IP24 2LR	the erection of five dwellings	5	0	0	5	5
Thetford	3PL/2022/1250/F	Park House, Green Lane	Change of use from a dwelling to a care home	-1	0	0	-1	-1
Tittleshall	3PL/2021/0412/O	Courtenay House Care Home Fakenham Road PE32 2PF	Demolition of care home and erection of seven dwellings	7	0	0	7	7
Tittleshall	3PL/2022/0878/F	Land to East of Casa Mia, Wellingham Road PE32 2PF	New dwelling	1	0	0	1	1
Thompson	3PL/2022/0016/O	Land adj to Farriers, Tottington Road IP24 1PU	Proposed new dwelling	1	0	0	1	1

Parish	Reference	Address	Description of development	Total Dwellings	Total completed	Under construction	Not started	Remaining Dwellings
Thompson	3PN/2020/0005/UC	Barn at Redbrick Farm	Prior Approval for change of use of Agricultural building to four dwellings	4	0	0	4	4
Thompson	3PL/2020/1215PIP	East Marpit Road	Permission in Principal for the erection of up to 4 dwellings	4	0	0	4	4
Twyford	3PL/2020/1283/F	The Gardner's Cottage Adjacent to Twyford Farmhouse	reinstatement of The Gardner's Cottage	1	0	0	1	1
Watton	3PL/2017/1087/F	Rear of 121A Brandon Road,	Erection of 9 dwellings	9	0	0	9	9
Watton	3PL/2020/0160/O	30 Thetford Road	Erection of Dwelling House	1	0	0	1	1
Watton	3PL/2020/0737/O	101 Brandon Road	Outline application for a dwelling	1	0	0	1	1
Watton	3PN/2020/0024/UC	123 Brandon Road	Prior approval for change of use to 4 dwelling houses class	4	0	0	4	4
Watton	3PL/2020/0046/O	51 Thetford Road	3 dwellings	3	0	0	3	3
Watton	3PL/2021/0243/F	7 Loch Lane	Erection of dwelling	1	0	0	1	1
Watton	3PL/2021/0796/D	Development Plot At 8 Saham Road	erection of dwelling	1	0	0	1	1
Watton	3PN/2022/0013/UC	110 High Street IP25 6AH	Change of use of shop to residential	1	0	1	0	1
Watton	3PL/2022/0876/F	Barclays Bank, 56 High Street IP25 6AF	Change of use of first floor of Barclays Bank to two residential units	2	0	2	0	2
Watton	3PN/2022/0034/UC	10 High Street IP25 6AE	Change of use of retail unit to dwelling	1	0	0	1	1

Parish	Reference	Address	Description of development	Total Dwellings	Total completed	Under construction	Not started	Remaining Dwellings
Watton	3PL/2023/0031/F	Clayland House 1 Norwich Road IP25	Change of use to house and self contained flat	2	0	0	2	2
Weasenham	3PL/2020/1224/F	The Fox And Hounds Public House, Fakenham Road	3 bedroom residential dwelling	1	0	0	1	1
Weeting	3PL/2019/1155/F	Fengate Drove	eight dwellings	8	0	2	6	8
Whissonett	3PL/2019/1416/D	London Street	5 dwellings	5	3	2	0	2
Whissonett	3PL/2019/0444/D	Telephone Exchange Mill Lane	Erection of one dwelling	1	0	1	0	1
Whissonett	3PL/2017/1041/F	New Road	Erection of 1 No. replacement dwelling	0	0	0	0	0
Whissonsett	3PL/2020/0630/D	The Old Pit High Street	3 dwellings	3	2	1	0	1
Whissonsett	3PL/2021/0087/D	Old Gravel Pit, Mill Road	Reserved matter application for one residential dwelling	1	0	0	1	1
Winburgh & Westfield	3PL/2020/0376/D	Chapel Farm, Dereham Road	Five dwellings	5	0	3	2	5
Winburgh & Westfield	3PL/2020/0255/O	Westfield Acre, Dereham Road	one dwelling	1	0	0	1	1
Winburgh & Westfield	3PL/2021/1128/F	Barn 2, Manor Farm Church Road	Erection of 2 dwellings	2	0	0	2	2
Wretham	3PL/2021/0455/F	Land adjacent to Tofts Barns Church Road	New build eco-house	1	0	1	0	1
Wretham	3PL/2022/1135/F	Land adjacent to 10 Manor Cottages, Church Road IP24 1RL	The erection of two detached dwellings (renewal of 3PL/2018/1498/F)	2	0	0	2	2
Yaxham	3PL/2020/1254/D	Land to the North of Homefield, Dereham Road	6 dwellings	6	3	3	0	3

Parish	Reference	Address	Description of development	Total Dwellings	Total completed	Under construction	Not started	Remaining Dwellings
Yaxham	3PL/2021/1247/D	The Old Post Office Norwich Road	Erection of 2 dwellings	2	0	2	0	2
Totals				669	71	200	401	602
Remaining dwelling with 10% discount (610 *0.9)				542				

Appendix 4: Windfall Analysis

The following table shows the windfall development which has been completed in Breckland since 2010. Information has been taken from the Council's monitoring database. Analysis starts from 2010 as this was when the definition of residential gardens altered from brownfield to greenfield land.

Year	Minor Sites (windfalls)	Large Sites (windfalls)	Total Windfalls	Total Completions	% of total completions that are windfalls
2011/2012	115	187	302	342	88
2012/2013	86	211	297	321	92
2013/2014	148	199	347	416	83
2014/2015	161	281	442	486	91
2015/2016	174	307	481	609	79
2016/2017	204	298	502	789	64
2017/2018	158	200	358	530	68
2018/2019	204	398	602	753	80
2019/2020	342	160	502	587	86
2020/2021	227	218	445	551	81
2021/2022	292	341	490	697	70
2022/2023	203	525	728	968	75
Total	2314	3325	5496	7049	79
Average	193	277	458	587	

Appendix 5: Local Plan Allocations with Undetermined Planning Applications

Site	Location	Number	Reference	Dwellings applied for	2023/24	2025/26	2026/27	2027/28	2028/29
Dereham Housing Allocation 3	Land off Swanton Road	216	3PL/2022/1050/D	216	0	0	45	45	45
Swaffham Housing Allocation 1	Off New Sporle Road south	51	3PL/2023/0154/F	51	0	0	15	25	11
Swaffham Housing Allocation 5	off Sporle road	130	3PL/2023/0441/F	130	0	0	45	45	45
Banham Housing Allocation	Gaymer Close	42	3PL/2022/0247/F	48	0	0	15	15	18
Hockering Housing Allocation	Heath Road	25	3PL/2021/1009/O	18	0	0	18	0	0
Hockering Housing Allocation	Heath Road	0	3PL/2021/1269/D	8	0	0	8	0	0
Shipdham Housing Allocation 1	Old Post Office	23	3PL/2020/0906/F	23	0	0	15	8	0
Totals		487		494	0	0	161	138	119
Remaining dwelling with 25% discount					0	0	121	104	90