

# **Breckland Council**

## **Statement of Five-Year Housing Land Supply**

**December 2025**

## SUMMARY

Breckland Council is unable to demonstrate a 5-year supply of housing land as set out below. The Council will review the 5-year land supply position in March 2026.

<b>Breckland Council's 5 Year Housing Position Statement (March 2025)</b>			
<b>Housing Requirement</b>			
A	Annual Housing Target		920
B	5 Year Target		4,600
C	5% Buffer		230
D	Requirement with buffer		4,830
<b>E</b>	<b>Total Requirement (April 2024 – March 2029)</b>	<b>D</b>	<b>4,830</b>
<b>F</b>	<b>Annual Requirement</b>	<b>E/5</b>	<b>966</b>
<b>Housing Supply</b>			
G	Major Sites with Planning Permission		2,028
H	Minor sites with planning permission		392
I	Windfall		300
<b>J</b>	<b>Total Supply</b>		<b>2,720</b>
<b>K</b>	<b>5 Year Housing Supply</b>	<b>J/F</b>	<b>2.82</b>

## 1. Introduction

- 1.1 This Five-Year Housing Land Supply Statement sets out Breckland District Council's residential land supply position as at 31 March 2025.
- 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 (2024)**

- 1.3 It is a requirement of the National Planning Policy Framework (NPPF) to prepare a five year housing land supply statement on an annual basis. The full assessment for 2025 is included at Appendix A of this report.
- 1.4 The 5 Year Housing Land Supply is a comparison of the anticipated supply of new dwellings, against the number of new dwellings that are required to be built in Breckland (known as the housing requirement). It is expressed as the number of years' worth of supply available.
- 1.5 The 5 Year Housing Land Supply Statement is a means of demonstrating that the Council is meeting the housing development needs of the district and is a key plank of the National Planning Policy Framework (NPPF) to 'boost significantly the supply of housing'. Further guidance on land availability and 5 year supply is provided in the national Planning Practice Guidance (PPG). Both the NPPF and PPG are available to view at <http://planningguidance.planningportal.gov.uk/>.
- 1.6 Under Paragraph 78 of the NPPF (2024), Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old . The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:
  - a) 5% to ensure choice and competition in the market for land; or
  - b) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply; or
  - c) From 1 July 2026, for the purposes of decision-making only, 20% where a local planning authority has a housing requirement adopted in the last five years examined against a previous version of this Framework, and whose annual average housing requirement is 80% or less of the most up to date local housing need figure calculated using the standard method set out in national planning practice guidance.
- 1.7 The Breckland Local Plan was adopted on November 28 2019, with an agreed trajectory for housing growth. Therefore, on November 29 2024 this requirement will no longer be met.

## 2. 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<sup>1</sup>:

*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.*

*In other circumstances the 5 year housing land supply will be measured against the area's local housing need calculated using the standard method.*

- 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. The base date for the Report is April 1 2025. Breckland's Local Plan was 5 years old on November 29 and a new Standard Housing figure was issued on December 12 2024. This was updated in 2025 to 920 dwellings per annum.

The Local Plan annual target (April 1 2025 to March 31 2030): is **4,600 dwellings**

- 2.4 Table 1 below sets out the total completions since 2011. After a slow start from 2011, recent years (up to 2024) 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.
- 2.5 Between April 2024 and March 2025 505 dwellings were completed. This can be assessed against the required target of 903 dwellings for the period up to 2025<sup>2</sup>.

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<sup>1</sup> Paragraph: 005 Reference ID: 68-005-20190722

<sup>2</sup> 903 dwellings was the requirement between 2024 and 2025.

<b>Table 1: Completions since 2011</b>			
<b>Year</b>	<b>Actual Completions (net)</b>	<b>Local Plan Target</b>	<b>Surplus or Shortfall (-) against Local Plan Target</b>
<b>2011/2012</b>	342	612	-270
<b>2012/2013</b>	321	612	-291
<b>2013/2014</b>	416	612	-196
<b>2014/2015</b>	486	612	-126
<b>2015/2016</b>	609	612	-3
<b>2016/2017</b>	789	612	177
<b>2017/2018</b>	530	612	-82
<b>2018/2019</b>	753	612	141
<b>2019/2020</b>	587	612	-25
<b>2020/2021</b>	551	612	-61
<b>2021/2022</b>	697	612	85
<b>2022/2023</b>	968	612	356
<b>2023/2024</b>	1,154	612	542
<b>2024/2025</b>	505	903	-398
<b>Total</b>	<b>8,708</b>	<b>8,859</b>	<b>-151</b>

2.6 There has been a small deficit of housing delivery when assessed against the target across the Plan period. Since 2011, a total of 8,708 dwellings have been completed compared to the requirement of 8,859. This has led to a deficit of 151 dwellings.

### **Buffer**

- 2.7 The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of: a) 5% to ensure choice and competition in the market for land; or b) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.
- 2.8 Information from the Government's 2022 Housing Delivery Test Measurement (December 2023) found that Breckland had achieved a 116% delivery. Therefore a 5% buffer is required.

### 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 Based on the above definition the Council considers that the following comprise deliverable sites

- **Sites with planning permission:** Major sites with full 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. Major sites with outline permission are included where the developer / owner has confirmed delivery. Minor sites with planning permission are considered to be deliverable.
- **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.

3.4 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 2025 there were extant planning permissions for:

- **11,093** dwellings on major sites (including 2 sustainable urban extensions)
- **436** dwellings on minor sites

3.5 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.

3.6 The Council acknowledges that the delivery on some of the 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 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 1.

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

- Major sites with planning permission (under construction) 1,607
- Major sites of more than 50 dwellings with outline planning permission 83
- Major sites of more than 50 dwellings with detailed planning permission 246
- Major sites of 50 or less dwellings with outline planning permission 0
- Major sites of 50 or less dwellings with detailed planning permission 92

## **Minor sites**

- 3.8 There are 436 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 2.

## **Windfalls**

- 3.9 An assessment of windfall development within Breckland is included at Appendix 3 of this report. The analysis shows that Breckland has a strong track record of windfall delivery. Over the last 15 years, the average annual windfall development on minor sites is 189 units. To 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).
- 3.10 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 unsound’*<sup>3</sup>.

## **Summary of Housing Supply**

- 3.11 Table 2 below sets out the year on year expected delivery from the different components of supply.

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<sup>3</sup> Source: [https://www.breckland.gov.uk/media/14546/Report-of-the-Inspector-2019/pdf/Report\\_of\\_the\\_Inspector\\_2019.pdf?m=637078649603070000](https://www.breckland.gov.uk/media/14546/Report-of-the-Inspector-2019/pdf/Report_of_the_Inspector_2019.pdf?m=637078649603070000)

<b>Table 2: Components of Supply</b>						
	<b>2025 /2026</b>	<b>2026/ 2027</b>	<b>2027/ 2028</b>	<b>2028/ 2029</b>	<b>2029/ 2030</b>	<b>Total</b>
<b>Major sites with planning permission (under construction)</b>	<b>596</b>	<b>392</b>	<b>314</b>	<b>182</b>	<b>123</b>	<b>1607</b>
<b>Major sites of more than 50 dwellings with outline planning permission</b>	<b>0</b>	<b>0</b>	<b>23</b>	<b>30</b>	<b>30</b>	<b>83</b>
<b>Major sites of more than 50 dwellings with detailed planning permission</b>	<b>0</b>	<b>90</b>	<b>83</b>	<b>56</b>	<b>17</b>	<b>246</b>
<b>Major sites of 50 or less dwellings with outline planning permission</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Major sites of 50 or less dwellings with detailed planning permission (not started and unconfirmed delivery)</b>	<b>0</b>	<b>74</b>	<b>18</b>	<b>0</b>	<b>0</b>	<b>92</b>
<b>Minor sites with planning permission</b>	<b>78</b>	<b>78</b>	<b>78</b>	<b>78</b>	<b>80</b>	<b>392</b>
<b>Windfall Development</b>	<b>0</b>	<b>0</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>300</b>
<b>Total</b>	<b>674</b>	<b>634</b>	<b>616</b>	<b>446</b>	<b>350</b>	<b>2720</b>

## 4 Local Plan Update

4.1 The Council is updating the 2019 Local Plan. Regulation 18 public consultation ended in December 2025 and the Council is now progressing the Plan to Regulation 19 that is expected in early summer 2026 with submission for examination by the end of the year. Once completed, the Council will be able to demonstrate a robust 5 year supply of housing land.

## 5 Conclusions

5.1 Breckland Council cannot demonstrate a 5-year supply of housing land as set out below. The Council will review the 5-year land supply position in March 2026.

<b>Breckland Council's 5 Year Housing Position Statement (March 2025)</b>			
<b>Housing Requirement</b>			
A	Annual Housing Target		920
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<b>Housing Supply</b>			
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I	Windfall		300
J	<b>Total Supply</b>		<b>2,720</b>
K	<b>5 Year Housing Supply</b>	<b>J/F</b>	<b>2.82</b>



### Appendix 1: Major Sites: with Planning Permission (Under Construction)

Settlement	Reference	Type	Address	Total Dwellings	Remaining dwellings	25/26	26/27	27/28	28/29	29/30
Attleborough	3PL/2019/0097/D	Reserved matters	Former Grampian Food Site Buckenham Road	165	110	40	40	30	0	0
Attleborough	3PL/2017/1615/D	Reserved Matters	Norwich Road	375	301	40	40	40	40	40
Banham	3PL/2021/0800/D	Full	West of Grove Road	29	3	3	0	0	0	0
Beetley	3PL/2022/1414/F	Full	Development Site 597174 317244 Gressenhall oad	12	2	2	0	0	0	0
Colkirk	3PL/2017/1354/F	Full	Land off Whissonsett Road	21	18	18	0	0	0	0
Croxton	3PL/2011/0805/O	outline	Thetford SUE	5,000	4,302	0	0	0	0	0
Dereham	3PL/2016/1397/F	Reserved matters	Land at Greenfields Road	279	119	40	40	39	0	0
Dereham	3PL/2022/1050/D	Reserved Matters	Swanton Road	216	214	40	40	40	40	40
Dereham	3PL/2020/1197/D	Reserved matters	Norwich Road Dereham NR20 3PX	62	26	26	0	0	0	0
Garboldisham	3PL/2022/0249/F	Full	Land to West of Hopton Road IP22 2QJ	24	24	10	10	4	0	0
Great Ellingham	3PL/2020/1036/D	Reserved matters	Land to the South East of Church Street West of Attleborough Road	60	44	15	15	14	0	0
Great Ellingham	3PL/2018/0852/F	Full	Land between Hingham Road and Watton Road Great Ellingham NR17 HZ	153	125	35	35	35	20	0
Harling	3PL/2022/0576/D	Reserved Matters	Land North of Kenninghall Road & South of Quidenham Road IP26 6JB	85	32	32	0	0	0	0
Mattishall	3PL/2019/0849/D	Reserved matters	Land at Parklands Avenue	23	9	9	0	0	0	0

Settlement	Reference	Type	Address	Total Dwellings	Remaining dwellings	25/26	26/27	27/28	28/29	29/30
Narborough	3PL/2021/1082/D	Reserved matters	Land to the West of Chalk Lane	40	4	4	0	0	0	0
Necton	3PL/1990/0747/D		Daisydor, 8 Bittern Close	130	73	0	0	0	30	30
Quidenham	3PL/2017/1608/D	Reserved Matters <sup>5</sup>	Station Road	24	24	0	0	12	12	0
Shipdham	3PL/2019/1214/F	Full	D D Dodd and Sons	90	84	30	30	24	0	0
Swaffham	3PL/2020/0729/D	Reserved matters	Land south of Norwich Road	185	47	40	7	0	0	0
Thetford	3PL/2019/1565/F	Full	3 Old Market Street	14	13	13	0	0	0	0
Thetford SUE	3PL/2021/1319/D	Reserved matters	Land at Sub-Phase 1b Kingsfleet	225	173	40	40	40	40	13
Thetford SUE	3PL/2017/1576/D	Reserved matters	Land North of Red House, Norwich Road, Thetford, Croxton & Kilverstone	343	104	40	40	24	0	0
Thetford SUE Tilia	3PL/2020/1047/D	Reserved matters	Land North of Victoria Way, Kingsfleet Phase 1a, Norwich Road IP24 2RF	130	65	40	25	0	0	0
Watton	3PL/2016/0084/F	Full	Lancaster Avenue	105	17	17	0	0	0	0
Watton	3PL/2019/1554/D	Reserved matters	Land at Thetford Road	180	24	24	0	0	0	0
Watton	3PL/2014/1378/F	Full	Portal Avenue	80	72	30	30	12	0	0
Yaxham	3PL/2019/1346/D	Reserved matters	Land north of Norwich Road, Yaxham	25	8	8	0	0	0	0
<b>Totals</b>				<b>8075</b>	<b>6037</b>	<b>596</b>	<b>392</b>	<b>314</b>	<b>182</b>	<b>123</b>
<b>TOTAL DELIVERABLE OVER NEXT 5 YEARS</b>						<b>596</b>	<b>392</b>	<b>314</b>	<b>182</b>	<b>123</b>

<sup>5</sup> 3PL/2023/1066/VAR: Principle of Development: The previous planning permission has been implemented by the commencement of construction of the garage on Plot 3

## Major sites of more than 50 dwellings with outline planning permission

Settlement	Reference	Type	Address	Total Dwellings	Remaining dwellings	25/26	26/27	27/28	28/29	29/30
Attleborough	3PL/2017/996/O	Outline	Attleborough SUE Land South of Attleborough NR17 1BD	4000	4000	0	0	0	0	0
Dereham	3PL/2022/1071/O	Outline	Land to the East of Westfield Lane	89	89	0	0	0	0	0
Dereham	3PL/2015/1490/O	Outline	Residential Development for max. of 291 dwellings	291	291	0	0	0	0	0
Great Ellingham	3PL/2018/0386/O	Outline	Mellor Metals	75	75	0	0	0	0	0
Swaffham	3PL/2015/1155/O 3PL/2023/0441/F <sup>13</sup>	Outline (RM approved subject to S106	Swaffham Housing Allocation 5 Land to the West of Sporle Road	150	150	0	0	30	40	40
<b>Totals</b>				<b>4605</b>	<b>4605</b>	<b>0</b>	<b>0</b>	<b>30</b>	<b>40</b>	<b>40</b>
<b>TOTAL DELIVERABLE OVER NEXT 5 YEARS (110*0.75)</b>						<b>0</b>	<b>0</b>	<b>23</b>	<b>30</b>	<b>30</b>

### Major sites of more than 50 dwellings with Full planning permission

Settlement	Reference	Type	Address	Total	Remaining	25/26	26/27	27/28	28/29	29/30
Attleborough	3PL/2022/0942/D	Reserved Matters	Hargham Road	100	100	0	30	30	30	10
Shipdham	3PL/2022/1046/F	Full	Development Site 596040 307638 Chapel Street	102	102	0	30	30	30	12
Sporle	3PL/2019/0920/O 3PL/2022/1048/VAR	VAR	Essex Farm	75	75	0	30	30	15	0
Swaffham	3PL/2023/0154/F	Reserved Matters	Development Site at 582201 309822 New Sporle Road	51	51	0	30	21	0	0
<b>Totals</b>				<b>328</b>	<b>328</b>	<b>0</b>	<b>120</b>	<b>111</b>	<b>75</b>	<b>22</b>
<b>Totals with a 25% discount</b>						<b>0</b>	<b>90</b>	<b>83</b>	<b>56</b>	<b>17</b>

### Major sites of 50 or less dwellings with full planning permission

Settlement	Reference	Type	Address	Total Dwellings	Remaining dwellings	25/26	26/27	27/28	28/29	29/30
Banham	3PL/2022/0247/F	Full	Gaymer Close	42	42	0	30	12	0	0
Narborough	3PL/2022/0252/F	Full	Land to the North of 1-14 Swaffham Road PE32 1TB	10	10	0	10	0	0	0
Shipdham	3PL/2019/1056/O (36 dwellings) 3PL/2023/0538/D (29 dwellings)		South Chapel Street	29	29	0	29	0	0	0
Yaxham	3PL/2018/0021/D	Reserved Matters	Development Site, Land off Elm Close NR19 1RW	42	42	0	30	12	0	0
<b>Totals</b>				<b>123</b>	<b>123</b>	<b>0</b>	<b>99</b>	<b>24</b>	<b>0</b>	<b>0</b>
<b>Totals with a 25% discount</b>						<b>0</b>	<b>74</b>	<b>18</b>	<b>0</b>	<b>0</b>

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

**Zero Sites**

## Appendix 2 Minor Sites with Planning Permission

Parish	Reference	Address	Description	Total Dwellings	Total Completed	Under Construction	Not Started	Remaining
Ashill	3PL/2021/0482/F	Glebe House Church Street	Conversion into two dwellings	1	0	0	1	1
Ashill	3PL/2023/0463/F	Land Adjacent School House Watton Road IP25 7AP	1no. detached two storey, two bedroom Self-Build dwelling	1	0	1	0	1
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	3	0	3	3
Attleborough	3PL/2023/1115/O	Charolais Cottage Poplar Road NR17 1BD	Erection of four new dwellings and garages	4	0	0	4	4
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/2022/0479/D	Land adjacent to Meadow Cottage NR17 1BG	two detached houses	2	0	2	0	2
Attleborough	3PL/2024/0203/F	Plots 11-15 Gaskin Way NR17 1SU	Erection of 3 detached dwellings with garages and parking plus 2 two-story dwellings (semi-detached) with parking	3	0	1	2	3
Attleborough	3PL/2021/0687/PIP	Greenfields Crow Crows Hall Lane NR17 1AD	Permission in Principle for the Erection of 2 detached dwelling	2	0	0	2	2

Parish	Reference	Address	Description	Total Dwellings	Total Completed	Under Construction	Not Started	Remaining
Banham	3PL/2024/0670/F	East View Grove Road NR16 2HG	Change of use Class C3 to a residential children home classified under Use C2	-1	0	0	-1	-1
Banham	3PN/2023/0009/UC	Land at Hunts Corner	Prior approval for the conversion of agricultural building to 5 dwellings	5	0	0	5	5
Banham	3PL/2021/0655/F	Russell Farm New Buckenham Road, Banham	Proposed Barn Conversion to dwelling	1	0	0	1	1
Banham	3PL/2024/0669/F	Stanmar Grove Road NR16 2HG	Classified under Use C3 to a residential children home Use C2.	1	0	0	1	1
Banham	3PL/2020/0803/F	Blacksmith Cottage	Reinstatement of existing abandoned cottage as a dwelling	1	0	1	0	1
Banham	3PL/2020/1168/D	Land East of Mill Road	Up to five dwellings	5	4	0	1	1
Banham	3PL/2023/0589/F	27/29 Crown Street NR16 2EX	Demolish all buildings on site and rebuild with 2No. two storey residential dwellings	2	0	2	0	2
Banham	3PL/2024/0298/F	Haugh Farm, Haugh Road NR16 2DE	Change of use and conversion of agricultural building and land within its curtilage to three dwellings	3	0	0	3	3
Banham	3PL/2023/0802/D	Land to the South of Heath Road	one dwelling	1	0	0	1	1
Banham	3PL/2023/0864/F	Haugh Farm Haugh Road NR16 2DE	single dwelling	1	0	0	1	1

Parish	Reference	Address	Description	Total Dwellings	Total Completed	Under Construction	Not Started	Remaining
Banham	3PL/2023/0863/F	Haugh Farm Haugh Road NR16 2DE	single dwelling	1	0	0	1	1
Banham	3PL/2024/0090/F	Land at Orchard House, Crown Street and Discovery House NR16 2SU	Erect one detached two storey dwelling and new vehicular access	1	0	0	1	1
Banham	3PL/2023/0962/F	Haugh Farm Haugh Road NR16 2DE	single dwelling	1	0	0	1	1
Beachamwell	3PL/2023/0682/F	Garden Land Park House The Street PE37 8BD	Erection of dwelling with new vehicular access	1	0	1	0	1
Beeston	3PL/2016/1293/F	Chinnock Dereham Road	Construction of new detached residential dwelling	1	0	1	0	1
Beeston	3PL/2018/0043/F	Syers Lane	2 dwellings	2	0	2	0	2
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	1	0	1
Beeston	3PL/2022/0833/F	New Farm, Fransham Road PE32 2LZ	Construction of rural workers dwelling	1	0	1	0	1
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/2024/0289/F	Flaxton Farm, Bunwell Road NR17 2LN	Conversion of barn dwelling and formation of new access	1	0	0	1	1
Besthorpe	3PL/2022/1194/D	Land North of Norwich Road NR17 2LB	8 dwellings	8	2	6	0	6

Parish	Reference	Address	Description	Total Dwellings	Total Completed	Under Construction	Not Started	Remaining
Besthorpe	3PL/2023/0738/F	Glebe Farm School Lane NR17 2LH	Conversion of barn into 1no residential dwelling	1	0	0	1	1
Billingford	3PL/2022/1208/D	Land South of Old Bells Farm	Reserved matters erection of one 2-storey dwelling and garage (plot 2) following outline app 3PL/2018/1254/O	1	0	1	0	1
Blo'Norton	3PL/2020/1311/F	The Hollies, Fen Road	Replacement Dwelling (Bungalow)	0	0	0	0	0
Blo'Norton	3PL/2022/0306/O	Site Adj Astwood The Street IP22 2JB	Proposed erection of detached dwelling	1	0	0	1	1
Blo'Norton	3PL/2020/0518/F	Martins Nest, The Banks	replacement dwelling house	0	0	1	0	0
Bradenham	3PL/2022/1424/F	Green Farm, 49 Church Street IP25 7QL	Conversion of existing outbuildings into 2 dwellings.	2	0	0	2	2
Brisley	3PL/2023/0361/F	Crest Bungalow, The Green NR20 5LP	Change of use from craft wood working shop to C3 residential dwelling house. Install new windows and doors. New oak shingled roof.	1	0	0	1	1
Bylaugh	3PL/2020/0683/F	3 Bylaugh Park Woods	Demolition of existing dwelling to be replaced with a single storey dwelling & garage	0	0	1	0	0
Bylaugh	3PL/2023/0847/F	Park Farm, Bylaugh Road NR20 4QE	Conversion & extension of barn to create one 3-bed dwelling & attached garaging	1	1	1	0	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

Parish	Reference	Address	Description	Total Dwellings	Total Completed	Under Construction	Not Started	Remaining
Carbrooke	3PL/2021/1603/F	The Old Grain Store on Site West of Shipdham Road	Single dwelling	1	0	1	0	1
Carbrooke	3PL/2023/0145/F	Land at corner of Lancaster Avenue and Buckingham Close I P25 6WS	Erection of 1no. 3-bed detached house	1	0	1	0	1
Carbrooke	3PN/2020/0060/UC	The Low Barn	Conversion to four dwellings	4	3	1	0	1
Caston	3PL/2022/0472/F	Homefield House The Street NR17 1DD	Proposed new dwelling	1	0	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	5	0	0	5	5
Caston	3PL/2022/1385/F	Home Farm, Northacre NR 17 1DG	Conversion of an agricultural building into one house	1	0	0	1	1
Colkirk	3PL/2021/0001/D	Land to side of Oakridge, Market Hill	2 dwellings	2	0	2	0	2
Cranworth	3PL/2020/0270/F	Homestead Hook Lane Building C	Conversion to residential unit	1	0	0	1	1
Cranworth	3PN/2022/0015/UC	Agricultural Barn at Pincents Drift, Cranworth Common IP25 7SX	Change of Use of Agricultural building to dwelling house within Class Q of part 3 of schedule 2 of the Town & Country Planning order 2015	1	0	1	0	1
Cranworth	3PL/2022/0858/F	High House Farm, High Common, Southburgh IP25 7SX	Conversion of a redundant farm building into one residential dwelling (Phase 2 completed)	1	0	1	0	1

Parish	Reference	Address	Description	Total Dwellings	Total Completed	Under Construction	Not Started	Remaining
Croxton	3PL/2022/1373/F	40 The Street IP24 1 LN	erection of two storey dwelling	1	0	0	1	1
Dereham	3PL/2021/1489/D	The Nurseries Mattishall Road	Reserved matters for 2 dwellings.	2	0	2	0	2
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) to 6 dwellings	6	0	0	6	6
Dereham	3PL/2021/0786/F	Mill Farm 5 Mill Court Dereham	Erection of one retirement bungalow	1	0	0	1	1
Dereham	3PL/2021/1548/D	Land to the East of Honeysuckle Drive West of Dereham Hockey	erection of 4 dwellings	4	0	0	4	4
Dereham	3PL/2023/0715/F	1-3 Etling Green NR20 3ET	2 no. replacement detached dwellings	-1	0	-1	0	-1
Dereham	PL/2025/0200/FMIN	Drift Farm, Mill Lane NR19 2QD	Demolition of an existing dwelling and the redevelopment of the site with a self-build to include 2 balconies to the first floor rear elevation	1	0	0	1	1

Parish	Reference	Address	Description	Total Dwellings	Total Completed	Under Construction	Not Started	Remaining
East Tuddenham	3PN/2021/0051/UC	Green Farm Mattishall Road NR20 3LR	Prior Approval for the conversion of a Agricultural Building to one dwelling	1	0	0	1	1
East Tuddenham	3PL/2018/1153/F	Mock Begger Hall	Conversion of Barn to Dwelling	1	0	1	0	1
Foulden	3PL/2024/0437/F	Willows, Tallon Street IP26 5AL	Proposed self-build/ custom build development of a 4-bed dwelling and double garage	1	0	1	0	1
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/2019/0740/D	Land off Station Road	erection of 4 dwellings	4	2	1	1	2
Fransham	3PL/2021/0078/F	Agricultural Barn off Station Road	Conversion of agricultural barn to 1	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 dwellings	4	0	0	4	4
Garboldisham	3PL/2021/1267/D	Land West of Hopton Road	7 dwellings	7	0	7	0	7
Garvestone	3PL/2024/0309/F	Old Hall Farm, Mile Road, Reymerton NR9 4QZ	Refurbishment of existing house and conversion of agricultural barns to 3 dwellings and new access along western boundary	3	0	0	3	3

Parish	Reference	Address	Description	Total Dwellings	Total Completed	Under Construction	Not Started	Remaining
Gooderstone	3PL/2018/0833/F	Site Adjacent TheOld Bakehouse Chalk Road	Conversion and extension of redundant Mill and Outbuilding to form 1 dwelling	1	0	1	0	1
Great Ellingham	3PL/2024/0205/F	Land between Church Street and Attleborough Road NR17 1LE	Construction of one additional dwelling adjacent 7 plot development site (ref 3PL/2022/0518/F)	1	0	1	0	1
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	3PN/2022/0032/UC	Land off Bush Green, NR17 1AG	Change of Use from two agricultural buildings to dwellings	2	0	1	1	2
Great Ellingham	3PL/2022/0518/F	Development site at 602078, 297027 Church Street NR17 1LE	Erection of 7 dwellings & garages	7	1	0	6	6
Great Ellingham	3PL/2019/0421/F	Land off Watton Road	Residential Development	4	2	1	1	2
Great Ellingham	3PL/2023/0625/F	85 Long Street NR17 1LN	Demolish existing barn/outbuilding to rear and rebuild new dwelling	1	0	1	0	1
Great Ellingham	3PL/2023/0055/F	North and South Barns (Behind Oak and Ash Barns)	2no. mixed use residential units	2	0	2	0	2
Great Ellingham	3PL/2023/1073/F	Plot 4 West Carr Road NR17 1AN	Erection of dwelling	1	0	0	1	1

Parish	Reference	Address	Description	Total Dwellings	Total Completed	Under Construction	Not Started	Remaining
Gressenhall	3PL/2023/0608/LB	Old School House Church Lane NR19 2 QH	Alterations, extension and conversion of former School and School House into 3 houses (1 existing, 2 new)	2	1	1	0	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	1	0	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	2	1	0	1
Harling	3PL/2020/0314/F	Land Adjoining 32A West Harling Road	Proposed New Residential two storey dwelling	1	0	1	0	1
Harling	3PL/2020/0790/F	Flint Hall Farm	Erection of 1 no agricultural dwelling	1	0	1	0	1
Harling	3PL/2022/1417/F	Pear Tree Cottage, Garboldisham Road NR16 2PT	Demolition of existing dwelling & replacement with a new 2 storey dwelling	0	0	0	0	0
Harling	3PL/2022/0545/F	Land West Harling Road	Agricultural workers dwelling	1	0	1	0	1
Hockering	3PL/2015/1113/F	Heath Road	6 dwellings	6	0	6	0	6
Holme Hale	3PL/2023/0679/D	Bilmar Station Road IP25 7DY	erection of bungalow & garage	1	0	0	1	1
Holme Hale	3PL/2023/0283/F	5 & 7 Cook Road IP25 7DJ	Demolition of 2no. bungalows and redevelopment erection of 2 dwellings	0	0	0	2	0

Parish	Reference	Address	Description	Total Dwellings	Total Completed	Under Construction	Not Started	Remaining
Kenninghall	3PL/2023/0696/F	Site Adjoining The Chapel, Quidenham Road NR16 2EF	Erection of a detached dwelling	1	0	1	0	1
Kenninghall	3PL/2020/1331/F	Woodland Plantation	Erection of a new dwellinghouse	1	0	1	0	1
Kenninghall	3PL/2018/0381/F	Land to rear of Wood View East Church Street	Barn to the rear of Wood View	2	0	2	0	2
Lexham	3PL/2021/1674/F	Chequers Cottage	1 dwelling	1	0	0	1	1
Litcham	3PL/2022/0371/D	Pump House, Litcham Close PE32 2QX	Reserved matters application for erection of 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/2023/0986/F	Cannister Hall Palgrave Road PE32 2DF	Conversion of golf workshop into two residential units	2	0	2	0	2
Little Dunham	3PL/2023/0170/F	Land West of Necton Road	Four dwellings	4	1	3	0	3
Little Ellingham	3PL/2022/0406/F	Hall Farm Hingham Road NR17 1JW	Proposed residential conversion of barns	4	0	0	4	4
Longham	3PL/2021/1684/D	Development Plot Manor Cottage Wendling Road	1 dwelling	1	0	1	0	1
Lyng	3PL/2021/1436/O	Land adjacent Heath Road	4 no. two storey houses	4	0	0	4	4
Mattishall	3PL/2019/0375/F	Land Adjacent Four Winds Mill Road	Erection of 3 detached dwellings	3	2	0	1	1

Parish	Reference	Address	Description	Total Dwellings	Total Completed	Under Construction	Not Started	Remaining
Mattishall	3PL/2021/1540/F	26 Burgh Lane	Demolition of No. 26 Burgh Lane to form one replacement dwelling and 1 new dwelling	1	0	0	1	1
Mattishall	3PL/2021/1423/F	88 Dereham Road	Erection of 1 dwelling.	1	0	1	0	1
Mileham	3PL/2023/0353/D	Land North of The Street	Reserved matters application for erection of 3 dwellings	3	0	3	0	3
Mileham	3PL/2020/1151/F	Mill House Farm, Mileham Road	extension to Mill Tower to form new dwelling	1	0	1	0	1
Mundford	3PL/2020/0943/F 3PL/2023/0129/F	2 The Lammas	Proposed dwelling	1	0	0	1	1
Narborough	3PL/2023/0855/F	Forester Lodge, Main Road PE32 1TE	Erection of 1 no. dwelling	1	0	1	0	1
Necton	3PL/2022/0706/O	24 Ketts Hill PE37 8 HX	Four bed bungalow	1	0	0	1	1
Necton	3PL/2024/0161/D	Hale Road	Reserved matters application for one dwelling following outline permission on 3PL/2021/0631/O	1	0	1	0	1
Necton	3PL/2021/0587/F	7 Ketts Hill	Demolition of existing property and the erection of 3 dwellings	3	0	1	2	3
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	3	5	0	5
Necton	3PL/2023/1174/F	20 Mill Street	2 Dwellings	2	0	0	2	2

Parish	Reference	Address	Description	Total Dwellings	Total Completed	Under Construction	Not Started	Remaining
Necton	3PL/2022/1091/F	Land at Watery Lane Ivy Todd PE37 8JB	erection of 8 dwellings	1	0	0	1	1
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	0	1	1
North Elmham	3PL/2017/0361/F	Granary Buildings	Change of use from warehousing to residential.	8	0	0	8	8
North Lopham	3PL/2017/1327/F	Kings Head Lane	Erection of three dwellings	3	2	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	1	0	1	1
North Pickenham	3PL/2022/1201/F	Land Off Houghton Lane	Construction of four dwellings	4	0	4	0	4
North Pickenham	3PL/2023/0169/F	Brecklands Green PE37 8LG	8no. proposed detached dwellings	8	0	8	0	8
Old Buckenham	3PL/2022/0429/F	Land at Rosedale Fen Street	One dwelling	1	0	1	0	1
Old Buckenham	3PL/2023/1204/F	Westward, The Green NR17 1RR	Proposed Change of Use of existing barn and outbuildings to a single residential 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
Old Buckenham	3PL/2023/0167/F.	Rosedale Fen Street NR17 1NW	Demolition of existing light industrial building and erection of 1 no. C3 dwelling	1	0	1	0	1

Parish	Reference	Address	Description	Total Dwellings	Total Completed	Under Construction	Not Started	Remaining
Old Buckenham	3PL/2020/1500/F	West View Farm, The Green	one dwelling	1	0	0	1	1
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
Ovington	3PL/2023/0280/F	Barn adjacent to Alston Farm	Erection of dwelling	1	0	1	0	1
Oxborough	3PL/2021/0248/F	Excavation Site Oxborough Road	Removal of existing building and erection of new dwelling	1	0	1	0	1
Quidenham	3PL/2022/0746/F	The White House, Sandfield Lane, Eccles, NR16 2PB	Two dwellings	2	0	0	2	2
Quidenham	3PL/2024/0444/F	West Station Road	One dwelling	1	0	0	1	1
Quidenham	3PL/2023/0134/F	The Old Chapel The Green NR16 2JP	Live work unit for artist studio and residential unit	1	0	1	0	1
Quidenham	3PL/2023/0440/F	Hargham & Wilby Primary School (now Bonnyrigg House) Wilby Road Eccles NR16 2PF	Conversion, renovation & extension of a former school to create a dwelling	1	0	0	1	1
Riddlesworth	3PL/2018/0408/F	Knettishall Road	Conversion of an agricultural barn to a new dwelling	1	0	1	0	1
Riddlesworth	3PL/2024/0590/F	Lodge Farm, Lodge Lane IP22 2TW	Conversion of grain silos to form one residential unit and new garage	1	0	0	1	1
Rocklands	3PL/2024/0190/F	Land adjoining 5 The Street NR17 1TT	Erection of one dwelling and detached garage (self-build)	1	0	1	0	1
Rocklands	3PL/2021/0900/F	Old Millhouse Scoulton Road	conversion of Mill Tower	1	0	0	1	1

Parish	Reference	Address	Description	Total Dwellings	Total Completed	Under Construction	Not Started	Remaining
		Rocklands St Peter NR9 4NF						
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 Dwelling house	1	0	1	0	1
Rocklands	3PL/2023/0954/F	Kirk Hall farm Barns NR17 1XN	Barn conversion to 5 dwellings	5	0	5	0	5
Rocklands	3PL/2024/0395/F	Maple Barns, Magpie Lane NR17 1UU	Proposed disabled/easy access self-build dwelling for purposes of long term care	1	0	1	0	1
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/2020/0589/D	Richmond Hall Richmond Road	5 dwellings	5	0	5	0	5
Saham Toney	3PL/2020/1080/F	Land adjacent to Brick Kiln Cottage, Ovington Road	Construction of three detached dwellings	3	2	0	1	1
Scarning	3PL/2021/1064/F	Chestnut Lodge Dereham Road	conversion of existing barn and part of the existing dwelling to 2 dwellings	2	1	0	1	1
Scoulton	3PL/2022/0358/F	Land west of Hemsworth House, Norwich Road NR9 4NR	Residential development comprising two dwellings	2	0	2	0	2
Shipdham	3PL/2021/1053/D	Land To The East Of Mill Road	Erection of 8 detached houses	8	0	0	8	8

Parish	Reference	Address	Description	Total Dwellings	Total Completed	Under Construction	Not Started	Remaining
Shipdham	3PL/2024/0679/F	5 Market Street IP25 7LY	Proposed demolition of a bungalow and the erection of a self build 1.5-storey chalet bungalow & two bay cart lodge.	0	0	0	0	0
Shipdham	3PL/2021/1632/F	Gurdon Farm, Blackmoor Row IP25 7PP	Conversion of existing barns to create 3 single storey dwellings	3	0	0	1	3
Shropham	3PL/2021/0843/F	Stephen's Field	agricultural workers dwelling	1	0	0	1	1
Shropham	3PL/2023/0222/F	Coach House and Stables at Stone Park Watton Road NR17 1EA	Conversion of coach house and stables to dwelling	1	0	0	1	1
Shropham	3PL/2023/0183/F	Home Farm Bradcar Road NR17 1EQ	Proposed 2no. Dwellings and a shared cart lodge	2	0	0	1	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	1	2

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Snetterton	3PL/2024/0219/F	Snetterton Park, Harling Road NR16 2JU	Proposed Two C3 dwellings, to replace the 2 C3 dwellings approved under pp 3PL/2022/1088/F (Phase 1), four C3 holiday let units (Phase 2), and one Business Centre (Phase 3) together with proposed garages and carports	1	0	0	2	1
South Lopham	3PL/2021/1120/F	The Thatched Cottage Low Common Road	Proposed replacement dwelli ng	0	0	1	0	0
South Lopham	3PN/2024/0039/U C	Grange Farm, Chequers Lan e IP22 2JW	Change of use of agricultural building to a dwelling house (Class C3) and/or building operations reasonably necessary for the conversion The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class Q	1	0	0	1	1
South Lopham	3PL/2023/0086/F	The Lodge Low Common Road IP22 2JP	Conversion of a barn to a dwelling	1	0	0	1	1
Sporle	3PL/2020/1160/F	Plot 10, Highview	Erection of 4 bedroom dwelli ng	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	1	0	1
Stow Bedon	3PL/2023/1166/F	Development Plot 594447 296062 Watton Road	Erection of new dwelling and garage	1	0	0	1	1

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Stow Bedon	3PL/2023/1046/F	Flybarn Farm at Stapleford Grange Brays Lane NR17	Demolition of four agricultural buildings and their replacement	1	0	1	0	1
Swaffham	3PL/2019/1074/F	13 Market Place	change of use from shop to 2 no. flats	2	0	2	0	2
Swaffham	3PL/2023/0292/F	28 Market Place PE37 7QH	Change of Use from Class E Business to Class C3 dwelling	1	0	0	1	1
Swaffham	3PL/2023/0387/F	Spinners Lane Garage Spinners Lane PE37 7LR	Demolition of existing structures and construction of 4 dwellings	4	0	0	4	4
Swaffham	3PL/2023/0351/F	Limetree Lodge Spinners Lane PE37 7LP	Proposed replacement dwelling	0	0	1	0	0
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/2022/1040/F	Rookery Hill House Norwich Road PE37 8DD	Erection of Dwelling	1	0	0	1	1
Swaffham	3PL/2024/0255/F	Strattons Hotel 4 Ash Close PE37 7NH	Change of Use from Hotel Class C1 to Residential Dwelling Class C3 (1 No 5 bed dwelling) and new metal estate fence to the front boundary	1	0	0	1	1
Swaffham	3PL/2024/0565/F	The Church Rooms, The Campingland PE37 7RB	Conversion of Church Rooms to 1 no. two-bedroom 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	1	0	1

Parish	Reference	Address	Description	Total Dwellings	Total Completed	Under Construction	Not Started	Remaining
Swaffham	3PL/2024/0208/F	Land off Acron Drive, Lynn Road	Single storey dwelling and detached garage	1	0	0	1	1
Swaffham	3PL/2022/0416/F	3 Market Place PE37 7AB	Conversion of a building to produce	3	0	0	1	3
Swaffham	3PL/2023/0110/F	Development Site At 582201 309822 New Sporle Road	Erection of 5 dwellings with associated access and parking (Phase 2)	6	0	0	1	6
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 Farm house, Woodgate	Conversion of barn to one dwelling.	1	0	0	1	1
Swanton Morley	3PL/2021/1676/F	Land off Primrose Hill NR20 4PL	Proposed 4 residential dwellings following 3PL/2021/1172/VA R	4	0	4	0	4
Thetford	3PL/2020/1223/F	18 Almond Grove	Erection of 2 No. semi-detached houses	2	0	2	0	2
Thetford	3PL/2021/0401/F	The Dolphin 35 Old Market Street	Seven Dwellings with Associated Works	7	0	7	0	7
Thetford	3PL/2023/0425/F	Sambling House 3 Old Market Street IP24 2EQ	Retention of existing outbuildings for conversion to dwelling and use for carports	1	0	1	0	1
Thetford	3PL/2023/0475/F	Land to rear of 21-25 Guildhall Street IP24 2DT	Proposed residential development consisting of 4 no. apartments	4	0	3	1	4
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	Total Dwellings	Total Completed	Under Construction	Not Started	Remaining
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	1	2
Thetford	3PL/2022/0543/F	23-27 The Kings Head White Hart Street IP24 1AA	Reinstate existing building and construct one new townhouse to provide four dwellings	4	0	4	0	4
Thetford	3PL/2024/0004/F	Church of St Mary the Less Bury Road IP24 3AR	Conversion of the church of St Mary the Less into five residences; restoration and alterations to existing church.	5	0	0	5	5
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	2	3	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
Thetford	3pl/2024/0272/F	33-35 Guildhall Street IP24 2DT	Proposed change of use from E(a) retail space to C3 residential	1	0	0	1	1
Thompson	3PL/2023/0177/D	Land Adj to Farriers Tottington Road IP24 1PX	Approval of Reserved matters following Outline approval 3PL/2022/0016/O	1	0	1	0	1

Parish	Reference	Address	Description	Total Dwellings	Total Completed	Under Construction	Not Started	Remaining
Thompson	3PN/2023/0008/UC	Barn at Redbrick Farm	Prior Approval for change of use of Agricultural building to four dwellings	4	0	0	4	4
Thompson	3PL/2020/1215/PIP	Land to east of Marlpit Road and South of Mill Road	Permission in Principal for the erection of up to 4 dwellings	4	0	0	1	4
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	1	0	1
Tittleshall	3PL/2024/0191/HOU	Nos 41 & 42 Mill Road Godwick PE32 2RJ	Proposed alteration works to combine pair of cottages into single dwelling	-1	0	0	-1	-1
Tittleshall	3PL2023/0938/F	Courtenay House Care Home Fakenham Road PE32 2PF	Demolition of care home and erection of seven dwellings	7	0	7	0	7
Twyford	3PL/2020/1283/F 3DC/2023/0264/D OC	The Gardner's Cottage Adjacent to Twyford Farmhouse	reinstatement of The Gardner's Cottage	1	0	1	0	1
Watton	3PL/2023/0089/F	255 Lovell Gardens IP25 6TU	Demolition of existing bungalow and development of single storey annexed building for care home	-1	0	0	-1	-1
Watton	3PL/2024/0022/PIP	Land at Holme House Watton Green IP25 6RB	erection of a maximum of 3no. dwellings	3	0	0	3	3
Watton	3PN/2020/0024/UC	123 Brandon Road	Prior approval for change of use to 4 dwelling housesclass	4	0	0	4	4

Parish	Reference	Address	Description	Total Dwellings	Total Completed	Under Construction	Not Started	Remaining
Watton	3PL/2023/1226/F	Barclay End Farm Town Green Road IP25 6RD	Proposed Conversion of Existing Outbuilding to Dwelling	1	0	0	1	1
Watton	3PL/2021/0243/F	7 Loch Lane	Erection of dwelling	1	0	0	1	1
Watton	3PL/2021/0796/D	Development Plot 8 Saham Road	erection of dwelling	1	0	1	0	1
Watton	3PL/2024/0512/F	Land adjacent to 60 Norwich Road IP25 6DF	Proposed erection of 2- bedroom bungalow	1	0	0	1	1
Watton	3PL/2024/0014/U C	No5 Breckland House Norwich Road IP25 6JT	Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E) (on first floor) to dwelling (Use Class C3) - Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class MA	1	0	0	1	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/U C	10 High Street IP25 6AE	Change of use of retail unit to dwelling	1	0	0	1	1
Watton	3PL/2022/0296/F	Field Maple Road IP25 6GA	4no. New Dwellings	4	0	0	4	4
Watton	3PL/2022/1080/D	Rear 3 & 3A Dereham Road N R25 6ER	Erection of 6 Dwellings	6	0	0	6	6

Parish	Reference	Address	Description	Total Dwellings	Total Completed	Under Construction	Not Started	Remaining
Watton	3PL/2023/1206/F	Plot 3, Land at the junction of Portal Avenue & Dowding Road	Erection Of 1no. Dwelling	1	0	0	1	1
Watton	3PL/2023/1149/F	51 Thetford Road IP25 6PN	Proposals to develop two new dwellings and a garage/cart lodge for the existing house, 51 Thetford Road, retain the existing highway access and realign the driveway within	2	0	0	2	2
Weasenham St Peter	3PL/2024/0573/F	The Fox And Hounds Public House Fakenham Road PE32 2TD	Change of use from Former Public House to single Residential Dwelling (C3)	1	0	0	1	1
Weeting	3PL/2019/1155/F	Fengate Drove	eight dwellings	8	0	2	6	8
Wendling	3PL/2022/0989/F	Development Site 594128 313682 Grange Road	Demolition of utilitarian farm buildings and structure and the retention, conversion and adaptation of redundant traditional barns to form three dwellings.	3	0	0	3	3
Whinburgh & Westfield	3PL/2024/0549/F	Home Farm Shop Street NR19 1QR	Subdivision of single dwelling into two semi detached 3 bedroom dwellings.	1	0	1	0	1
Whissonett	3PL/2019/0444/D	Telephone Exchange Mill Lane	Erection of one dwelling	1	0	1	0	1
Whissonett	3PL/2019/1416/D	London Street	5 dwellings	5	3	2	0	2
Winburgh & Westfield	3PL/2021/1128/F	Barn 2, Manor Farm Church Road	Erection of 2 dwellings	2	0	2	0	2
Wretham	3PL/2021/0455/F	Land adjacent to Tofts Barns Church Road	New build eco-house	1	0	1	0	1

<b>Parish</b>	<b>Reference</b>	<b>Address</b>	<b>Description</b>	<b>Total Dwellings</b>	<b>Total Completed</b>	<b>Under Construction</b>	<b>Not Started</b>	<b>Remaining</b>
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	2	0	2
Yaxham	3PL/2020/1254/D	Land to the North of Homefield, Dereham Road	6 dwellings	6	2	0	4	4
				488	52	186	243	436

### Appendix 3: 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
2010/2011	172	202	374	377	99%
2011/2012	115	187	302	347	87%
2012/2013	86	211	297	328	90%
2013/2014	148	199	347	425	82%
2014/2015	161	281	442	491	90%
2015/2016	174	307	481	619	77%
2016/2017	204	298	502	793	63%
2017/2018	158	200	358	535	67%
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	207	637	844	968	87%
2023/2024 <sup>16</sup>	197	498	695	963	72%
2024/2025	153	231	384	505	76%
<b>Total</b>	2840	4368	7065	8939	
<b>Average</b>	189	291	471	595	

**Appendix 4: Local Plan Allocations with Undetermined Planning Applications**

Site	Location	Number	Reference	Dwellings applied for	2023/24	2025/26	2026/27	2027/28	2028/29
Shipdham Housing Allocation 1	Old PostOffice	23	3PL/2020/0906/F	23	0	0	0	0	0
Totals		354		23	0	0	0	0	0
			25% Discount		0	0	0	0	0

