

# Breckland Authorities Monitoring Report 2017



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## 1 Introduction

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

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

**1.2** This AMR includes information which covers the period from 1st April 2016 to 31st March 2017. The AMR outlines the status of land supply and land take up as well as the key economic, social and environmental characteristics of the District in the last financial year. The report has included, wherever possible, additional years of data to assist in developing trends and assessing changes since the base date (2001) of the adopted Core Strategy and Development Control Policies DPD.

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

**1.4** The 2016/17 AMR used the monitoring indicators from the Core Strategy in conjunction with those from the saved policies of the 1999 Local Plan. This has helped to create a baseline for the indicators within the Core Strategy. As the 1999 Local Plan has now been superseded, it is now no longer necessary to monitor the indicators within the Local Plan. However, a few policies (predominantly land allocations) have remained saved by the Core Strategy, and will be monitored within this document. This years' AMR has also incorporated indicators from the Thetford Area Action Plan DPD and the Sites Specifics Policies and Proposals DPD which were adopted in 2012. The report also utilises Census data to augment past trends. Wherever possible, information from the 2011 Census has been incorporated, however not all of the data from this Census has been released.

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## 2 Profiles

**2.1** Breckland is a rural district located within central Norfolk. The district covers an area of 1305km<sup>2</sup>, making it the ninth largest district in England. Breckland is classified as within the R-80 category of DEFRA classification of rurality. This is the most rural category of any area, and means that at least 80% of the population live within rural areas. The district is made up of 112 parishes, of which there are 5 market towns, which serve the district's 107 rural villages and hamlets.

**2.2** The following indicator bundle seeks to outline some key changes within the population structure of the district over time. These indicators will provide a benchmark from which to establish changes over consecutive monitoring periods.

### Population Structure

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

### Housing Profile

Ave Household size 2001:	2.35
Ave Household size 2011:	2.3
Ave distance travelled to fixed place of work 2001:	14.97 Km
Ave distance travelled to fixed place of work 2011	16 km
Housing stock 2005:	54590
Housing stock 2006:	55308
Housing stock 2009:	55972
Housing stock 2011:	57174
Population density:	0.99 persons per hectare.
Average House Price 2004/05:	£167,216*
Average House Price 2005/06:	£175,000*
Average House Price 2006/07:	£189,950*
Average House Price 2007/08:	£209,995*
Average House Price 2008/09:	£185,000*
Average House Price 2009/10:	£184,950*
Average House Price 2010/11:	£190,655*

Average House Price 2011/12:	£178,088*
Average House Price 2012/13:	£175,897*
Average House Price 2013/14:	£196,806*
Average House Price 2014/15:	£200,630*
Average House Price 2015/16:	£213,062*
Average House Price 2016/17:	£242,198*

**2.3** \*Figures provided from Breckland Housing Service using standard median of sample.

### Environmental Characteristics

Special Areas of Conservation (SACs):	4
County Wildlife Sites (CWS):	638
National Nature Reserves:	8
Local Nature Reserves:	4
Conservation Areas:	50 in 45 Parishes
Listed Buildings:	1551
Historic Parks and Gardens:	14
Special Protection Areas (SPAs);	1
Scheduled Ancient Monument	202
Ramsar Sites	1

### 3 Housing Employment and Regeneration

#### Issue 1

#### Housing

**3.1** This section outlines the housing land supply and completions rate within Breckland since the start of the plan period in 2001. This section includes information from the most recent monitoring year 2016-2017 on housing completions and starts. All planning permissions are surveyed through site visits on an annual basis in March, to establish completion numbers. Subsequently these are recorded within a database system, that allows for detailed analysis. Dwellings are recorded as being complete when the structure and internal finish of the building would indicate that the unit could reasonably be occupied. This ensures a consistent approach and helps to generate robust data.

#### Total Completions

**3.2** In the last year 794 new homes were completed across the District. This is the highest annual rate of housing completions since 2004/05. The completions rate by location is shown in the following table. Please note the completions data for Local Service Centres for Growth in the below relates to the parishes of Harling, Narborough, Shipdham and Swanton Morley, which have all been allocated growth within the adopted Core Strategy and Development Control Policies DPD.

	2001/ 02	2002/ 03	2003/ 04	2004/ 05	2005/ 06	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	Total
Attleborough	19	63	260	53	12	25	29	29	16	15	103	22	45	86	60	151	988
Dereham	157	200	214	162	107	61	161	134	61	85	22	44	65	45	93	67	1678
Swaffham	26	59	45	27	13	8	36	38	59	27	16	22	39	95	92	113	715
Thetford	72	96	188	277	141	130	96	104	92	28	98	69	35	54	42	22	1544
Watton	68	10	17	62	79	77	54	44	16	16	2	35	35	33	147	142	837
Local Service Centres for Growth	44	10	20	32	17	15	7	31	12	9	8	28	69	41	29	102	474
All Other Parishes	157	166	140	228	223	204	242	247	277	196	97	109	137	137	156	197	2913
<b>Total</b>	<b>543</b>	<b>604</b>	<b>884</b>	<b>841</b>	<b>592</b>	<b>520</b>	<b>625</b>	<b>627</b>	<b>533</b>	<b>376</b>	<b>346</b>	<b>329</b>	<b>425</b>	<b>491</b>	<b>619</b>	<b>794</b>	<b>9149</b>

**Table 3.1 Housing Completions**

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

### Completions on Previously Developed Land

**3.4** In the last year 139 dwellings were completed on previously developed land. This equates to 17.5% of all dwellings completed over the same time period. Due to the rural nature of Breckland there are limited opportunities for development on previously developed land. The majority of the new housing allocations were on greenfield land at the edge of the District's market towns.

### Housing Mix and Affordable Housing

**3.5** Policy DC2 Proposals for New Housing of the Core Strategy and Development Control Policies, requires all residential proposals to provide an appropriate mix of dwelling sizes, type and tenure in order to meet the needs of Breckland's citizens and form sustainable communities. Table 3.2 'Housing Mix 2016/2017' shows the size of properties developed over the past financial year by tenure.

Tenure	Bedrooms					
	1	2	3	4	5	8
Affordable	27	85	34	6	0	0
Private	19	138	238	221	26	0

**Table 3.2 Housing Mix 2016/2017**

**3.6** A range of housing sizes (based on bedrooms numbers) have been completed within the past year. However it is possible to clearly see that there is a difference in dwelling size being delivered between the tenure types. For affordable properties more, smaller 1, 2 and 3 bed affordable properties have been completed in the past year, whilst for private dwellings more 3 and 4 bedroom properties have been completed.

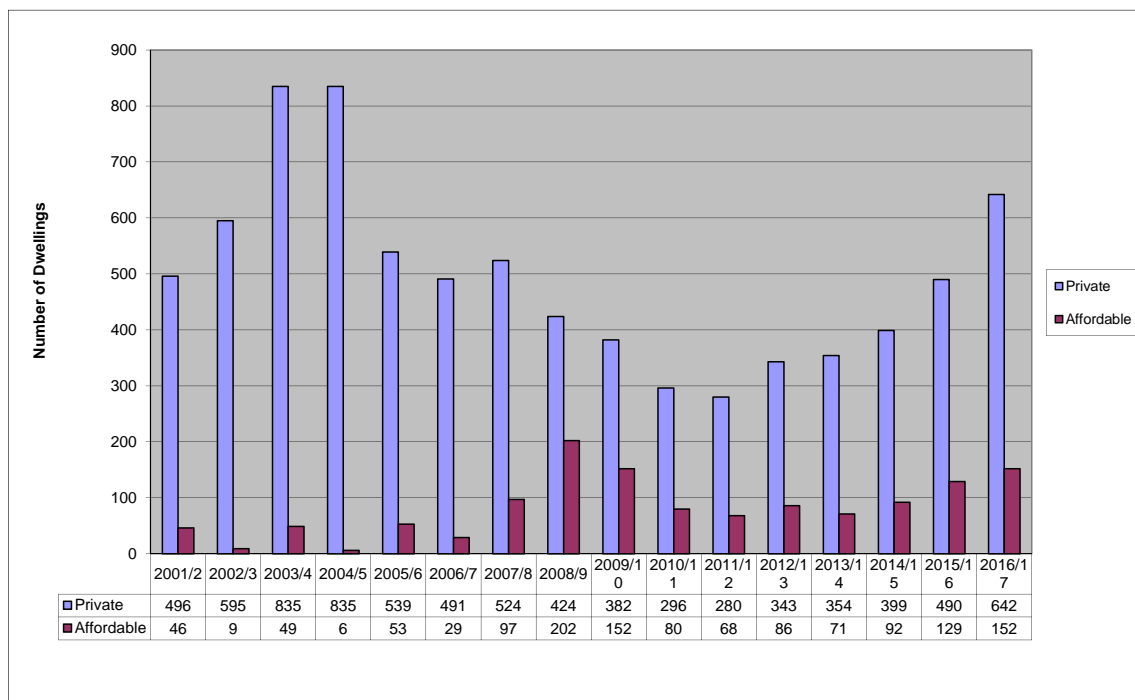
Tenure	Bedrooms										
	1	2	3	4	5	6	7	8	9	10	15
Affordable	230	716	295	62	3	0	0	0	0	0	0
Private	421	1578	3106	2344	313	13	5	3	1	1	1
<b>Total</b>	<b>651</b>	<b>2294</b>	<b>3401</b>	<b>2406</b>	<b>316</b>	<b>13</b>	<b>5</b>	<b>3</b>	<b>1</b>	<b>1</b>	<b>1</b>

**Table 3.3 Housing Mix 2001-2017**

**3.7** Table 3.3 'Housing Mix 2001-2017' shows that since 2001, 2, 3 and 4 bedroom dwellings have been predominantly built across the district. The trends shown in the past monitoring year, 2016/17, are similar to those across the plan period in terms of both affordable and private dwellings.

### Affordable Housing Completions

**3.8** Policy DC4 of the Core Strategy and Development Control Policies DPD, requires developments to include 40% affordable housing on all sites of 5 or more dwellings, or where the site area is greater than 0.17 hectares. In the past financial year, 152 dwellings completed were affordable. This equates to approximately 19.1% of all dwellings completed. The figures are shown in Figure 3.1 'Completions by Tenure'. It is important to note that these figures reflect numbers constructed, and does not necessarily represent the percentage of affordable housing on sites being granted planning permission.



Picture 3.1 Completions by tenure

**Density**

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

Density	Percentage of Dwellings Completed
Less than 30 dph	80.6%
30 to 50 dph	16.9%
Greater than 50 dph	2.5%

Table 3.4 Density of Dwellings 2016/2017



**3.10** Table 3.4 'Density of Dwellings 2016/17' shows that the majority of units completed over the past monitoring year are on lower density sites of less than 30 dwellings per hectare. In contrast, few units have been delivered on higher density sites of over 50 dwellings per hectare. The higher level of lower density housing is likely to be due to the rural nature of the district, and the need for developments to reflect the form and character of the surrounding development.

### Outstanding Allocations and Planning Permissions

**3.11** Breckland Council adopted its Site Specific Policies and Proposals DPD in January 2012. This document allocates land for 1,249 new dwellings within the market towns of Dereham, Swaffham and Watton and the Local Service Centre villages of Narborough, Shipdham and Swanton Morley. A significant number of these dwellings are expected to be completed within the next five years. The allocations are summarised in Table 3.5 'Site Allocations'. A number of schemes have received the decision to grant planning permission subject to the completion of a section 106 agreement and these are marked with an \*. Further information is available within Section 9 'Performance of Policies within the Site Specifics Policies and Proposals DPD'. In addition the Thetford Area Action Plan DPD was adopted in 2012 and allocated a site known as the Thetford Sustainable Urban Extension for 5,000 new homes.

Location	Site Reference	Number of Units Allocated	Units with Planning Permission
Dereham	D1	180	0
	D2	220	200
	D3	200	200
Swaffham	SW1	250	250
Watton	W1	100	110
	W2	72	80*
	W3	25	33
	W4	17	23*
Narborough	NAR1	50	55
Shipdham	SH1	85	95
Swanton Morley	SM1	50	50
Thetford	Thetford SUE	5000	5000

**Table 3.5 Site Allocations**

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

Parish Name	Number Permitted
Attleborough	1132
Dereham	35
Swaffham	362
Thetford	88
Watton	478
Harling	74
Narborough	33
Shipdham	64
Swanton Morley	12
All Other Parishes	1193
<b>Total</b>	<b>3471</b>

**Table 3.6 Outstanding Permissions**

**3.13** Table 3.6 'Outstanding Permissions' details the windfall permissions remaining to be built as of 2016/17. This includes all sites with planning permission, including outline planning permission.

## Housing Trajectory

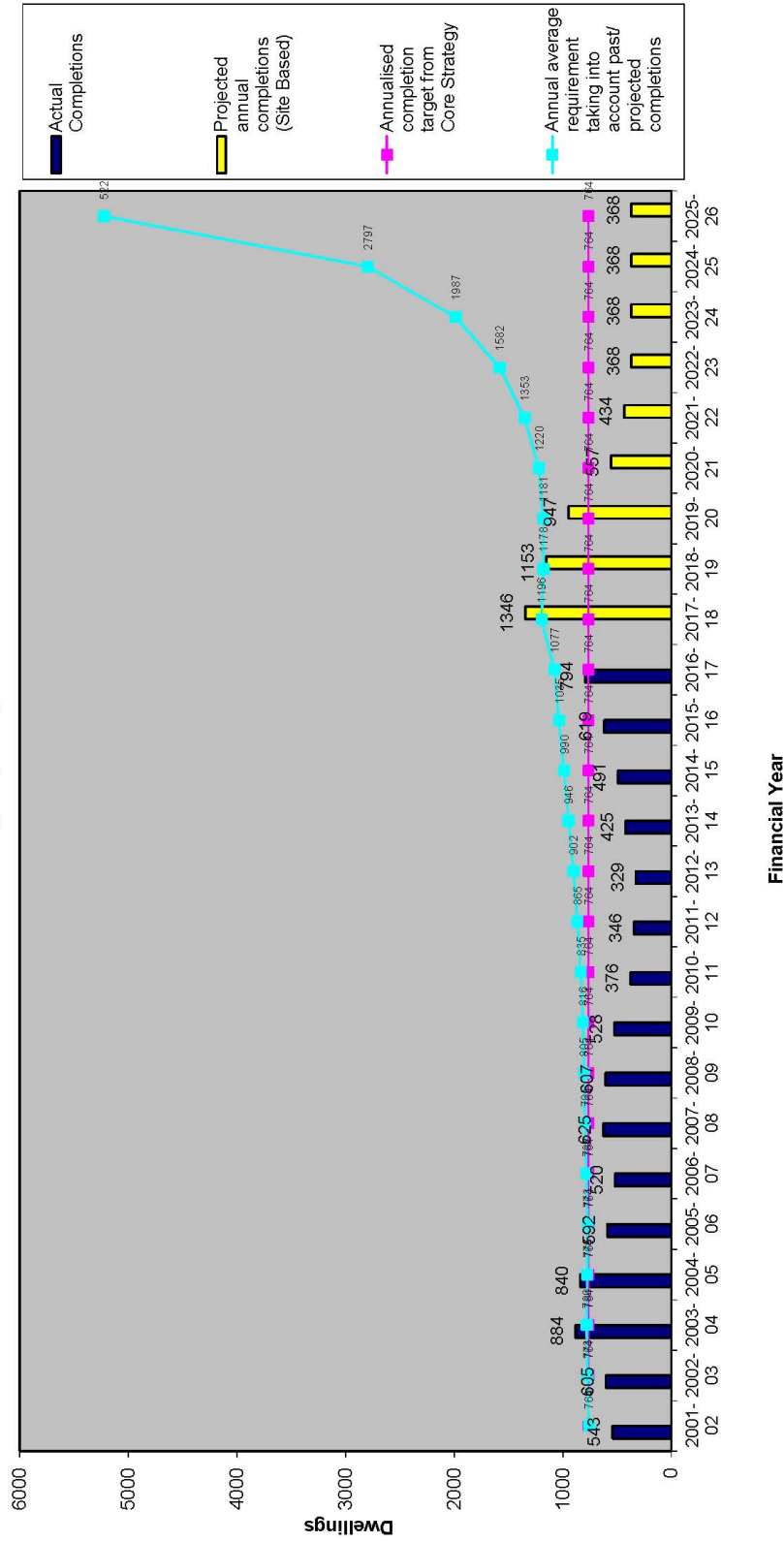
**3.14** Housing trajectories support the 'plan, monitor and manage' approach to housing delivery. This trajectory reflects a 25 year period from the base date of the Core Strategy and Development Control Policies DPD timescale (2001-2026). The trajectory seeks to establish current and projected housing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

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

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

Draft housing trajectory 15year  
Extrapolation April 2017

Housing Trajectory 2017



Picture 3.2 Housing Trajectory

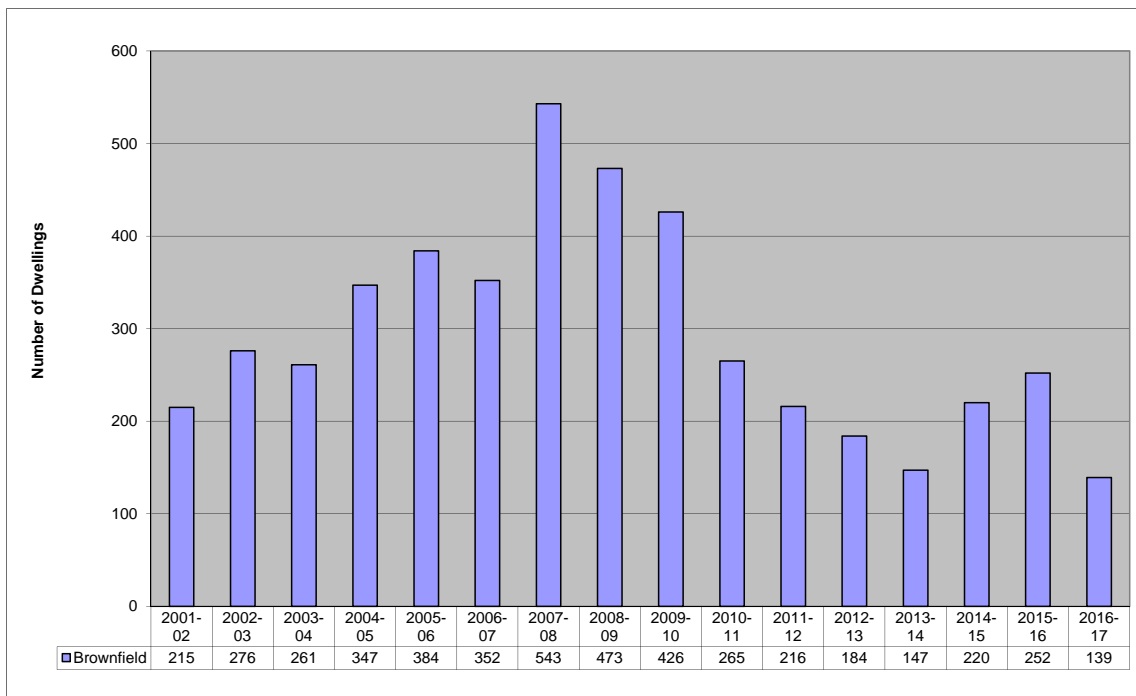
	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
Actual Completions	PDL	215	276	347	384	352	543	473	426	265	216	184	147	220	252	154
	Greenfield	328	329	623	493	168	82	134	102	111	130	145	278	271	367	640
Large Sites Permitted (Projections)	PDL															
	Greenfield															
Small Sites Permitted (Projections)	PDL															
	Greenfield															
Allocations (Projections)	PDL															
	Greenfield															
Total	543	605	884	840	592	520	625	607	528	376	346	329	425	491	619	794

**Table 3.7 Trajectory Data**

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

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

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



**Picture 3.3 Previously Developed Land**

**3.19** Figure 3.3 'Previously Developed Land' shows past completions on previously developed land. Over the plan period, so far, there has been high levels of completions on previously developed land. However, due to the small size of the District's market towns there are limited opportunities for larger applications in future years to be delivered on previously developed land. Additionally, government guidance contained within the National Planning Policy Framework has altered the definition of previously developed land to exclude private gardens within settlement boundaries. This is also expected to lead to a reduction in 'brownfield' sites in future years.

### **Five Year Supply of Housing**

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

**3.21** The five year housing land supply is calculated having regard to the Districts housing target of 780 new dwellings being developed per year. Last year, 794 new dwellings were delivered in Breckland. There has been a shortfall against the housing target in the past, which is required to be made up in the next five years of the plan period. This means that for the next five years 1,531 new dwellings are required to be delivered annually to meet the shortfall. The National Planning Policy Framework also requires Local Authorities to include either a 5% or 20% buffer on the housing supply. Due to the level of previous under delivery Breckland is required to include a 20% buffer on its land supply. Having regard to all existing planning permissions and land allocations, the Council can currently demonstrate a 2.4 year supply of deliverable housing land.

**3.22** The Five Year Housing Land Supply paper also provided calculations based on the up to date Objectively Assessed Need (OAN) figures. Under this approach the Liverpool methodology identified a 4.6 year supply while the Sedgefield methodology identified a 4.0 year supply.

## The Travelling Community

**3.23** The following tables outline the current position regarding the status of the travelling community within Breckland during the last financial year. The data illustrates the capacity (capacity expressed in units with 1 unit = 1 caravan) of travellers with a variety of differing planning permissions. This over time, will enable an accurate recording of any gain or loss in the number of units present in Breckland.

### Publicly Funded sites with Planning Permission

Name	Managed by	Grid reference	Opened	Refurbished	Capacity
The Splashes, Castle Acre Road, Swaffham	Norfolk County Council	587191/309701	1994	2006	23
<b>Total</b>					<b>23</b>

**Table 3.8 Publicly funded sites with Planning Permission**

**3.24** The adopted Core Strategy and Development Control Policies DPD outlines the need for a new site for a further 15 pitches. During 2016, the Council undertook a new Gypsy and Traveller Accommodation Assessment (GTAA) which assesses the accommodation needs within Breckland. The GTAA highlighted the need for 10 new pitches and 2 travelling show people pitches to be provided over the next 20 years.

**Private Sites**

Broad Location of application	Capacity (pitches)
Woodview, Leys Lane, Attleborough	5
Caravan Site, Dunroamin, Whitehose Lane, Attleborough	1
Clover Paddock, Mill Road, Mattishall	2
Edwards Plantation, Beachamwell Road, Swaffham	5
Blueberry Hill, Halfpenny Lane, Attleborough	1 mobile home/10 tourers
Hartlands, Norwich Road, Besthorpe	2
Westgate, Bushy Common, Gressenhall	1 mobile home/1 tourer
Rose Orchard, Mill Road, Mattishall	2
Willow End, Mill Road, Mattishall	0
Willow Paddock, Mill Road, Mattishall	0
Lazy Acre, Stella's Farm, Narborough	-
The Splashes, Castleacre Road, Swaffham	11 mobile homes/15 tourers
<b>Total</b>	<b>30 (26 tourers)</b>

**Table 3.9 Private Sites**

3.25 Table 3.9 'Private Sites' highlights the private sites in the district.



### Unauthorised sites without Planning Permission both tolerated and non-tolerated

**3.26** The following table illustrated the number of unauthorised encampments on sites which are in the ownership of gypsies and travellers. This information is correct as of September 2016 according to Breckland's housing team.

Location (Parish)	Pitches Tolerated
Otterwood, Dereham Road, Saham Toney	0
The Oaks, Herne Lane, Shipdham	2 mobile homes/1 tourer
Brisley	1
Fire Ride 23, Thetford	6
Short Stay Stopping Place A11 Southbound, Thetford	6
Adjacent to Short Stay Stopping Place, Thetford	4
Access Rd to the rear of Sainsburys, London Road, Thetford	2
Playing field off Sporle Road, Swaffham	6
<b>Total</b>	<b>27 (1 tourer)</b>

**Table 3.10 Unauthorised Sites**

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

### Five Year Land Supply of Gypsy and Traveller Sites

**3.28** Planning Policy for Traveller Sites requires Local Authorities to prepare a five year land supply for deliverable sites against their locally set targets. The Core Strategy and Development Control Policies DPD included a target for 15 pitches to be allocated within the District. A Gypsy and Traveller Accommodation Assessment was undertaken in 2016 and this identified a five year need for 7 Gypsy and Traveller Pitches up to 2016-21. This assessment took into account all existing planning permission. Since this needs assessment was carried out, no pitches have been granted permanent planning permission.

**Core Strategy Indicators for Housing**

Core Strategy Policy Indicator	Description	Target	Result for 2016/17
CP1a	Percentage of housing completions on PDL	25%	24%
CP1b	Amount of housing completed that is affordable	40%	19.1%
CP1c	Total number of houses completed	780 per annum	Table 3.1 'Housing Completions'
CP2	Number of permanent pitches provided	15 up to 2011	Due to a change in government guidance the Council is currently undertaking an update of the GTAA.
CP5a	Affordable housing as a result of development	40%	20.8%
DC2a	Average density of developments	30dph	Table 3.4 'Density of Dwellings 2016/17'
DC2b	Number of houses built by tenure and size	780 per annum, type and size to be determined by SHMA	Table 3.1 'Housing Completions' and Table 3.2 'Housing Mix'
DC4	Percentage of total dwellings that are affordable per annum	40%	20.8%
DC5	Number of homes built on exception sites	Maximise	0

**Table 3.11 Core Strategy Indicators for Housing**

## Issue 2

### Employment Development

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

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

#### Amount of Employment Land Development 2008/9 to 2016/17

	B1	B2	B8	B1/B2/B8 Split Unknown	Total
<b>2016/2017</b>					
Gross Floorspace (sqm)	3,907	8,500	252	1695	<b>14,354</b>
Gross Site Area (ha)	3.045	1.7	3.4	2.5	<b>10.645</b>
Amount on previously Developed Land (%)	83	0	100	75	<b>29</b>
<b>2015/16</b>					
Gross Floorspace (sqm)	2,236	4,158	6,870		<b>13,364</b>
Gross Site Area (ha)	3.193	3.54	4.3		<b>11.033</b>
Amount on previously Developed Land (%)	100	100	83.7		<b>94.6</b>
<b>2014/15</b>					
Gross Floorspace (sqm)	2,207	4,171	1,279	6,843	<b>14,500</b>
Gross Site Area (ha)	0.9	1.73	0.61	1.3	<b>5</b>
Amount on Previously Developed Land (%)	100	81.4	100	100	<b>94.7</b>
<b>2013/14</b>					
Gross Floorspace (sqm)	2,079	4,133	5,566	3,306	<b>15,084</b>

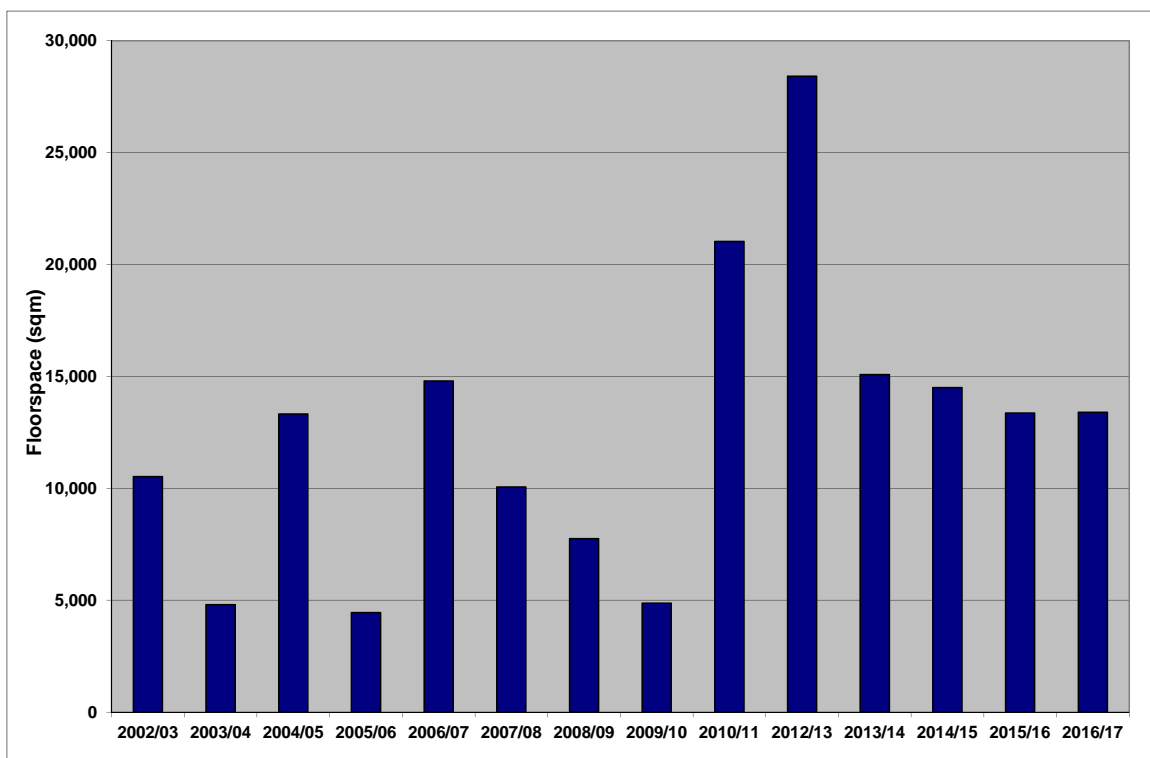
	B1	B2	B8	B1/B2/B8 Split Unknown	Total
Gross Site Area (ha)	1.5	2.3	1.6	1.5	<b>6.9</b>
Amount on Previously Developed Land (%)	100	100	100	9	<b>92</b>
<b>2012/13</b>					
Gross Floorspace (sqm)	241	7,148	10,884	10,145	<b>28,418</b>
Gross Site Area (ha)	0.29	1.39	11.02	8.2	<b>20.9</b>
Amount on Previously Developed Land (%)	83	100	74	100	<b>89</b>
<b>2011/12</b>					
Gross Floorspace (sqm)	1,673	966	15,958	2,449	<b>21,036</b>
Gross Site Area (ha)	6.17	0.014	5.58	1.96	<b>13.99</b>
Amount on Previously Developed Land (%)	100	100	66	50	<b>79</b>
<b>2010/11</b>					
Gross Floorspace (sqm)	150	1,115	844	2,756	<b>4,865</b>
Gross Site Area (ha)	1.29	0.5	0.92	2.64	<b>5.35</b>
Amount on Previously Developed Land (%)	32	100	0	89	<b>55</b>
<b>2009/10</b>					
Gross Floorspace (sqm)	1,169	967	0	5,617	<b>7,753</b>
Gross Site Area (ha)	3.33	0.48	0	3.54	<b>7.35</b>
Amount on Previously Developed Land (%)	100	0	0	28	<b>37.4</b>
<b>2008/09</b>					
Gross Floorspace (sqm)	1,788	4,787	1,582	1,899	<b>10,059</b>
Gross Site Area (ha)	6.47	1.06	1.7	1.62	<b>10.85</b>

	B1	B2	B8	B1/B2/B8 Split Unknown	Total
Amount on Previously Developed Land (%)	100	22	100	6	<b>62</b>

**Table 3.12 Employment Land Developed 2008/9 to 2016/17**

**3.31** Table 3.12 'Employment Land Developed 2008/9 to 2016/17 shows that the majority of employment land developed over the past monitoring year was for B2 use classes; however, in the previous monitoring year the majority was B8 uses. Nearly all the land developed was on previously developed land.

**Annual Increases in Employment Land Supply**



**Picture 3.4 Annual Increase in Employment Land Supply**

**3.32** Figure 3.3 'Annual Increase in Employment Land Supply' shows the quantity of new employment floorspace created so far over the plan period. This monitoring year has seen a slight decline in the level of employment land developed in comparison to the previous year. However, overall the amount of employment land developed has increased over the plan period, this is largely due to the adoption of the Site Specific Policies and Proposals DPD in 2012, where new employment land has been allocated within the District.

## Employment Land Supply

**3.33** Core Output indicator BD3 requires monitoring of employment land supply by type. Whilst table 3.12, 'Employment Land Developed 2008/9 to 2016/17', shows the amount completed over the previous financial year, the following table details both existing allocations for employment land and planning permissions that are either yet to be implemented, or are currently under construction.

	ha/sqm	B1	B2	B8	B1/B2/B8 Split Unknown	Total
Extant Planning Permissions	(ha)	8.14	10.11	1.9	8.6	<b>28.75</b>
	(sqm)	3,175	17,930	3,848	27,900	<b>52,853</b>
Extant allocations	(ha)	10.2	12.9	3.95	4.2	<b>31.25</b>
<b>Total</b>	<b>(ha)</b>	<b>18.04</b>	<b>31.11</b>	<b>5.85</b>	<b>12.8</b>	<b>67.8</b>

**Table 3.13 Employment Land Availability 2016/17**

**3.34** Table 3.13 'Employment Land Availability 2016/17' shows that there is a significant quantum of land remaining to be developed within the District. The Site Specific Policies and Proposals DPD, which was adopted in January 2012, allocated an additional 15 hectares of land and the Thetford Area Action Plan, adopted in July 2012, allocated 37.3 ha of land. The majority of the allocated land remaining is within the Snetterton Heath General Employment Area. The sites at Snetterton are currently constrained by a lack of energy capacity, an issue which is being addressed through the emerging Local Plan

## Employment Land Supply by General Employment Area

General Employment Area	B1 (sqm)	B2 (sqm)	B8 (sqm)	B1/B2/B8 Split Unknown (sqm)	Total additional 2016/17	Total (sqm)
Brunel Way Industrial Estate					<b>0</b>	<b>209</b>
Bunn's Bank Industrial Estate					<b>0</b>	<b>14,997</b>
Burrell Way Industrial Estate				1695	<b>1695</b>	<b>12,764</b>
Caxton Way Industrial Estate					<b>0</b>	<b>265</b>
Dereham Business Park					<b>0</b>	<b>10,252</b>
Ecotech Business Park					<b>0</b>	<b>1,031.3</b>
Fison Way					<b>0</b>	<b>5,411</b>
Gaymer's Industrial Estate					<b>0</b>	<b>9,823</b>
Haverscroft Industrial Estate					<b>0</b>	<b>327</b>

General Employment Area	B1 (sqm)	B2 (sqm)	B8 (sqm)	B1/B2/B8 Split Unknown (sqm)	Total additional 2016/17	Total (sqm)
Norwich Road Industrial Estate					0	2,674
Rashes Green Industrial Estate					0	1,589
Roudham Heath/Harling Road Industrial Estate					0	3,529
Shipdham Airfield					0	3,328
Snetterton Heath North					0	409
Snetterton Heath South					0	13,128
Thrextton Road Industrial Estate					0	3,979
Tower Meadow					0	280
Yaxham Road Industrial Estate					0	2,128
Not a General Employment Area	1,141	8,500	108	1,981	10,308	51,899.5

**Table 3.14 Additional Floorspace (sqm) by General Employment Area 2016/17**

**3.35** Table 3.14 'Additional Floorspace (sqm) by General Employment Area 2016/17' shows that no General Employment Areas saw new units developed on them over the past financial year. There remains a significant proportion of the employment land being developed on sites which are not designated General Employment Areas.

**Core Strategy Indicators for Employment**

Core Strategy Indicator	Description	Target	Result for 2016/2017
CP3a	Employment by place of residence	Maximise	
CP3b	Economic activity rate	Maximise	79.2% (Source: www.nomisweb.co.uk)
CP3c	Amount of employment land developed per annum	Maximise	Figure 3.4 'Annual Increase in Employment Land Supply'
CP3d	Employee jobs by district (ABI)	Net increase of 6,000 jobs by 2021	48,000 jobs, of which 70.8% are full-time and 27.1% are part-time (Source: www.nomisweb.co.uk)
DC6	Employment land developed in hectares and floorspace (sqm)	Maximise	Table 3.12 'Employment Land Developed 2008/9 to 2016/17'
DC7	Employment land developed outside of General Employment Areas in hectares and floorspace (sqm) per annum	No target	Table 3.14 'Additional Floorspace (sqm) by General Employment Area 2016/17'
DC8a	Amount of tourist development by hectare and location	Maximise within Local Service Centres and towns	0
DC8b	Number of tourist accommodation units developed by location.	Maximise within Local Service Centres and towns,	0

**Table 3.15 Core Strategy Indicators for Employment**



### Issue 3

## Town Centre and Retail Development

**3.36** Information is obtained from planning applications and non-domestic rates data. Floorspace is monitored using the trading area of the site. The trading area is calculated based on the assumption that the retailing area is approximately 60% of the gross floor area.

### A1 Retail Development

**3.37** The National Planning Policy Framework defines four key areas within towns for retail growth. These are town centre, edge of centre, out of centre and out of town. The following table, shows the amount of A1 retail growth across each of these key locations, over the past seven financial years up to 2017.

Location	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	2015/2016	2016/2017
Town Centre	43,479.35	44,803.56	44,366.54	43,838.89	43,581.35	44,294.5	45,409.75	42,904.91
Edge of Centre	3,452.45	3,211.38	3,326.11	3,503.51	3,053.51	3,503.51	3,772.60	3,772.61
Out of Centre	10,969.49	10,547.1	11,483.52	11,483.51	11,205.88	11,205.88	11,586.65	16,470.65
Out of Town	15,101.34	15,763.77	15,299.86	15,763.77	15,672.79	15,672.79	16,092.78	16,092.79
<b>Total</b>	<b>73,002.63</b>	<b>74,325.81</b>	<b>74,476.03</b>	<b>74,859.68</b>	<b>73,513.53</b>	<b>74,676.68</b>	<b>76,861.79</b>	<b>79,240.96</b>

**Table 3.16 Total A1 Retail Floorspace by Location (sqm)**

**3.38** The following tables show the mix of use classes (as defined by the Use Class Order 1987, as amended) across the District's five main towns, over the past ten financial years. No data was recorded in 2014/15.

Attleborough								
Use Class	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	2015/2016	2016/2017
A1	6,561.43	6,395.34	6,491.54	6,449.84	6,449.84	6,449.84	6,690.15	6,373.16
A1 & A3	93.43	93.44	93.44	93.44	54.72	54.72	0	0
A2	2,062.48	2,221.68	1,986.96	2,184.06	2,231.67	2,231.67	1,896.14	1,923.9
A3	761.23	589.5	670.80	670.80	670.80	670.80	821.07	1,362.3
A4	293.58	293.58	293.58	293.58	293.58	293.58	136.41	136.41
A5	239.03	256.39	269.54	269.54	269.54	269.54	296.53	367.7

Attleborough								
Use Class	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	2015/2016	2016/2017
C1	206.98	206.98	206.98	206.98	206.98	206.98	206.98	206.98
B1	0	0	0	0	0	0	20.98	110.75
D1	0	61.02	61.02	157.29	196.00	196.00	212.388	212.39
D1 & A3	127.00	127.00	127.00	127.00	127.00	127.00	127.00	0
D2	135.42	135.42	135.42	135.42	135.42	165.42	0	0
Sui Generis	557.33	557.33	557.32	557.32	557.32	557.32	557.322	557.32
Vacant	44.08	189.04	298.10	199.40	151.79	151.79	147.871	83.13

Table 3.17 Town Centre Uses in Attleborough (sqm)

Dereham								
Use Class	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	2015/2016	2016/2017
A1	17,137.27	17,443.28	17,699.58	16,274.52	16,775.80	16,813.41	16,905.34	30,561.57
A2	3,059.61	3,125.41	3,079.02	3,009.63	2,979.02	2,979.02	2,219.53	2,426.00
A3	937.55	972.17	1,076.43	931.90	886.61	886.31	1,167.62	1,290.90
A4	1,095.75	1,095.75	1,021.66	564.64	1,178.60	1,178.60	1,178.60	1,139.98
A5	293.76	246.04	270.00	293.76	293.76	293.76	293.75	278.94
C1	797.91	797.91	797.91	797.91	797.91	797.91	277.31	797.91
D1	267.83	267.83	267.83	267.83	267.83	267.83	550.15	654.71
D2	243.78	243.78	243.77	141.82	141.82	141.82	420.67	420.67
Sui Generis	1643.92	1,643.92	1,616.24	1,697.19	1,728.67	1,728.67	1,673.79	7,827.94
Vacant	1,307.00	933.52	943.47	3,115.54	2,056.89	2,098.65	1,324.96	2,218.36

Table 3.18 Town Centre Uses in Dereham (sqm)

Swaffham								
Use Class	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	2015/2016	2016/2017
A1	5,237.64	5,594.14	5,556.68	5,714.68	5,343.15	5,343.15	5,639.07	10,962.94

Swaffham								
Use Class	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	2015/2016	2016/2017
A2	1,868.65	1,879.56	1,826.77	1,826.77	1,650.60	1,650.60	1,498.76	1,408.17
A3	511.18	537.58	537.58	537.58	537.58	537.58	577.407	724.36
A4	616.35	616.35	616.35	616.36	616.36	616.36	616.359	494.64
A5	201.26	201.26	201.26	201.26	283.53	283.53	283.534	234.14
C1	436.72	436.72	436.72	436.72	436.72	436.72	436.72	436.72
D1	498.3	498.3	498.3	482.97	482.97	482.97	536.84	445.79
Sui Generis	1,009.63	1,009.63	1,009.63	975.59	898.32	893.32	893.32	1,364.82
Vacant	1,057.1	732.02	779.94	671.32	1,123.57	1,123.57	668.89	1,338.91

Table 3.19 Town Centre Uses in Swaffham (sqm)

Thetford								
Use Class	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	2015/2016	2016/2017
A1	9,074.00	9,771.24	9,004.61	9,529.69	9,234.48	9,234.48	10,260.76	25,480.64
A2	2,579.68	2,521.49	2,664.76	2,446.80	2,446.80	2,446.80	2,465.876	2,474.39
A3	907.03	907.03	1,025.77	966.15	966.15	931.74	988.96	1,159.74
A3 & A5	0	0	0	0	0	0	60.547	101.85
A4	347.45	347.45	182.49	182.49	182.49	182.49	182.494	347.45
A5	352.15	352.15	352.15	399.43	399.43	399.43	399.427	450.30
C1	1,154.67	898.88	1,154.67	1,154.67	1,154.67	1,154.67	1641.68	3,028.27
D1	471.88	441.86	390.66	427.71	427.71	427.71	427.71	458.86
D2	0	0	0	462.28	462.28	462.28	462.28	1,326.68
Sui Generis	175.70	157.18	91.11	91.11	91.11	91.11	91.11	274.52
Vacant	1,605.27	1,270.56	1,877.51	1,548.42	1,356.62	1,391.02	414.60	656.46

Table 3.20 Town Centre Uses in Thetford (sqm)

Watton								
Use Classes	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	2015/2016	2016/2017
A1	5,627.14	5,662.45	5,573.99	5,866.17	5,778.08	5,778.08	5,914.44	5,862.65
A1 & A3	74.77	74.77	74.77	74.77	74.77	74.77	74.77	0
A2	1,587.75	1,472.91	1,472.91	1,595.65	1,595.65	1,666.20	1,595.65	1,587.39
A3	372.28	352.52	352.52	384.35	384.35	384.35	384.34	384.35
A4	240.85	240.85	240.85	240.85	165.28	165.28	165.28	327.53
A5	241.09	241.09	241.09	241.09	241.09	241.09	241.09	241.09
C1	141.4	141.4	141.4	141.4	141.4	141.4	141.4	141.4
C3	0	0	0	0	0	0	162.25	0
D1	309.78	309.78	309.78	309.78	309.78	309.78	309.78	309.78
Sui Generis	395.16	395.16	395.16	395.16	420.09	420.09	149.47	965.83
Vacant	680.16	779.76	868.22	268.84	285.83	285.83	420.09	944.16

**Table 3.21 Town Centre Uses in Watton (sqm)**

#### Total Town Centre Use Development

**3.39** Table 3.23 'Change of Floorspace of Town Centre Uses' shows changes in floorspace in the Districts five market towns in town centre uses over the past two financial years 2015/16 and 2016/17. Newly vacant uses, changes of use and demolitions count towards losses. This table represents an overall summary of the individual town centre uses provided previously. Table 3.22 'Change of Floorspace of Town Centre Uses within Town Centres' shows the change in the town centre of the market towns.

	A1	A2	A3	A4	A5	D2	Total
Gains	-	+138.4	+348.11	+393.8	+103.58	+53.73	+1,037.62
Losses	-2,504.84	-	-	-	-	-	-2,504.84
Net Change	-2,504.84	+138.4	+348.11	+393.8	+103.58	+53.73	-1,467.22

**Table 3.22 Change of Floorspace of Town Centre Uses within Town Centres**

	A1	A2	A3	A4	A5	D2	Total
Gains	+2,559.93	+137.60	+393.80	-	+53.73	+1,508.68	+4,653.74
Losses	-	-	-	-14.24	-	-	-14.24

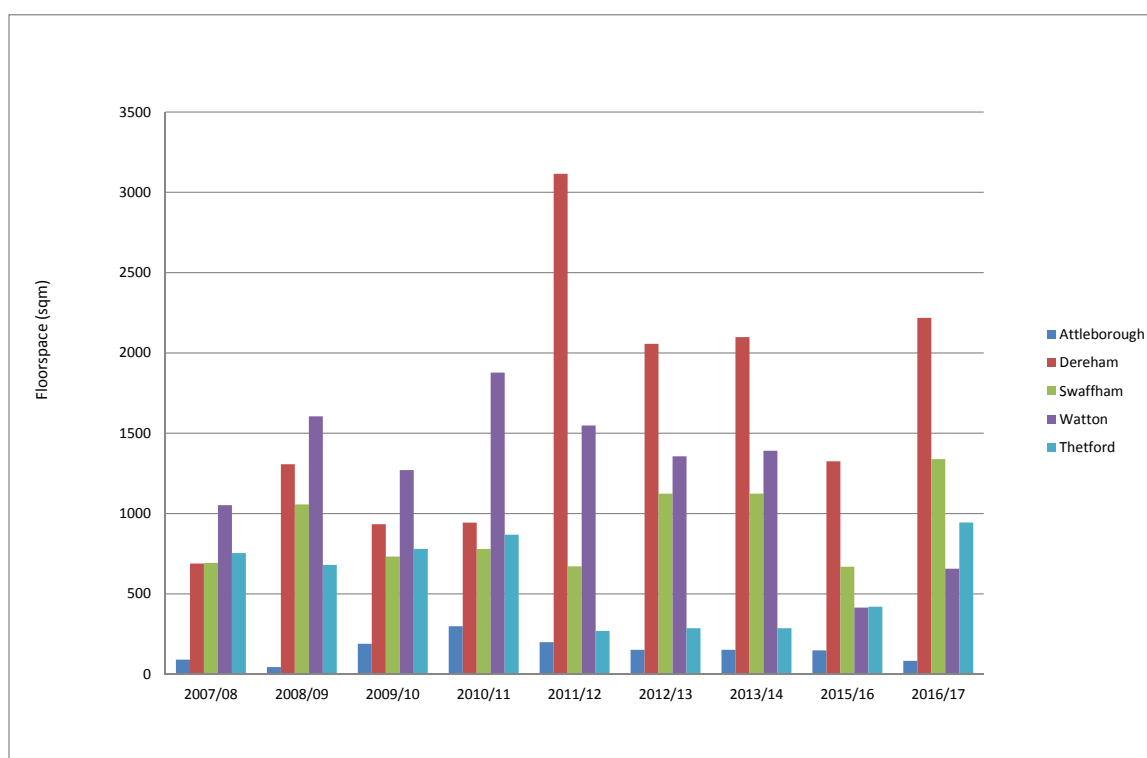
	A1	A2	A3	A4	A5	D2	Total
Net Change	+2,559.93	+137.60	+393.80	-14.24	+53.73	+1,508.68	+4,639.50

**Table 3.23 Change of Floorspace of Town Centre Uses**

**3.40** Within the district's five town centres there has been a decrease in floorspace, that is occupied by town centre uses, over the last financial year. There has been a significant decrease in A1 floorspace within town centres, with a substantial increase in A1 and D2 floorspace in the towns' entirety.

### Vacant Units

**3.41** The following graph shows the amount of vacant floorspace over the past ten years for each of the Districts five market towns.

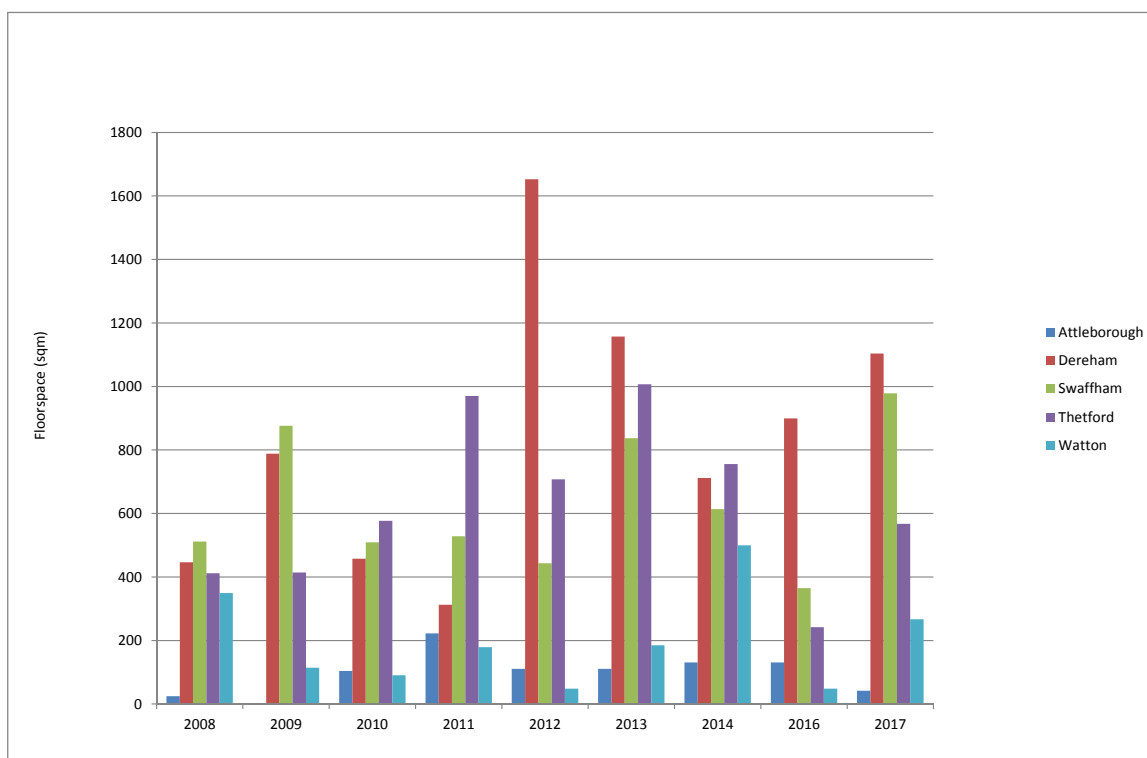


**Picture 3.5 Vacant Floorspace (sqm)**

**3.42** Figure 3.2 'Vacant Floorspace (sqm)' shows the overall trend of vacancy levels since 2007/08 across each of the market towns. There is no data for 2014/15. The vacancy levels have increased in Dereham, Swaffham, Watton and Thetford over the last year, although there has been a reduction in vacancy levels in Attleborough.

Town	Number of Vacant Units 2015/16	Number of Vacant Units 2016/17
Attleborough	4	2
Dereham	4	26
Swaffham	11	14
Thetford	6	10
Watton	3	8

**Table 3.24 Vacant units by town 2015/16 and 2016/17**



**Picture 3.6 Vacant Floorspace within Primary Frontages (sqm)**

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

**3.44** The following table shows the percentage of non-retail uses defined on both primary and secondary frontages within the five market towns.

	% of non retail uses on defined primary frontages	% of non retail uses on defined secondary frontages
<b>Attleborough</b>	34.3%	67.4%
<b>Dereham</b>	41.9%	55.7%
<b>Swaffham</b>	36.2%	68.4%
<b>Thetford</b>	45.5%	55%
<b>Watton</b>	42.1%	63%

**Table 3.25 % of non-retail uses on defined primary and secondary frontages**

#### Core Strategy Indicators for Retail and Town Centres

Core Strategy Indicator	Description	Target	Result for 2016/2017
CP7a	Number of vacant retail units	Minimise annually	Figure 3.5 'Vacant Floorspace (sqm)'
CP7b	Retail development completed (m <sup>2</sup> )	No target identified	Table 3.22 'Change of Floorspace of Town Centre Uses within Town Centres'
CP7c	Identification of Local Centres	No target identified	None
DC9a	% of non retail uses on defined primary frontages	Maximum 25% non A1 on primary frontages	Table 3.26 '% of non-retail uses on defined primary and secondary frontages'
DC9f	% of non retail uses on defined secondary frontages	Maximum 50% non-retail in secondary frontages	Table 3.26 '% of non-retail uses on defined primary and secondary frontages'

**Table 3.26 Core Strategy Indicators for Retail**

## 4 Natural Resources

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

### Development on Greenfield Land

**4.2** Over the previous financial year 2016/17, 655 dwellings were completed on greenfield sites. This represents 82.5% of all the dwellings completed being located on greenfield sites. The sites completed on previously developed land had a total area of 16.4ha, in comparison to those completed on greenfield land taking 109.3ha. These figures only include sites that have been completed in their entirety rather than individual units, which will be picked up within future Annual Monitoring Reports. The amount of greenfield land required for future housing developments is likely to increase, due to the limited quantum of previously developed land in Breckland, and the allocation of Strategic Urban Extensions in Attleborough and Thetford on greenfield sites.

### Flood Risk and Water Quality

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

### Number of Planning Permission Granted Contrary to Environment Agency Advice

**4.4** The most recent complete set of data available from the Environment Agency is for 2016/17. During the monitoring period the Environment Agency objected to four applications on the grounds of flood risk and unsatisfactory flood risk assessments, as shown in Table 4.1. The Environment Agency objected to no planning applications on water quality grounds.

Lpa Reference No	Planning Application	Development Type Description - Development Description	Proposal Description	Objection Reason	Subsequent Decision
AC/2016/124437	3PL/2016/0533/H	Other - Major	Erection of visitor centre and change of use of land for campsite, outdoor recreation & centre with associated works and outline permission for 8 holiday lodges	Sequential Test: Vulnerability not appropriate to Flood Zone	Decision not yet issued
AC/2016/124530	3PL/2016/0678/O	Residential - Major	Subdivision of amenity land & erect 4 dwellings with associated access drive, parking, garaging & amenity	Unsatisfactory FRA/FCA Submitted	Application withdrawn



Lpa Reference No	Planning Application	Development Type Description - Development Description	Proposal Description	Objection Reason	Subsequent Decision
AC/2016/124897	3PL/2016/1107/F	Residential - Minor	Erection of two pairs of semi detached dwellings	Unsatisfactory FRA/FCA Submitted	Application refused
AC/2016/124949	3PL/2016/1113/O	Residential - Major	Replacement cottage and single additional cottage including garaging	Unsatisfactory FRA/FCA Submitted	Application refused
AC/2016/125137	3PL/2016/1139/F	Residential - Minor	Existing outbuilding to be used for holiday let use (retrospective)	Unsatisfactory FRA/FCA Submitted	Allowed at appeal
AC/2016/125390	3PL/2016/1506/F	Residential - Minor	Siting of a static caravan	Sequential Test: Vulnerability not appropriate to Flood Zone	Application withdrawn

**Table 4.1 Applications the Environment Agency objected to on the grounds of flood risk and unsatisfactory flood risk assessments.**

#### Core Strategy Indicators for Natural Resources

Core Strategy Indicators	Description	Target	Result for 2016/2017
CP8	Development on previously developed land (ha)	Maximise annually (25% target for residential development)	8.2 ha equivalent to 25.4% of land developed
CP9	% of household waste collected which is recycled/composted	33% by 2015	24.6% of Breckland's waste was recycled in 2015/16.
DC13a	Number of dwellings permitted in EA defined flood zones 2 or 3, or flood risk areas identified by the SFRA.	Zero dwellings per annum	2
DC13b	Other development types permitted in EA defined zones or flood risk areas identified by the SFRA and contrary to policy	Zero ha per annum	This will be monitored in future AMR's

Core Strategy Indicators	Description	Target	Result for 2016/2017
DC13c	Number of permissions granted contrary to the Environment Agency advice	Zero per annum	1

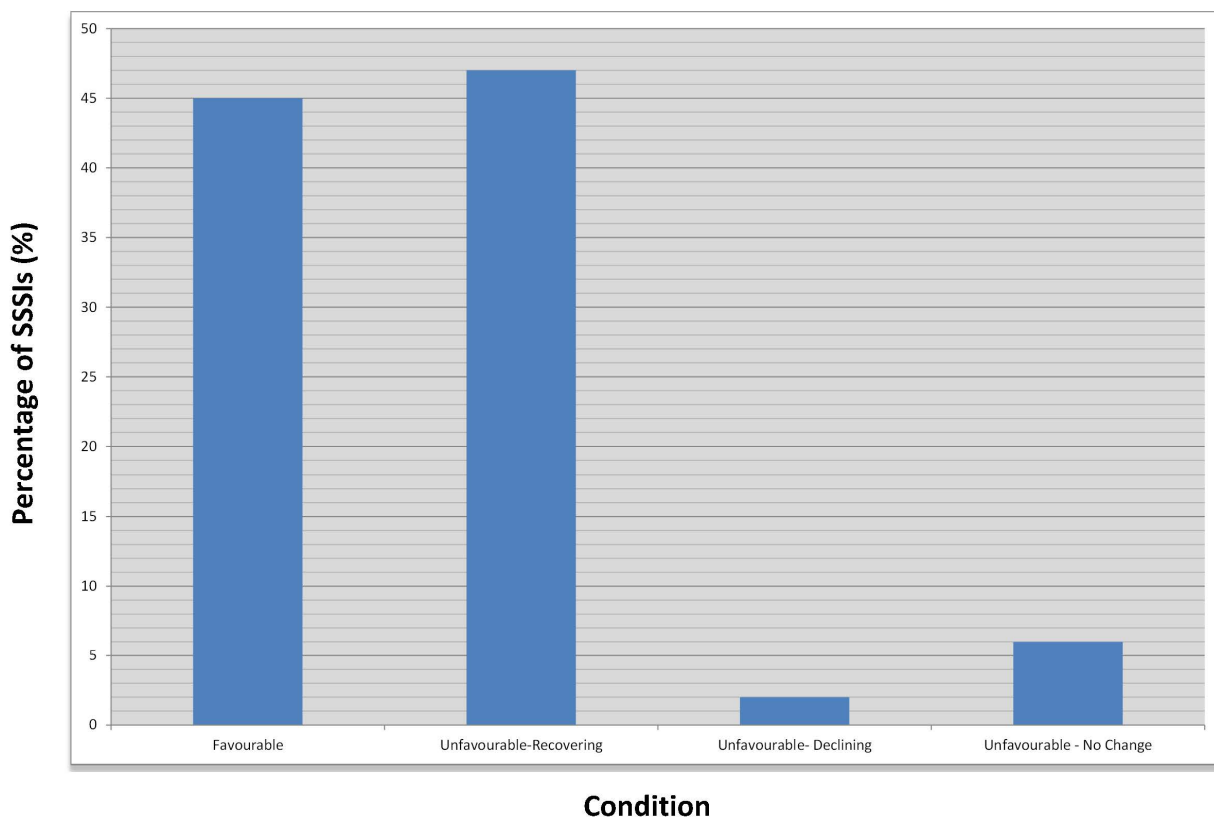
**Table 4.2 Core Strategy Indicators for Natural Resources**

## 5 Environment

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

### Biodiversity

**5.2** Breckland has 13% of the Sites of Specific Scientific Interest (SSSI) in the East of England. It also contains a large number of Special Areas of Conservation and Special Protection Areas. The range and quality of these sites are crucial to the operation of natural processes and the overall quality of life within Breckland. The condition of SSSI's is assessed by Natural England as part of a six year cycle. The assessment is carried out on individual units within the SSSI, rather than the whole site, this does however mean that different parts of the SSSI may be in different conditions. Figure 5.1 'Condition of SSSIs in Breckland' and Table 5.1 'SSSI Condition' highlight the condition of SSSIs across the District.



**Figure 5.1 Condition of SSSIs in Breckland**

**5.3** This shows that the majority of SSSI's within Breckland are either within a favourable condition, or if they are in an unfavourable condition, they are recovering. This data is correct as of September 2016. The percentage of SSSI's within each condition is calculated numerically rather than by site area.

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
% of SSSI in a favourable condition	81	50	55	46	46	45	45	44	44	43	45
% of SSSI in an unfavourable condition recovering	13	4	24	36	42	42	44	46	48	48	47
% of SSSI in an unfavourable condition declining	0.5	15	3	3	3	3	3	5	2	3	2
% of SSSI in an unfavourable condition with no change	5.5	31	18	15	9	10	8	5	6	6	6

**Table 5.1 SSSI Condition**

**5.4** The percentage of SSSIs in a favourable condition has increased since 2016, as shown within Table 5.1 'SSSI Condition'. Over the last monitoring year the percentage of SSSI in favourable condition has declined slightly, with a slight rise in the percentage of SSSI in an unfavourable condition declining.

### Renewable Energy

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

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

Type	Location	Developer	Date Permitted	Capacity
Solar Farm	Kenninghall	8MW	2012	8MW
Solar Farm	North Tuddenham	Green Energy UK Direct	2014	5MW
Total				148.6MW

**Table 5.2 Permitted Renewable Energy Capacity within Breckland**

## Open Space

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

### Core Strategy Indicators for the Environment

Core Strategy Indicator	Description	Target	Result for 2016/2017
CP5b	Open space provided (ha)	In accordance with standards in policy DC11	Data not available
CP6a	Green Infrastructure lost due to development without replacement	No target identified	Data not available
CP6b	Amount of Green Infrastructure provided by new developments	No target identified	Data not available
CP10a	Local Nature Reserves and County Wildlife Sites identified	Improved Biodiversity – proportion of Local Sites where active conservation management is being achieved	The district has 4 Local Nature Reserves and 638 County Wildlife Sites
CP10b	% of SSSI areas in favourable or recovering condition	88% of SSSIs to be in a favourable or recovering condition by 2010	Table 5.1 'SSSI Condition'
CP10c	Number of BAP habitats created as part of new developments	Maximise	Data not available
CP10d	Proportion of local sites where active conservation management is being achieved	Maximise annually	Data not available
CP12	Installed capacity of renewable or decentralised energy systems to support major growth locations	No target identified	Table 5.2 'Permitted Renewable Energy Capacity within Breckland'
DC11a	Comparison of Open Space provision to District standard and other national standards	Meet standard	Audit of Open Space refreshed summer 2010

Core Strategy Indicator	Description	Target	Result for 2016/2017
DC11b	Area of outdoor playing space provided from developments (ha)	Maximise	Data not available
DC11c	Area of open space lost to development (ha)	Minimise	0
DC12a	Protected trees lost as a result of development (gross)	No target	Data not available
DC12b	Protected hedgerows lost as a result of development (m)	No target	Data not available
DC14	Number of developments as defined in the policy that provide 10% of their energy from renewable sources	Maximise	Data not available
DC15	MW of installed renewable capacity per annum	Maximise	0
DC16	Number of development (over 10 dwellings) meeting building for life standards	Maximise	Data not available
DC17	Number of planning permissions granted contrary to English Heritage and Conservation officer advice	Minimise	Data not available

**Table 5.3 Core Strategy Indicators for the Environment**

## 6 Accessibility

**6.1** This is the ninth AMR to look at the strategic theme of accessibility. Previously the national indicator 175 provided details of access to services by public transport. This indicator has now been discontinued, however the most recent dataset from 2008 has been included here for information. When the 2011 census data is fully released more information on travel to work distances and transport options will be available. The office for national statistics has confirmed that the travel to work information is likely to be released in 2017; however, at the time of writing this document, the information has not yet been released.

### Access to Work and Services

Key Service	% who access services via public transport
GP	93.86% of houses are within 30 minutes public transport time of a GP (2008).
Hospital	40.25% of houses are within 30 minutes public transport time of a hospital (2008).
Primary School	4.46% of children use public transport to travel to primary school (2008)
Secondary School	34.82% of children use public transport to travel to secondary school (2008)
Employment	16.4% of people use public transport to travel to work (2011)

**Table 6.1 Access to Work and Services via Public Transport**

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

### Core Strategy Indicators

Core Strategy Indicator	Description	Target	Result for 2016/2017
CP13a	% of households without a car in rural areas of the District able to access a market town or Local Service Centre by public transport in 30 minutes at least twice per week	Maximise	Dataset not available, future AMR's will report on this.
CP13b	% of persons commuting by car or van	Minimise	63.69% as at the 2001 census
CP13c	% of persons who travel to work by public transport	Maximise	By bus 2-4% and by train 1%, results from the 2011 census
CP14a	% of homes in rural areas further than than 30 minutes public transport time from town centres	Minimise	Dataset not available, future AMR's will report on this.



Core Strategy Indicator	Description	Target	Result for 2016/2017
CP14b	% of homes in rural areas further than 1000m from a primary school	Minimise	Dataset not available, future AMR's will report on this
CP14c	% of homes in rural areas further than 300m from a convenience store or 30 minuted public transport time	Minimise	Dataset not available, future AMR's will report on this
CP14d	% of homes in rural areas further than 1000m or 30 minute public transport time from a doctors surgery	Minimise	Dataset not available, future AMR's will report on this
DC19a	Amount of completed floor space of community, recreation and leisure facilities by location (m <sup>2</sup> )	Maximise in Local Service Centres and Towns	0
DC19b	Floor space of key services and facilities lost to re-development of other uses (m <sup>2</sup> )	Zero	Dataset not available, future AMR's will report on this.
DC19c	% of rural areas with presence of and access to essential services and facilities	Maximise	Dataset not available, future AMR's will report on this.
DC21	Amount of completed development in accordance with car parking standards (floor area)	Maximise	Future AMR's will monitor the amount that has been completed.

Table 6.2 Core Strategy Indicators

## 7 Local Development Scheme

### Local Development Scheme (LDS)

**7.1** The Local Development Scheme was prepared during 2017 and published in July. This is the seventh revision of the LDS. The sixth revision was completed in February 2017.

### Statement of Community Involvement

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

### Local Plan

**7.3** Between 11th January and 22nd February 2016 the Council consulted on the Preferred Options and Emerging Site Options document. The Preferred Options sought feedback on emerging site options and preferred policy options. Comments were invited on all areas of the plan and during the consultation 2593 comments were received. A Preferred Directions Consultation Summary Document has been produced and is available on the Council's website.

**7.4** The Council consulted on the Preferred Site Options and Settlement Boundaries documents between 19th September and 31st October 2016. The main document sought feedback on the preferred and alternative land allocations and the parish settlement boundaries. A Sustainability Appraisal (SA) and Habitats Regulation Assessment (HRA) were also produced. Comments were invited on all areas of the plan and during the consultation 1171 comments were received. The comments are available to view on the Council's website.

**7.5** Since the consultation period ended the Council have considered the responses and have continued gathering further evidence to support the draft plan.

### Core Strategy and Development Control Policies Development Plan Document

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

### Site Specific Policies and Proposals Development Plan Document

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

### Thetford Area Action Plan Development Plan Document

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

## Attleborough and Snetterton Heath Area Action Plan Development Plan Document

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

### Community Infrastructure Levy (CIL)

**7.10** In July 2014 the Council resolved that production of a Community Infrastructure Levy (CIL) be halted for the present time and a watching brief be kept on the CIL regulations.

### Preliminary Risks to Adherence of Local Development Scheme Timescale

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

Identified Risk	Implications for Local Plan Programme
Staff Resources	In common with many rural planning authorities, the planning policy team at Breckland is relatively small. Staff turnover, the national lack of qualified planners and increasing need for staff to specialise all pose medium risks to the timetable if one or more members of the team were to leave the team during the next few years. The loss of staff with significant local knowledge may take time to replace. Therefore, staff retention and replacement are priorities for the service and this aspect will be managed to ensure that the timetable for the Local Plan is not put at risk. As the Council's planning service is delivered by Capita, there is potential scope to use resources elsewhere within the company to minimise this element of risk should it arise.
Information Technology	There is an increasing reliance on Information Technology – use of the internet, receiving Local Plan submissions electronically, GIS etc. This demands increasingly specialised knowledge, increased capabilities of internal systems (i.e. web server capacity) and secure and reliable systems that will not breakdown or corrupt. This risk is acknowledged and increased resources need to be directed towards I.T. hardware and training to ensure that planning policy production remains on target. The acquisition of Objective Software has addressed some of these risks, but contained server capacity problems have been an issue.
Changes to National Planning Policy	Further changes to National Planning Policy could give rise to a need to review or amend the timetable. The previous planning system was amended on several occasions which altered the formal stages of document preparation. The current system is less tightly regulated than its predecessor and as such should limit the potential for the need for further amendment, however recent announcements and ministerial statements indicate that there are potential changes envisaged to the planning system and their impacts will need to be assessed at the appropriate time. It is also evident from a number of recent examinations of Local Plans that there are two particular issues impacting upon the progress of plans including: <ul style="list-style-type: none"> <li>• The need to demonstrate a robust approach to Objectively Assessed Need (OAN) for housing and economic development requirements; and</li> </ul>

Identified Risk	Implications for Local Plan Programme
	<ul style="list-style-type: none"> <li>Ensuring that the Duty to Co-operate (DTC) is demonstrated in producing the Local Plan</li> </ul>
Duty to Co-operate	<p>The Duty to Cooperate is a significant change to the way plans are prepared and considered at the local level which requires continuous engagement with partners to demonstrate compliance. The Duty to Cooperate is a legal test, and as such, subject to Judicial review. Under previous planning systems, many of the discussions on strategic planning matters which may affect local authorities and partners were conducted as part of the Regional Plan process, and prior to that by the County Structure Plan process. Decisions and conclusions on those strategic discussions were ultimately resolved through Examinations in Public (EiPs) on such Regional or Structure Plans. The new Duty to Cooperate formalises and devolves these requirements down to local authorities who are preparing plans. This has the potential to significantly increase the burden on plan production, but also presents a risk where there is no formal mechanism for agreement between parties. There may also be an additional risk to plan production where the Council may need the support of a neighbouring authority or another partner to deliver its full range of needs under the Duty where that partner may not agree with the proposal. The Council is a member of the Norfolk wide Duty to Co operate Forum.</p>
Habitats Regulation Assessment	<p>Planning documents which may affect European sites are required to undergo an assessment to ensure that they do not result in adverse effect on those sites. A significant volume of work has been commissioned by Breckland in support of the Core Strategy and its accompanying Habitats Regulations Assessment, much of which is likely to remain relevant to the Local Plan. The proximity of significant areas of European habitats (Breckland Special Protection Area), particularly close to three of the five sustainable market towns in Breckland (including Thetford) is of particular concern and reduces the spatial options for accommodating growth if the result of Habitats Regulations Assessment concludes that an adverse impact will arise from the spatial strategy. The risk may be able to be resolved through mitigation but ultimately the conclusions of a Habitats Regulations Assessment could be a fatal 'showstopper' and in this scenario, the Council would be required to demonstrate how the plan could avoid or mitigate any adverse effects.</p>
Changes to Administration	<p>The period for preparing a Local Plan will be within two administrations of Breckland Council given the District elections that took place in May 2015. Elections can represent a time of change, in terms of very local priorities at the Ward level as well as the strategic direction of the authority. Breckland Council has benefitted from a long period of administrative stability but nonetheless it is important that early consensus is developed around the initial version of the Local Plan and that any risk around a change in administration is managed. This Local Development Scheme provides an opportunity to do this by setting out early milestones for consulting on the quantity and location of development in Breckland.</p>

Table 7.1 Risks to adherence to LDS

## 8 Performance of Saved Policies

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

Policy	Summary of Policy/Area of Coverage	Will the Principal of the Policy be replaced	Reasoning	Proposed Replacement	Able to be monitored?	Reason for not monitoring	Indicator	Result for 2016/2017
(002)6	Allocation of site H6 (Attleborough)			Local Plan	Yes		% of allocation remaining	0% of land allocated in this policy is remaining
(002)9	Allocation of site E3 (Attleborough)	Yes in principle.	Provision of land for employment uses in an important objective	Local Plan	Yes		% of allocation remaining	100% of land allocated in this policy is remaining. Site is now included as part of planning application 3PL/2012/0958/H (134 complete, 20 under construction, 221 not started)
(002)12	Seek to provide site OS6 (Attleborough)	Yes	Provision of open space is an important objective. This is particularly important as Attleborough has a deficit provision compared to NPFA standards	Local Plan	Yes		% of allocation remaining	0% of land allocated in this policy is remaining. The site was granted planning permission for 73 dwellings under planning application 3PL/2012/1259/F (now complete)

Policy	Summary of Policy/Area of Coverage	Will the Principal of the Policy be replaced	Reasoning	Proposed Replacement	Able to be monitored?	Reason for not monitoring	Indicator	Result for 2016/2017
(087)1	Development related to motor racing (Snetterton)	Yes	Provision of land for specific employment uses in this location has been established as an important objective and will be continued in the LDF	Attleborough and Snetterton Heath Area Action Plan DPD	No	Racing circuit area not defined in Local Plan.		

**Table 8.1 Saved Policies**

## 9 Performance of Policies within the Thetford Area Action Plan DPD

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

	Conforming to policy
	Part conforming to policy
	Not conforming to policy
	Not yet applicable

**Picture 9.1**

Policy	Indicator	Target	Result for 2016/17	Overall Policy Score
Policy TH2 Approach to the Town Centre	% non A1 on primary and secondary frontages	Maximum 25% on primary frontages and 50% on secondary frontages	Primary Frontage: 65% non A1 retail  Secondary Frontages: 35% non A1 retail	
	A class retail floor space	Maximise	Dataset not currently available	
	Delivery of a Town Centre masterplan	By end of 2012	The masterplan was completed in 2013	
	Cycle networks included within planning applications	Secured through a legal agreement	Dataset not currently available	
	Number of historic buildings/structures restored and/or enhanced	Maximise	Dataset not currently available	
Policy TH3 New Retail Development	M <sup>2</sup> net retail floorspace developed	Approximately 330m <sup>2</sup> of net convenience floorspace by 2016 on the town centre	Dataset not currently available	
	A class retail floor space	Maximise	Dataset not currently available	

Policy	Indicator	Target	Result for 2016/17	Overall Policy Score
	% non-A1 retail on primary and secondary frontages	Maximum 25% on primary frontages and 50% on secondary frontages	Primary Frontage 65% non A1 retail Secondary Frontages 35% non A1 retail.	
Policy TH4 Transport - Achieving Modal Shift	Cycle networks included within planning applications	Provision of cycle network	Dataset not currently available	
	Levels of cycling, walking and bus usage	Maximise	Dataset not currently available	
	Bus stops within 400m of all properties in the urban extension	Secured through a legal agreement	This will be considered as part of the planning application for the urban extension	
Policy TH5 The Impact of Change on Pedestrians, Cyclists and Buses	Limit impact of development on pedestrians, cyclists and buses	Transport management scheme agreed by LPA and NCC	This will be considered as part of the planning application for the urban extension.	
	Cycle networks in included within relevant planning applications	Provision of cycle network		
	Bus stops within 400m of all properties in the urban extension	Transport management scheme agreed by LPA and NCC		
Policy TH6 Thetford Bus Interchange	Levels of bus usage	Maximise	Will be included in future AMR's once annual figures are available	
	Number of historic buildings/structures restored and/or enhanced	Maximise	Planning permission allows for the redevelopment/enhancement of the cosy carpets building.	
	Number of developments approved achieving the BREEAM very good standard up to 31st March 2013 and excellent after 31st March 2013	100%	New technical standards have been introduced	
	Progress on delivery of new bus interchange	Operational by April 2013	Opened April 2015	



Policy	Indicator	Target	Result for 2016/17	Overall Policy Score
Policy TH7 Thetford Railway Station	Enhanced walking and cycling connections to the train station	Secured through a legal agreement	0	
	Redevelopment schemes for historic buildings coming forward	Maximise	0	
	Number of developments approved achieving the BREEAM very good standard up to 31st March 2013 and excellent after 31st March 2013	100%	New technical standards have been introduced	
Policy TH9 Monitoring and Management of Key Biodiversity Sites	Developments will not have an adverse affect on the populations health	100% urban development checklist  100% health impact assessment	Dataset not available, will be monitored in future AMR's	
Policy TH10 Allotments	Amount of allotment secured through a legal agreement at the point of a planning application	At least 5ha of allotment land by 2026	Allotment land will be included within the urban extension, outline permission has been granted subject to a s106 agreement. As such provision has not been monitored in this AMR.	
Policy TH11 Joe Blunt's Lane	Amount of new green infrastructure provided by new developments	Maximise	0	
	Green infrastructure lost due to development without replacement	Minimise	0	
	Lane reclassified to allow for cycling	Secured through a legal agreement	Will be included within the planning permission for the urban extension.	
Policy TH12 The Thetford Loops	Progress on delivery of the Loops network	Secured through a legal agreement  Progress Report	Limited progress during this monitoring year, part of the Thetford Loop is expected to be provided in the SUE.	

Policy	Indicator	Target	Result for 2016/17	Overall Policy Score
Policy TH13 Indoor Sports Facilities	Indoor sports provision provided for development (ha)	By 2026 there should be 4 new sports courts and 3 new swimming lanes	No new indoor sports facilities were provided during 2016/17.	
Policy TH14 Energy and Carbon - TAAP Wide	Number of residential developments achieving the Code for Sustainable Homes (CSH) in line with national timetable	100% of residential developments	New technical standards have been introduced	
	Renewable energy capacity installed by type	To increase the amount of renewable energy installed	0	
Policy TH15 Energy/Multi Service(s) Company Development (ESCo/MuSCo)	ESCo or MuSCo provided to serve existing and new development	Maximise	No ESCo/MuSCo currently, however this is still within existing timescales set out within the policy.	
Policy TH16 Water and Drainage	Major development will not have an adverse affect on waste water capacity	Capacity agreed with waste-water provider prior to planning permission	Datasets not available in this AMR, will be included within future reports.	
	Number of dwellings constructed at 105l/h/d	100%		
	Levels of water abstraction/average household water consumption	105l/h/d		
Policy TH17 Development in Flood Zones	Number of dwellings in EA flood zones 2 or 3, or flood risk areas identified in SFRA contrary to TAAP policies	Zero dwellings per annum	0	
	Other development types permitted in EA defined flood zones or risk areas identified in SFRA contrary to TAAP policies	Zero ha per annum	0	

Policy	Indicator	Target	Result for 2016/17	Overall Policy Score
	Number of permissions granted contrary to Environment Agency advice on either water quality or flood risk grounds	Zero permissions per annum	0	
Policy TH18 Archaeology	Number of planning permissions granted contrary to English Heritage, Norfolk County Council's Historic Environment Service, or Conservation Officer advice	Minimise	Dataset not currently available, will be included within future reports.	
Policy TH19 Sustainable Construction Standards for Non-Residential Development	Number of developments approved achieving the BREEAM very good standard up to 31st March 2013 and excellent after 31st March 2013	100%	New technical standards have been introduced	
Policy TH20 Thetford Urban Extension Strategic Design Principles	The loss of historic buildings as a result of the urban extension	Zero lost		
	Number and % of housing sites with a building for life assessment	All residential development		
	Enhancement of boundary trees adjoining the transport infrastructure	Landscaping scheme to be agreed by the LPA		
	Protected trees and hedgerows lost as a result of development	No loss of protected trees		
	Management plan for existing features included within planning application	Progress report		
	New hedgerow/landscape buffer planted (metres)			
Policy TH21 Locally Distinctive	Protected trees and hedgerows lost as a result of development	No loss of protect trees		

Policy	Indicator	Target	Result for 2016/17	Overall Policy Score
Features of the Landscape	Management plan for existing features included within planning application	Management plan agreed with LPA prior to planning permission		
	New hedgerow/landscape buffer planted (metres)	Maximise		
Policy TH22 Gallows Hill Scheduled Monument	Improvements (open space and habitats creation) to Gallows Hill Scheduled Monument	An improvements implementation plan to be agreed with the LPA to be secured via a legal agreement prior to planning permission.		
Policy TH23 Existing Buildings in the Thetford Urban Extension	The loss of historic buildings as a result of the urban extension	Zero lost		
	Biodiversity surveys undertaken	Biodiversity survey and mitigation measure agreed with LPA		
Policy TH24 Surface-Water Management	SWMP provided with planning application	SWMP agreed by LPA and Environment Agency prior to the granting of permission		
	Provision of SuDS	SuDS provided on new developments where required.		
Policy TH25 Walking and Cycling	Walking and Cycling networks included within planning applications	Secured through a legal agreement		
	Level of walking and cycling	Increase		
Policy TH26 Buses	Bus stop within 400m of all properties in the urban extension	Secured through a legal agreement		

Policy	Indicator	Target	Result for 2016/17	Overall Policy Score
	Bus infrastructure to be provided prior to the first occupation of dwellings	Secured through a legal agreement		
	Levels of bus usage	New bus service implemented from the day of first occupation in the urban extension		
Policy TH27 A New Railway Station in the Urban Extension	Land secured for new railway station	Agreed through planning permission for the urban extension		
	Transport monitoring to establish need	Increase in passenger numbers at Thetford Station		
Policy TH28 Changes to the A11 Trunk Road	Development of essential infrastructure (progress on A11 junction improvements)	A11 junctions to be improved in accordance with phasing plan provided in the Transport Assessment.		
Policy TH29 Improvement to the Local Road Network	Development of essential infrastructure (progress on local road network improvements)	Local road improvements to be completed by 2026		
Policy TH30 New Employment Land	Amount of floorspace developed for employment by type (gross and net) in sqm	In accordance with policy		
	Phased delivery of employment land	At least 40 ha of employment land by 2026.		
	Employee jobs created	5,000 net new jobs by 2026		
Policy TH31 New Local Centre(s) in the Urban Extension	M <sup>2</sup> net floor space developed	500m <sup>2</sup> net new comparison post 2016 and 1200m <sup>2</sup> net new		

Policy	Indicator	Target	Result for 2016/17	Overall Policy Score
		convenience floorspace post 2016		
	A class floorspace	Maximise		
Policy TH32 Connecting to a Decentralised Energy Supply	Development designed to allow for connections to decentralised supply	100%		
Policy TH33 Education Provision in the Thetford Urban Extension	Indices of Multiple Deprivation, Barriers index	Minimise in line with general trend		
	8 new GP's and 6 Dentists secured in accordance with NHS Norfolk's requirements	Secured through a legal agreement		
Policy TH34 New Health Facility in the Urban Extension	Ha of land set aside for nursery, primary, secondary and post 16 school provision	12ha secured through a legal agreement		
	New nursery, primary, secondary and post-16 school places provided	Secured through a legal agreement		
	Number of developments approved achieving BREEAM very good standard up to 31st March 2013 and excellent after 31st March 2013	100%		
Policy TH35 Community Buildings	Amount of completed floor space of community, recreation and leisure facilities by location (M <sup>2</sup> )	1 x 300m <sup>2</sup> multi-purpose community facility by 2016 and 2 x 300m <sup>2</sup> small multi-purpose community facility between 2016-2026		
	Floorspace of key services lost to redevelopment of uses (M <sup>2</sup> )	Zero		
Policy TH36 New Bring	Bring recycling centre located at the Local Centre	Secured via a legal agreement		

Policy	Indicator	Target	Result for 2016/17	Overall Policy Score
Recycling Facilities				
Policy TH37 Regeneration Proposals in Existing Residential Areas	Ha of redeveloped land	No target identified	1.4ha of redeveloped land - Riverside regeneration project moving forward	
	Indices of Multiple Deprivation	Reduction of 2010 levels		
	Net number of new dwellings delivered	Maximise	60	
Policy TH38 Existing Employment Areas	Employment land developed in ha and floorspace (m <sup>2</sup> )	Maximise	1695sqm	
Policy TH39 Thetford Settlement Boundary	Number of dwellings approved outside of settlement boundary	Zero	0	

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

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

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

### Dereham

Policy	Indicator	Target	Result for 2016/17	Overall Policy Score
D1 Land at the Old Maltings, Norwich Road	Provision of masterplan for site	Masterplan agreed by LPA	Hybrid application submitted (3PL/2016/1454/H) for the refurbishment of the Maltings and erection of 127 dwellings.	
	Phased development of the site prior to 2019	Phased delivery of 180 dwellings in accordance with masterplan		
	Provision of on-site open space	0.35ha on-site open space, including a LEAP		
	Provision of pedestrian and cycle links to Green Rd and Norwich Rd	Pedestrian and Cycle links secured through a legal agreement		
	Retention of all important trees	Landscaping scheme by LPA		
	Design respects setting of listed building (The Maltings) and existing dwellings	Masterplan agreed by LPA		
D2 Land at Greenfields Road	Phased development of the site prior to 2019	Phased delivery of 220 dwellings including 150 by 2014 in accordance with the SHLAA, with the remainder by 2019	A full application (3PL/2016/1397/F) was submitted for 285 dwellings with associated access, pedestrian and cycle links, landscaping and open space.	
	Provision of on-site open space	1.38ha of on-site open space including 2 LEAPs		
	Noise attenuation measures along the border of the A47	Secured through planning permission		



Policy	Indicator	Target	Result for 2016/17	Overall Policy Score
D3 Land to the East of Windmill Avenue	Vehicular link between Greenfields Road and Wheatcroft Way	Secured vehicular links through a legal agreement		
	Phased development of site prior to 2014	Phased delivery of 200 dwellings	Site is currently under construction	
	Provision of on-site open space	1.15ha on -site open space, including 2 LEAPs and an area for outdoor sports		
	Enhancement of biodiversity corridors	Secured green space to the north of the development to protect and enhance biodiversity corridor at Shillings Lane by legal agreement		
D4 Land of Rash's Green Industrial Estate	Access onto Norwich Rd between Windmill Avenue and Dereham Tow Football Club	Secure vehicular access by a legal agreement		
	Provision of 3.1ha of employment land	Take up of land with use classes B1(b)(c), B2 and B8	No progress has been made on this site at present, however this is still within the time scales set out within the policy.	
	Vehicular access via Rash's Green	Secured by a legal agreement	A recent application for 100 dwellings (3PL/2015/0846/O) was refused on the site.	
	Provision of boundary treatments on areas bordering residential development	Secured by a legal agreement	A further application for 100 dwellings (3PL/2017/0563/O) has been submitted.	
	Timing of employment land delivery	Planning permission granted prior to 2016 or review of this DPD whichever is the sooner		
	Retention of all important boundary trees	Landscaping scheme agreed by the LPA		
	Provision of 3.1ha of employment land	Take up of land with use classes B1(b)(c), B2 and B8	No progress has been made on this site at present, however this is still within the	
D5 Land to the East of				

Policy	Indicator	Target	Result for 2016/17	Overall Policy Score
Dereham Business Park	Vehicular access via Kingston Road/Walpole Loke	Vehicular access secured by a legal agreement	time scales set out within the policy.	
	Provision of footways and cycle ways to join with those on Yaxham Road and a foot way to Cherry Lane	Secured pedestrian and cycle links through a legal agreement		
	Retention and enhancement of existing boundary screening	Landscaping scheme agreed by the LPA		
D6 Land extending from Georges Road/Nunn's Way to Cowper Road	Provision of 4,900m <sup>2</sup> of comparison goods floorspace	Take up of land with use class A1	No progress has been made on this site at present, however this is still within the time scales set out within the policy.	
	Provision of 1,800m <sup>2</sup> of convenience floorspace	Take up of land with use class A1		
	Provision of footways for pedestrian access to the High Street, Norwich Street and Wrights Walk	Secured pedestrian links through a legal agreement		
	Parking provision should meet standards in the Core Strategy	Secured through the planning permission		
D7 Land to the East of Dereham Town Football Club	4.5ha of land for a new cemetery	Secured through planning permission	Planning permission granted for the change of use of this land to a cemetery in October 2011 - Construction has now begun on the new cemetery.	
	Access to the site from Norwich Road or B1110	Vehicular access secured by a legal agreement		

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

## Swaffham

Policy	Indicator	Target	Result 2016/17	Overall Policy Score
SW1 Land to the East of Brandon Road and North of Redlands Tile Site	Provision of a masterplan for the site	Masterplan agreed by LPA by 2013	Under construction	
	Vehicular access to the site from Brandon Road	Access secured by a legal agreement		
	Protection and enhancement of right of way	Secured by a legal agreement		
	Pedestrian and cycle links to the right of way and to development to the south of site	Access to pedestrian and cycle links secured by a legal agreement		
	Layout of site has regard to future potential of site	Masterplan agreed by the LPA		
	Phased development of the site prior to 2016	Delivery of 240 dwellings by 2016 with 150 dwellings prior to 2014		
	Provision of on-site open space	0.96ha of on-site open space		
	Provision of 3ha of employment land	Take up of land with use class B1(b)(c), B2 and B8		
	Access provided from the Eco-Tech centre	Access secured via a legal agreement		
	Landscape buffer between A47 and employment development	Landscaping scheme approved by the LPA		
SW2 Land to the North of the Eco-Tech Centre	Timing of employment land delivery	Planning Permission granted prior to 2016 or review of this DPD whichever is the sooner	No progress has been made on this site at present, however this is still within the time scales set out within the policy.	
	Prior to development, land between site and Eco-Tech is developed	Secured by a legal agreement		

Policy	Indicator	Target	Result 2016/17	Overall Policy Score
SW3 Land to the West of the Eco-Tech Centre	Provision of 5.8ha of employment land	Take up of land with use class B1(b)(c), B2 and B8	No progress has been made on this site at present, however this is still within the time scales set out within the policy.	
	Landscaping and planting on exposed boundaries	Landscaping scheme approved by the LPA		
	Vehicular access provided from the Eco-Tech employment area	Vehicular access to the site is secured by a legal agreement		
	Timing of employment land delivery	Planning permission granted prior to 2016 or review of this DPD whichever is there sooner		
	Provision of pedestrian and cycle access to West Acre Rd	Secured by a legal agreement		
	Land is not developed until after SW2	Phasing agreement agreed by the LPA		

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

**Watton**

Policy	Indicator	Target	Result for 2016/17	Overall Policy Score
W1 Land to the west of the A1075 and adjacent Wayland High School	Development of the site prior to 2015	Phased development of 100 dwellings prior to 2015	Site has planning permission for 110 dwellings. Development has commenced.	
	Principal access via A1075	Vehicular access secured by a legal agreement		
	Provision of on-site open space	0.2ha of on-site children's play		
	Retention and enhancement of all perimeter hedgerows and trees	Landscaping scheme approved by the LPA		
	Provision of pedestrian and cycle ways to Wayland High School	Secured by legal agreement		

Policy	Indicator	Target	Result for 2016/17	Overall Policy Score
W2 Land at the Former RAF Officers Mess	Management scheme for adjacent pond	Scheme agreed by the LPA		Site has planning permission subject to s106 for 80 dwellings
	Development of the site prior to 2015	Development of 72 dwellings on site by 2015		
	Vehicular access to the site from Norwich Road and Portal Avenue	Vehicular access secured via a legal agreement		
	Pedestrian and cycle links to be provided to link Elworthy Road and Norwich Road	Secured by a legal agreement		
	Retention of all protected trees on site	Landscaping scheme agreed by the LPA		
	Density to have regard to existing development on Trenchard Crescent	Agreed as part of the planning permission		
	Open space to meet commitments for site W2 and existing requirements.	5ha of open space, including a LEAP, children's play space, and outdoor sports pitches		
	Development of site prior to 2015	Development of 25 dwellings by 2015		
	Provision of on-site open space to the south of the site	500m <sup>2</sup> of children's play space		
	Retention and enhancement of perimeter hedgerows and trees	Landscaping scheme to be agreed by the LPA		
W3 Land at Watton Green and Norwich Road	No access to the site from Watton Green	Secured by a legal agreement	The site has planning permission and is currently under construction.	
	Low density housing along Watton Green with no housing fronting onto the road	Secured through planning permission		
	Provision of pedestrian and cycle links to Norwich Road, Watton Town Centre and local schools	Secured by a legal agreement		

Policy	Indicator	Target	Result for 2016/17	Overall Policy Score
	Management schemes for the enhancement of biodiversity	Secured by a legal agreement		
	Relocation of attenuation pond for 1 in 100year flood	Secured by a legal agreement		
W4 Land adjacent to Swaffham Road	Development of site prior to 2015	Development of 17 dwellings by 2015	A full application (3PL/2016/1539/F) was submitted for the erection of 23 dwellings. The application has not yet gained permission however it is recommended for approval subject to conditions and the completion of a Section 106 Agreement.	
	Provision of a crossing point to link Swaffham Road and create pedestrian access to Three Post Road	Secured by a legal agreement		
	Vehicular access onto Swaffham Road	Secured by a legal agreement		
	Retention and enhancement of perimeter hedgerows and trees	Landscaping scheme to be agreed by the LPA		
	Provision of a Bat protection scheme	Scheme to be agreed by the LPA		

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

**Narborough**

Policy	Indicator	Target	Result for 2015/16	Overall Policy Score
NAR1 Land to the West of Chalk Lane	Development of the site by 2014	Development of 50 dwellings by 2014	Site has detailed permission (3PL/2015/0926/D) for 55 dwellings. All plots are either commenced or	
	Principal access along Chalk Lane	Secured by legal agreement		
	Retention of all boundary trees and new landscaping to the south of the site	Landscaping scheme to be agreed by the LPA		

Policy	Indicator	Target	Result for 2015/16	Overall Policy Score
	Pedestrian and cycle links from Chalk Lane to village	Secured by legal agreement	have been completed.	
	Provision of on-site open space	Minimum of 0.12ha open space for children's play		

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

## Shipdham

Policy	Indicator	Target	Result for 2016/17	Overall Policy Score
SH1 Land at the Coal Yard, north of Chapel Street	Development of site by 2015	Development of 85 dwellings by 2015	A detailed application (3PL/2017/0757/D) has been submitted for the erection of 90 dwellings pursuant to outline planning permission 3PL/2013/0095/O. A decision has not yet been made on the detailed application.	
	Provision of on-site open space	Minimum of a LEAP secured through a legal agreement		
	Principal access via Chapel Street	Secured by legal agreement		
	Pedestrian and cycle access to Chapel Street, and a safe crossing point at Chapel Street	Secured by legal agreement		
	Retention and enhancement of perimeter hedgerows and trees	Landscaping scheme agreed by the LPA		
	Retention of area of retail within the site to accommodate existing activities	Secured through planning permission		

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

**Swanton Morley**

Policy	Indicator	Target	Result for 2016/17	Overall Policy Score
SM1 Land to the south of Rectory Road	Development of site by 2015	Development of 50 houses by 2015	Site has full planning permission (3PL/2014/0083/F. All plots have now been completed as of 31/03/2017.	
	Provision on on-site open space	0.12ha of children's play space in accordance with NPFA standards		
	Access onto Rectory Road	Secured by a legal agreement		
	Retention and enhancement of perimeter hedgerow and trees	Landscaping scheme to be approved by LPA		
	Enhancement of pedestrian and cycle links to village hall and primary school	Secured by a legal agreement.		

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



## 11 Duty to Co-operate

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

**11.2** The following table includes the list of bodies who are included through the duty to co-operate and any actions which have occurred based on the duty between 1st April 2016 and 31st March 2017.

**11.3** The duty to co-operate statement was published in June 2017.

Duty to Co-operate Body	Action Taken
Norfolk County Council (Highways Authority)	<ul style="list-style-type: none"> <li>There has been on going discussions around site appraisals for the Local Plan.</li> </ul>
Environment Agency	<ul style="list-style-type: none"> <li>Engagements through the Duty to Co operate. Have assisted with evidence gathering to inform evidence base studies commission.</li> </ul>
The Office of Rail Regulation	<ul style="list-style-type: none"> <li>No specific action taken</li> </ul>
The Civil Aviation Authority	<ul style="list-style-type: none"> <li>No specific action taken</li> </ul>
Heritage England	<ul style="list-style-type: none"> <li>Have advised on the approach taken in the Local Plan around Attleborough and policies for the protection and enhancement of the historic environment through the Preferred Directions Consultation.</li> </ul>
Natural England	<ul style="list-style-type: none"> <li>No specific action taken</li> <li>Natural England have set up the Breckland SPA forum, which Breckland Council are a member of. Considers specific implications on the SPA.</li> <li>Have advised on the approach taken in the Local Plan through the Preferred Directions Consultation.</li> </ul>
The Homes and Communities Agency	<ul style="list-style-type: none"> <li>No specific action taken</li> </ul>
New Anglia (Local Enterprise Partnership)	<ul style="list-style-type: none"> <li>The Council responded to New Anglia's consultation on growth strategies.</li> </ul>
Primary Care Trust	<ul style="list-style-type: none"> <li>No specific action taken</li> </ul>
Wild Anglia NLP	<ul style="list-style-type: none"> <li>No specific action taken</li> </ul>
Adjoining Local Authorities	<ul style="list-style-type: none"> <li>Meetings held between all Norfolk authorities to agree a duty to co-operate structure and the setting up of the D2C Forum. Shared evidence base to be prepared. This process is ongoing. A strategic framework is being produced and there are a number of sub groups to consider issues such as: Housing, Infrastructure, the environment and the economy.</li> </ul>

Duty to Co-operate Body	Action Taken
	<ul style="list-style-type: none"> <li data-bbox="592 450 1473 580">A joint strategic housing market assessment is currently being produced between Breckland, North Norfolk, Broadland, Norwich City and South Norfolk Councils. This covers the whole of the Central Norfolk Housing Market Area.</li> </ul>

**Table 11.1 Duty to Co-operate bodies and action taken**

## 12 Neighbourhood Plans

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

### Designated Neighbourhood Plans

**12.2** The following Table shows the Neighbourhood Plan designations as of 31st of March 2017.

Neighbourhood Plan	Date designated
Attleborough and Besthorpe Neighbourhood Plan	29 October 2013
Croxton, Brettenham and Kilverstone	1 July 2014
Kenninghall	28 January 2015
Mattishall	9 April 2015
Swanton Morley	6 July 2015
Dereham	13 August 2015
Yaxham	17 November 2015
Rocklands	25 January 2016
Saham Toney	17 March 2016
Swaffham	4 April 2016
New Buckenham	30 March 2017

**Table 12.1 Designated Neighbourhood Plans**

## 13 Residential Completions by Parish

### 13.1

Parish	2001/ 02	2002/ 03	2003/ 04	2004/ 05	2005/ 06	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	Grand Total
Ashill	2	0	0	0	1	1	5	15	3	11	2	0	0	1	0	17	58
Attleborough	19	63	260	53	12	25	29	29	16	15	103	22	45	86	60	151	988
Banham	19	9	3	2	10	2	6	6	4	3	0	0	1	2	5	9	81
Bawdeswell	6	4	0	2	0	1	11	3	8	0	2	0	1	2	0	1	41
Beachamwell	0	15	1	4	1	0	1	0	0	2	0	0	1	0	0	0	25
Beeston	3	2	1	4	7	3	4	6	1	0	0	0	1	0	6	0	38
Beetley	5	9	3	4	3	1	5	3	1	0	6	1	0	2	2	0	45
Besthorpe	1	4	2	2	5	1	2	2	3	0	1	1	2	1	2	7	36
Billingford	0	4	2	0	0	0	0	0	0	1	0	3	0	0	1	0	11
Bintree	2	0	0	2	5	1	0	0	0	1	0	0	0	0	0	1	12
Blo' Norton	0	2	0	1	2	0	0	0	0	0	3	0	0	0	0	0	8
Bradenham	1	0	4	0	2	0	0	1	0	1	0	5	7	0	0	2	23
Brettenham	1	2	1	2	7	3	0	0	2	0	0	0	0	0	1	0	19
Bridgham	0	0	0	0	2	1	0	5	8	0	0	0	1	0	0	0	17
Brisley	0	1	0	1	0	1	0	4	0	1	0	0	1	1	1	0	11
Bylaugh	0	0	2	0	0	0	0	21	0	0	0	0	0	0	0	0	23
Carbrooke	14	0	2	8	2	36	68	57	176	86	11	18	16	31	35	3	563
Caston	1	1	1	2	2	1	1	2	0	1	1	2	0	3	6	1	25
Cockley Cley	0	0	0	0	2	0	1	0	1	0	0	0	0	0	0	1	5

Parish	2001/ 02	2002/ 03	2003/ 04	2004/ 05	2005/ 06	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	Grand Total
Colkirk	1	1	2	0	0	8	7	0	0	0	6	1	1	0	1	3	31
Cranwich	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cranworth	0	1	0	1	1	4	0	0	7	4	0	0	0	1	0	2	21
Croxton	0	1	0	0	1	4	1	0	0	1	0	0	5	7	0	0	20
Didlington	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	2
Dereham	157	200	214	162	107	61	161	134	61	85	22	44	65	45	93	67	1678
East Tuddenham	1	2	1	6	4	2	0	0	1	1	3	0	0	5	2	2	30
Elsing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Foulden	2	4	1	1	0	1	1	0	0	0	1	0	0	0	0	0	11
Foxley	0	0	2	2	5	2	2	1	0	1	0	0	5	1	2	0	23
Fransham	0	1	1	2	3	1	1	3	0	0	0	1	0	0	0	5	18
Garboldisham	4	2	1	0	1	2	0	0	3	1	3	0	0	0	3	0	20
Garvestone	1	2	1	1	2	2	5	5	1	3	1	3	0	0	5	9	41
Gateley	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	2
Gooderstone	36	1	1	0	3	2	0	0	1	3	0	1	0	1	1	4	54
Great Cressingham	0	0	0	0	0	0	0	7	0	0	0	0	0	0	0	0	7
Great Dunham	0	3	0	1	0	1	3	0	0	0	1	2	1	0	1	2	15
Great Ellingham	2	4	6	4	9	4	1	0	5	5	0	2	2	1	7	5	57
Gressenhall	1	3	0	4	2	0	1	3	1	0	1	0	0	1	1	1	19
Griston	1	2	0	0	2	5	4	3	3	1	0	1	0	1	2	1	26
Guist	0	0	0	0	0	0	0	0	0	0	1	0	1	0	1	1	4
Hardingham	0	2	2	0	1	0	1	1	2	1	0	0	1	1	0	0	12

Parish	2001/ 02	2002/ 03	2003/ 04	2004/ 05	2005/ 06	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	Grand Total
Harling	7	3	16	19	3	10	2	6	6	1	6	17	25	11	13	23	168
Hilborough	1	1	2	3	0	4	2	0	0	0	0	0	0	0	1	0	14
Hockering	8	0	4	5	9	1	3	3	0	3	0	0	1	0	1	4	42
Hockham	6	0	1	0	2	2	0	0	0	2	3	0	4	1	3	1	25
Hoe	0	2	4	1	3	2	3	0	1	1	0	0	0	0	0	0	17
Holme Hale	0	2	4	1	3	2	3	0	1	1	0	0	4	0	0	9	30
Horningtoft	0	1	0	0	0	1	1	0	1	0	0	0	0	1	0	0	5
Ickburgh	1	4	0	0	0	4	0	0	3	0	1	0	0	0	4	0	17
Kempstone	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Kenninghall	0	3	4	10	8	9	2	22	5	0	1	10	0	0	8	6	88
Kilverstone	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	4
Lexham	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0	2
Litcham	3	0	0	1	0	4	0	1	0	0	0	0	0	0	0	2	11
Little Cressingham	0	0	0	1	3	0	0	0	0	0	0	0	0	0	0	0	4
Little Dunham	0	1	0	0	1	0	2	0	0	0	0	2	0	0	0	3	9
Little Ellingham	0	0	0	5	0	0	2	0	0	0	0	0	0	0	0	0	7
Longham	1	1	1	0	2	0	0	0	0	0	1	0	0	0	0	0	6
Lynford	0	0	1	0	5	0	0	0	0	0	0	0	0	0	0	1	7
Lyng	0	3	8	2	0	3	0	2	0	3	1	0	2	1	0	4	29
Mattishall	1	8	0	8	5	7	15	7	2	0	3	6	4	2	0	6	74
Merton	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	1	4
Mileham	2	1	1	2	5	12	5	0	0	0	0	3	3	0	0	12	46

Parish	2001/ 02	2002/ 03	2003/ 04	2004/ 05	2005/ 06	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	Grand Total
Mundford	4	2	3	1	1	0	2	1	0	9	15	0	3	0	2	0	43
Narborough	23	2	1	6	0	0	0	4	0	1	0	0	1	0	0	34	72
Narford	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
Necton	1	10	9	20	14	5	2	4	1	0	0	13	35	12	14	5	145
New Buckenham	0	1	0	3	4	7	3	5	0	0	1	0	0	0	0	0	24
Newton C'Acre	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North Elmham	10	3	3	8	2	1	7	6	0	3	0	0	2	1	2	0	48
North Lopham	0	1	5	0	4	2	1	6	1	2	2	0	4	2	0	0	30
North Pickenham	5	8	3	4	0	0	0	0	1	2	0	3	1	2	0	3	32
North Tuddenham	1	0	0	1	1	2	0	2	0	2	3	1	0	1	2	2	18
Old Buckenham	3	1	2	5	5	3	5	4	1	2	0	1	0	14	0	1	47
Ovington	4	1	0	4	0	0	0	0	2	0	0	0	0	0	0	0	11
Oxborough	0	0	1	3	0	1	5	0	0	1	1	0	0	0	0	0	12
Quidenham	1	1	0	0	1	2	2	0	0	0	0	0	0	0	0	1	7
Riddlesworth	0	0	0	0	6	0	0	0	1	0	0	0	0	1	0	0	8
Rocklands	0	5	8	3	2	1	0	1	0	2	2	3	0	3	2	5	37
Roudham	0	2	2	3	0	0	0	1	0	0	0	0	0	0	0	0	8
Rougham	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	2
Saham Toney	3	1	5	7	5	4	2	8	2	4	2	2	0	12	3	19	79
Scarning	4	4	5	9	6	6	0	2	2	0	0	15	6	1	1	5	66
Scoulton	0	0	1	0	0	2	1	0	2	5	0	0	1	0	0	0	12
Shipdham	9	5	3	7	12	5	2	10	2	4	2	0	33	26	4	4	128

Parish	2001/ 02	2002/ 03	2003/ 04	2004/ 05	2005/ 06	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	Grand Total
Shropham	0	1	1	6	0	3	4	4	0	0	0	0	2	1	0	0	22
Snetterton	1	0	0	4	1	0	1	0	1	0	0	0	0	0	1	1	10
South Acre	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
South Lopham	0	0	2	1	2	1	1	0	0	10	0	0	0	0	0	1	18
South Pickenham	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	4
Sparham	2	4	0	7	0	1	1	1	5	0	0	0	5	1	2	0	29
Sporle	13	3	3	3	3	0	6	0	1	0	0	0	3	6	6	3	50
Stanfield	0	0	1	0	0	1	3	0	0	0	0	0	1	0	0	0	6
Stanford	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Stow Bedon	1	0	0	1	0	0	1	2	0	4	2	0	1	1	1	0	14
Sturston	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Swaffham	26	59	45	25	13	8	36	38	59	27	16	22	39	95	92	113	713
Swanton Morley	5	0	0	0	2	0	3	11	3	3	0	11	10	4	12	41	105
Thetford	72	96	188	277	141	130	96	104	92	28	98	69	35	54	42	22	1544
Thompson	2	2	0	1	1	0	2	1	0	0	0	0	2	5	0	0	16
Tittleshall	0	0	0	1	3	2	0	0	1	3	0	0	0	1	0	2	13
Tottington	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Twyford	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	2
Watton	68	10	17	62	79	77	54	44	16	16	2	35	35	33	147	142	837
Weasenham All Saints*	1	1	0	1	2	1	1	0	0	0	1	0	1	0	0	0	9
Weasenham St Peter*	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1



Parish	2001/ 02	2002/ 03	2003/ 04	2004/ 05	2005/ 06	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	Grand Total
Weeting	0	2	15	22	0	1	11	1	0	2	2	0	0	0	0	0	56
Wellingham	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	10	11
Wending	0	0	0	1	1	1	2	0	0	1	1	0	0	0	0	0	7
Whinburgh	3	2	1	2	0	2	1	1	3	2	0	0	0	0	0	0	17
Whissonsett	2	0	0	3	9	0	1	0	1	0	0	0	0	0	0	7	23
Wretham	0	0	4	1	1	0	4	0	1	0	1	0	1	1	12	1	27
Yaxham	2	3	0	9	19	9	5	6	3	1	6	6	4	4	1	2	80

**Table 13.1 Residential completions by parish**

\*Weasenham All Saints and Weasenham St Peter were merged to form one parish in 2015.

## 14 Residential Live Sites by Parish

Parish	2016/17			Total
	Outline	Detailed	Full	
Ashill	32	19	1	52
Attleborough	654	2	361	1017
Banham	48	0	4	52
Bawdeswell	0	0	3	3
Beachamwell	0	0	1	1
Beeston	11	0	10	21
Beetley	4	0	1	5
Besthorpe	10	3	11	24
Billingford	0	0	0	0
Bintree	0	0	1	1
Blo' Norton	1	0	3	4
Bradenham	0	2	2	4
Brettenham	0	0	0	0
Bridgham	0	0	0	0
Brisley	0	0	0	0
Bylaugh	0	0	2	2
Carbrooke	2	0	116	118
Caston	0	0	7	7
Cockley Cley	0	0	0	0
Colkirk	3	0	3	6
Cranwich	0	0	0	0
Cranworth	0	0	0	0
Croxton	5000	0	0	5000
Didlington	0	0	0	0

Parish	2016/17			
Dereham	221	7	72	300
East Tuddenham	7	0	0	7
Elsing	0	0	2	2
Foulden	1	0	1	2
Foxley	0	0	0	0
Fransham	0	0	0	0
Garboldisham	0	0	3	3
Garvestone	0	0	7	7
Gateley	0	0	0	0
Gooderstone	0	0	0	0
Great Cressingham	0	0	4	4
Great Dunham	0	0	0	0
Great Ellingham	86	9	70	165
Gressenhall	2	2	3	7
Griston	48	2	7	57
Guist	10	0	2	12
Hardingham	0	0	6	6
Harling	3	0	58	61
Hilborough	0	0	0	0
Hockering	29	19	10	58
Hockham	1	0	1	2
Hoe	1	1	2	4
Holme Hale	2	0	5	7
Horningtoft	0	0	0	0
Ickburgh	1	0	17	18
Kempstone	0	0	0	0

Parish	2016/17			
Kenninghall	1	0	7	8
Kilverstone	0	0	0	0
Lexham	0	0	0	0
Litcham	0	0	3	3
Little Cressingham	0	0	1	1
Little Dunham	1	0	7	8
Little Ellingham	0	0	2	2
Longham	1	0	1	2
Lynford	0	0	0	0
Lyng	0	0	5	5
Mattishall	2	36	17	55
Merton	0	0	0	0
Mileham	10	0	3	13
Mundford	1	1	2	4
Narborough	2	21	49	72
Narford	0	0	0	0
Necton	42	95	11	158
New Buckenham	2	2	2	6
Newton	0	0	0	0
North Elmham	20	0	26	46
North Lopham	0	3	7	10
North Pickenham	0	0	0	0
North Tuddenham	0	0	0	0
Old Buckenham	1	2	15	18
Ovington	0	0	1	1
Oxborough	0	0	1	1

Parish	2016/17			
Quidenham	24	2	0	26
Riddlesworth	0	0	1	1
Rocklands	0	0	3	3
Roudham	0	0	1	1
Rougham	0	0	0	0
Saham Toney	12	0	11	23
Scarning	0	1	1	2
Scoulton	0	0	1	1
Shipdham	113	0	47	160
Shropham	8	0	3	11
Snetterton	0	0	0	0
Southacre	0	0	0	0
South Lopham	0	0	8	8
South Pickenham	0	0	0	0
Sparham	0	0	0	0
Sporle	7	4	5	16
Stanfield	2	0	0	2
Stanford	0	0	0	0
Stow Bedon	1	0	5	6
Sturston	0	0	0	0
Swaffham	439	63	121	623
Swanton Morley	9	2	4	15
Thetford	0	0	102	102
Thompson	0	0	1	1
Tittleshall	0	0	3	3
Tottington	0	0	0	0

Parish	2016/17			
Twyford	0	0	0	0
Watton	190	146	107	443
Weasenham All Saints	0	0	0	0
Weasenham St Peter	0	0	0	0
Weeting	0	0	29	29
Wellingham	0	0	0	0
Wending	0	0	0	0
Whinburgh	8	0	4	5
Whissonsett	4	0	5	9
Wretham	0	0	32	32
Yaxham	48	0	1	49

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

## 15 Floorspace by General Employment Area

General Employment Area	Parish	Land Status	2010/11		2012/13		2013/14		2014/15		2015/16		2016/2017										
			B1	B2	B8	Mixed	B1	B2	B8	Mixed	B1	B2	B8	Mixed									
Bunn's Bank Industrial Estate	Attleborough	GEA							209		181												
Saved Employment Allocation	Attleborough	Saved						200															
Haverscroft Industrial Estate	Attleborough	GEA					120		203		124												
Gaymer's Industrial Estate	Attleborough	GEA					535		423	550	8,850												
Yaxham Road Industrial Estate	Dereham	GEA			209		90		383		1,745												
Rashes Green Industrial Estate	Dereham	GEA	48		743		28		124	296	1,169												
Rashes Green Industrial Estate	Dereham	Allocation																					
Dereham Business Park	Dereham	GEA							2,019		8,233												
Dereham Business Park	Dereham	Allocation																					
Roudham/Harling Road Industrial Estate	Roudham/Harling	GEA			2956		32				3,529												
Shipdham Airfield	Shipdham	GEA																					
Snetterton Heath North	Snetterton	GEA							1163	409	3328												
Snetterton Heath South	Snetterton	GEA			3437	939	210		712		170	6,000											
Land West of Ecotech Business Park	Swaffham	Allocation																					
Land North of Ecotech Business Park	Swaffham	Allocation																					
Ecotech Business Park	Swaffham	GEA						298	1,031														
Tower Meadow	Swaffham	GEA									280												
Theftord Urban Extension	Theftord	Allocation																					
Theftord Enterprise Park	Theftord	GEA																					
Fison Way Business Park	Theftord	GEA			1833	90	1068	1469		5,221	190												
Brunel Way Industrial Estate	Theftord	GEA			200		307	1507	209														
Caxton Road Industrial Estate	Theftord	GEA							265														
Burrell Way Industrial Estate	Theftord	GEA							8,769														
Threxton Road Industrial Estate	Watton	GEA					2300		247	340	1,708	215											
Griston Road Industrial Estate	Watton	GEA																					
Norwich Road Industrial Estate	Watton	GEA					5290				2,674												
Part RAF-Watton Technical Site	Watton	GEA																					
Weeting/ Brandon Road	Weeting	GEA																					
Non GEA							1115	4756	4192	3916	100	1597	2,891	3,858	1,052	29,843	1646	736	870	1,141	8,500	108	1981

Table 15.1 Floorspace by Total Floor Area 2010/11 to 2016/17

## 16 Use Class Definition

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

Use Class	Description
A1: Shops	Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, sandwich bars etc
A2: Financial and Professional Services	Banks, building societies, estate and employment agencies, betting shops.
A3: Food and Drink	Restaurants, snack bars, cafés
A4: Drinking Establishments	Pubs and bars
A5: Hot Food Take-aways	Take-aways
B1: Business	B1(a) Offices other than a use within Class A2 B1(b) Research and development of products and processes
B2: General Industry	Industrial process other than that falling within Class B1(c)
B8: Storage or Distribution	Wholesale warehouses, distribution centres
C1: Hotels	Hotels, boarding or guest houses
C2: Residential Institutions	Residential schools or colleges, hospitals, nursing homes
C2a: Secure Residential Institutions	Prisons, young offenders' institutions, secure hospitals, military barracks, custody centres etc.
C3: Dwellinghouses	Dwellings
C4: Houses in multiple occupation	Use of a dwellinghouse by 3-6 residents as a 'house in multiple occupation' (HMO)
D1: Non-residential Institutions	Places of worship, church halls, clinics and health centres, museums, libraries, art galleries etc.
D2: Assembly and Leisure	Cinemas, music and concert halls, sports halls, swimming pools, bingo halls etc.
Sui Generis	Theatres, nightclubs, amusement arcades, petrol filling stations, car showrooms etc.

**Table 16.1 Use Class Definitions**