

# Breckland Local Plan Examination

## **Matter 4:**

## **Housing: the supply of land for housing, deliverability and viability**

### **Breckland District Council Hearing Statement**

March 2018



## **Issues - Overall Supply**

**4.1: Policy HOU 01 sets out that 15,298 new homes are needed over the Plan period. Policy HOU 02 indicates that 15,950 house could be delivered. What is the justification for planning for a supply around 4% above the Plan requirement?**

1. Policy HOU02 reflects the requirements of meeting the OAN in full, in addition to this it also includes an additional 4% above the OAN requirement. Paragraph 47 of the NPPF aims for Local Planning Authorities to significantly boost the supply of housing. The allocations within Policy HOU02 reflect the balanced distribution of growth as set out in Policy GEN 03 Settlement Hierarchy.
2. Due to the plan period starting in 2011 Policy HOU02 needs to reflect committed and completed development which has occurred since the plan start date. It is these commitments and completions which have occurred prior to the adoption of the plan which have resulted in the supply above OAN. An update to the committed and completed housing numbers is included within Appendix 4 of this matter. This shows an increase to the delivery above OAN from 4% to 9%.
3. Where Policy HOU02 includes an additional supply above OAN this will help to boost the supply of housing land in accordance with the expectations of the NPPF. The Council consider that this will also provide suitable flexibility in the supply of land should a site not come forward as anticipated through the housing trajectory. The Council considers this conforms to the second bullet point of paragraph 14 of the NPPF, which references the need for Local Plans to include sufficient flexibility.
4. Further to the above, it should be noted that, an aspect of the supply (as set out within Policy HOU02) will be provided through windfall development from Policies HOU03 and HOU04 rather than allocation. Should windfall development not come forward as expected, the additional dwellings above OAN will ensure that the Council's remains able to meet its full OAN, ensuring the plan is positively prepared..

**4.2: Why do the projected completions in Appendix 1 Housing Trajectory of the Plan not conform to the anticipated completions in the Council's latest Housing Land Supply Statement, published July 2017 (Table on Page 9)?**

5. The Five Year Housing Land Supply Statement (LP/H/7) reflects the period up to the end of March 2017, however was published in July 2017. The statement includes those sites which either have the benefit of planning permission or are allocated through the adopted Site Specific Policies and Proposals DPD. Due to lead in periods for the preparation of the Local Plan the housing trajectory at Appendix 1 of the Local Plan was completed in advance of the Five Year Housing Land Supply Statement. This has resulted in a variation to the phasing of small sites within planning permission in the first five years. Appendix 1 of this statement provides a more detailed breakdown of the figure set out in the Local Plan housing trajectory.
6. The Five Year Housing Land Supply Statement does not include those sites which the Council is seeking to allocate through this Local Plan. This is due to the level of weight which may be attributed to them in advance of the adoption of the Local Plan. Also, applications which have a resolution to grant planning permission were not included within the Five Year Housing Land Supply Statement, however it is the Council's opinion that they should be included within the Local Plan trajectory as they form key components of the supply.
7. Further to the above, the five year housing land supply statement has included discounts to the large sites where the site has not commenced and delivery has not been confirmed by the developer. A lapse rate has also been applied to small sites. This is explained within footnotes to the table on page 9 of the five year land supply statement. Having regard footnote 11 on page 12 of the NPPF, sites with planning permission should be considered to be deliverable, and therefore they have been included within the Local Plan trajectory without applying the lapse rates. These factors have led to higher numbers over the plan period, particularly in years 2020/21 and 2021/22. .

**4.3: Are the projected completions in the Housing Trajectory based on a realistic assessment of the likely timing of housing delivery? What evidence is there to support the completions shown for each year, and what assumptions have been made?**

8. In support of this issue (and issue 4.4) Gantt charts are included at Appendix 1 of this statement. The Gantt charts reflect the housing trajectory as included within the Pre-Submission Local Plan (at Appendix 1).

9. Assumptions have been made in relation to commencement of development on site, annual build out rates and the number of developer's onsite at any time, The Council considers the assumptions made in relation to the timing of housing delivery to be realistic. Sites are only proposed for allocation where they have been represented to the Council through a call for sites. This shows a desire from the applicants for the sites to be developed for their proposed uses. To establish delivery intentions the Council has contacted the owners of all the proposed sites and sought information including:

- Availability-
  - Land ownership and access
  - Current use
  - Anticipated start date
  - Build out rate
- Achievability-
  - Whether the site is being actively marketed
  - Known constraints
  - Viability

10. Further information is provided on the delivery expectations of each allocation at Appendix 2. This includes a summary of the deliverability form, including whether there is a developer currently promoting the site.

11. In establishing delivery rates the Council has also had regard to accepted national practice and local circumstances. This has included information around the number of developers which would be onsite at any time, and their likely build out rates. This has had regard to size of the housebuilder, with national house builders in Breckland building at a rate of 50 dwellings per annum.

12. In addition to the deliverability information, the Council has also prepared a Statement of Common Ground with the developers of the Thetford Sustainable Urban Extensions. These set out the delivery rates for these sites.

**4.4: Are the projected completions in the Housing Trajectory based on a sound assessment of infrastructure requirements and their deliverability?**

**In answering the above two question, please can the Council produce a diagram (a gantt chart or similar) showing the level of anticipated housing delivery for each allocated site on a year by year basis, along with the delivery of the infrastructure needed to support the new homes. It may help to group sites on a settlement by settlement basis. A column indicating the likely costs, funding sources and mechanisms to secure funding would also be of assistance.**

13. This response is supported by the Gantt charts included at Appendix 1 of this statement. The delivery of infrastructure as set out in Appendix 1 accords with Table 10 of the IDP.
14. The Planning Practice Guidance states that Local Plans should make clear who is going to fund infrastructure for the first 5 years of the plan, including how this responds to anticipated delivery rates. It goes on to state that less detail is necessary for later in the plan period (Paragraph: 018 Reference ID: 12-018-20140306).
15. The housing allocations per settlement, set out in Policy HOU01, have been informed by the infrastructure requirements as included in the Infrastructure Delivery Plan (LP/V/1). The Council has sought to pro-actively engage with both infrastructure providers and developers throughout the preparation of the Local Plan. This has included Norfolk County Council in relation to Education, Highways, Green Infrastructure and Flood Risk, Anglian Water in relation to waste water treatment, UK power networks for energy and NHS England and the Clinical Care Commissioning Groups in terms of health. Engagement with these providers has found solutions and funding mechanisms to deliver all critical and essential infrastructure required to facilitate growth in Breckland. Recently this has included the successful bid for funding from the Homes and Communities Agencies Housing Infrastructure Fund for £9.95 million. This will provide an electricity substation and improvements to the water supply which will help to deliver development within the Thetford Sustainable Urban Extension.
16. Where appropriate infrastructure requirements and trigger points are included within the allocation policies. For example Policy GEN 4 Development Requirements of Attleborough Strategic Urban Extension includes the requirement for the new link road to be delivered prior to the completion of 1200 dwellings. The inclusion of trigger points within the policies will help to ensure the timely delivery of infrastructure.

17. The Council consider that the information provided through the Local Plan, Infrastructure Delivery Plan and Appendix 1 of this Hearing Statement represents a sound basis for delivery through over the plan period, in accordance with paragraph 182 of the NPPF.

**4.5: In broad terms, is the housing development set out in Policy HOU 02 based on a sound understanding of financial viability?**

18. The Local Plan has been informed to a plan-wide viability assessment (LP/V/2), this shows that the delivery of the plan and the developments within it can be considered to be viable.

19. The plan-wide viability assessment was carried out in accordance with paragraphs 173 and 174 of the NPPF. The study followed the methodology outlined in the Harman Guidance which is a widely used guidance document for plan making and the use of which was supported by the developer industry at the first consultation event (paragraph 3.1 page 25 (LP/V/2)). The viability assessment does not test each of the individual allocations within the Local Plan. Instead in accordance with the NPPF, the viability assessment shows that a typical site within Breckland District can bear the Council's requirements, so demonstrating, with a reasonable degree of confidence, that the Local Plan is deliverable. The study uses a selection of example sites of different sizes, general locations and also considers whether it is a brownfield or greenfield site, based on information published in the Council's SHLAA. The study defines the main settlements as: Attleborough, Thetford, Dereham, Swaffham and Watton, and the results often differ for these areas due to varying land values. A series of models have been formulated to test key assumptions including different levels of: affordable housing, mix of affordable housing (e.g. starter homes) environmental standards, and S106 contributions for the range of example sites. The modelling has also considered different build costs which are forecast to increase over time and price change scenarios to reflect changes in the market.

20. The viability assessment shows the level of contributions required through the Local Plan to be deliverable on typical sites within the District. The Council consider the study represents a sound basis for understanding of financial viability and it has been used to support the allocation of sites within Policy HOU02.

**4.6: How have the completions/ commitments and saved allocations for each settlement in Policy HOU 02 been calculated? Please could the Council have regard to:**

- a) Are there saved housing allocations? If so, should these become new allocations?**
- b) How many homes have been completed since 2011?**
- c) How many other homes have been granted planning permission since 2011, but have yet to be completed?**

21. Monitoring of housing completions is carried out on an annual basis and is subsequently published in the Council's Annual Monitoring Report (LP/S/23). This was last updated in April 2017 and is reflected in Policy HOU 02 as set out in the submission Local Plan (LP/S/1). The Planning Policy Team hold a database that keeps a record of all completions. Site inspections are made to verify all completions annually. A query has been used to ensure that only completions from 2011 have been included. Appendix 4 shows that as of the 31/12/2017 there have been a total of 2,821 completions.

22. When planning applications are approved these are added to the database held by the Planning Policy Team. This is updated twice a week to ensure that the information held is accurate and up to date. A query is run to ensure that only those extant planning permissions granted after 2011 have been included. Where a site's planning permission has expired these are then removed from the calculation. Appendix 4 shows that as of 31/12/2017 there are a total of 8,270 commitments.

23. There are two saved residential allocations from the Site Specific Policies and Proposals DPD (LP/D/2), D1 and D2. These are included on the policies map for Dereham (LP/S/2).

- D1 is a saved allocation for 180 dwellings. Part of the site is subject to a planning application for 127 dwellings<sup>1</sup>, which has a resolution to grant subject to section 106 agreement. The remaining part of the site is now included on Part 2 of the Council's Brownfield Land Register and has

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<sup>1</sup> Breckland Council (2018) 3PL/2016/1454/H [Online]  
<http://planning.breckland.gov.uk/OcellaWeb/planningDetails?reference=3PL/2016/1454/H&from=planningSearch> [Accessed 19/02/2018]

Permission in Principle<sup>2</sup>. This is shown in Appendix 4 within 'Decisions awaiting s106' and 'Part 2 of the Council's Brownfield Land Register'.

- D2 is a saved allocation for 220 dwellings. The site had outline planning permission for 220 dwellings, but this has now expired. There is a current application on the site for 279 dwellings, which is yet to be determined<sup>3</sup>. The current allocation target of 220 is shown in Appendix 4 under 'Saved allocations'.

24. D1 and D2 are both subject to live planning applications, being assessed against the criteria as set out in the Site Specifics DPD (LP/D/2). In order to ensure certainty for these applications, D1 and D2 should remain saved policies in the Local Plan.

#### **4.7: Should an allowance for dwellings coming forward under Policy HOU 05 be included in Policy HOU 02?**

25. Policy HOU 02 represents the Local Plan's ambition to deliver housing within the most sustainable locations within the district. The majority of development is guided towards the Key Settlements, Market Towns and Local Service Centres. A small amount of development is also proposed in those settlements that have settlement boundaries, which require further sustainable development in order to support and maintain the services and facilities they provide. Appendix 4 provides an up to date version of HOU 02 based on current commitments and completions figures. This illustrates that the Local Plan will deliver 109% of Objectively Assessed Need.

26. Policy HOU 05 seeks to address the communities within the district that have little or no service provision. Reflective of this it is proposed that these settlements will not have settlement boundaries and be regarded as open countryside. The policy seeks to acknowledge that these areas represent living and working communities whose social and economic viability must be addressed. Whilst the policy allows for small scale development in line with these social and economic ambitions, it is not considered appropriate for the Local Plan -and Policy HOU 02- to rely on development coming forward in these locations.

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<sup>2</sup> Breckland Council (2018) Brownfield Land Register  
[Online]<https://www.breckland.gov.uk/BrownfieldLandRegister> [Accessed 19/02/2018]

<sup>3</sup> Breckland Council (2018) 3PL/2016/1397/F [Online]  
<http://planning.breckland.gov.uk/OcellaWeb/planningDetails?reference=3PL/2016/1397/F&from=planningSearch> [Accessed 20/02/2018]



27. The Local Plan seeks to achieve development in the most sustainable locations within the district. Whilst Policy HOU 05 seeks to allow the opportunity for small scale development to come forward, an allowance for this in Policy HOU 02 would not be justified.

### **Issue - Five Year Housing Land Supply**

#### **4.8: Should the Housing Trajectory include a 20% buffer, within the figures?**

28. It is not considered appropriate or necessary to include a 20% buffer in the figures within the Housing Trajectory as set out within Appendix 1 of the Local Plan (LP/S/1). The 20% buffer relates to paragraph 47 of the NPPF, where there has been a persistent record of under-delivery of housing. Paragraph 47 goes on to state that the 20% buffer should be moved forward from later in the plan period to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land, all with the ultimate goal of boosting significantly the supply of housing.
29. The Local Plan intends to meet the whole of the District's objectively assessed need (OAN) over the plan period. The housing trajectory and Policies HOU 01 and HOU 02 reflect this intention.
30. As referenced within issue 4.1 the Local Plan already plans for additional development equating to 4% above OAN. Therefore applying the additional 20% buffer is not considered to be justified. It is considered that the annual five year housing land supply statement is the relevant document within which to consider the buffer on land supply, which would allow it to remain an up to date reflection on the housing delivery rates within Breckland. In response to issue 4.13 a calculation of five year land supply has been prepared. This shows that at adoption the Council will be able to provide the 20% buffer.

#### **4.9: Why does the Council's latest Housing Land Supply Statement (July 2017) not use the proposed stepped trajectory set out in the Policy HOU 01?**

31. The stepped trajectory was included as part of the Regulation 19 Pre-Submission Local Plan (which is the submission Local Plan for examination (LP/S/1)). This stepped trajectory had not been included within earlier regulation 18 consultations.

The Planning Practice Guidance sets out that decision-takers may give weight to relevant policies within emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies, and their degree of consistency with policies in the NPPF (Paragraph: 019 Reference ID: 12-019-20140306).

32. Due to the Five Year Housing Land Supply Statement (LP/H/7) being published prior to the Regulation 19 consultation occurring, it was not considered that sufficient weight could be given to emerging Policy HOU 01 at this stage. Subject to the conclusion of this examination, the Council would seek to give full weight to Policy HOU 01 in the preparation and publication of Five Year Housing Land Supply Statements.

#### **4.10: Is the proposed stepped trajectory justified?**

33. The use of a stepped housing trajectory within Breckland's Local Plan is considered to be justified, given the significant proportion of land supply which comes from the delivery of sustainable urban extensions ("SUEs") within the Key Settlements of Thetford and Attleborough. Paragraph 52 of the NPPF is relevant: it sets out that the supply of new homes can sometimes best be achieved through planning for larger scale development.
34. The delivery periods of the two sustainable urban extensions are shown to extend beyond the plan period, however the majority of the development is included within the requirements of Policy HOU 02. This reflects the build out rates of the two sites. There are also significant land assembly and infrastructure requirements, which mean that the SUEs are not expected to begin developing until later in the plan period in 2021/22.
35. As part of the preparation of the Local Plan the Council has considered all potential sources of housing supply in great detail and has been positive in identifying a range of residential allocations of varying sizes across the District. Through the Regulation 18 consultations (LP/S/6, LP/S/8 and LP/S/12) a range of approaches to the delivery of land is included.
36. A balanced approach between the delivery of housing and infrastructure provision is necessary. Increased delivery in the short term through additional sites can have

implications on the longer term delivery of sites where it uses up available infrastructure capacity. The Infrastructure Delivery Plan (LP/V/1) considers the constraints associated with infrastructure provision, whilst the Gantt charts at Appendix 1 of this statement show when the infrastructure provision is needed to facilitate development.

37. Having regard to the above, a stepped housing trajectory as set out within Policy HOU 01 is considered to be justified. It is also important to note that in considering a stepped approach, the eventual outcome at the end of the plan period remains the same – that at least 15,298 dwellings will be delivered. Furthermore, Breckland is not alone in the use of a stepped housing trajectory, North Tyneside's recently adopted Local Plan (July 2017) included a stepped approach to housing delivery.

**4.11: Is the SHMA OAN figure of 612 dpa, the most appropriate figure to consider shortfall against?**

38. It is the Council's view that the SHMA OAN figure is the most appropriate figure to consider shortfall against. The Central Norfolk SHMA (LP/H/1) ("the CNSHMA") represents the most up to date evidence on objectively assessed need. The Planning Practice Guidance states '*Where evidence in Local Plans has become outdated and policies in emerging plans are not yet capable of carrying sufficient weight, information provided in the latest full assessment of housing needs should be considered.*' (Paragraph: 030 Reference ID: 3-030-20140306)
39. Having regard to the PPG, the CNSHMA OAN figure for Breckland is considered to be the most appropriate and up to date figure to measure shortfall against.

**4.12: Is addressing the shortfall via the Liverpool method justified?**

40. It is the Council's view that the use of the Liverpool methodology for dealing with shortfall is justified in relation to Breckland. It is acknowledged that the Planning Practice Guidance includes a preference for the use of the Sedgefield methodology. However the use of the words 'where possible' within the PPG when referring to the Sedgefield approach clearly indicate that there are circumstances where this would not apply. This was considered at the Lichfield Local Plan examination and has been considered through section 78 appeal decisions upheld by the Secretary of State (APP/K3415/A/14/2225799). Further to this, authorities including Basingstoke,

Gloucester, Cheltenham and Tewkesbury, High Peak and Lewes have all successfully adopted this method as the most appropriate solution to local circumstances.

41. As set out within Policy HOU 02 and the response to issue 4.10, the Key Settlements of Thetford and Attleborough are expected to deliver 50% of Breckland's housing growth over the plan period. This will predominantly come from the delivery of sustainable urban extensions to these towns. Due to the size of the urban extensions and the requirement for large scale infrastructure to support the development, delivery is anticipated later in the plan period. Therefore the Sedgefield approach would have the implication of bringing forward higher delivery rates earlier in the plan period in advance of the necessary delivery timescales which reflect the requirements for infrastructure. On this basis it is the Council's opinion that the Liverpool approach is the most appropriate methodology for dealing with shortfall and is therefore a justified approach for the Local Plan to take.

**4.13: Will the Plan deliver a five year housing land supply on adoption?**

42. Yes. At the point of adoption the Local Plan will be able to demonstrate a five year supply of deliverable housing land within Breckland. Appendix 3 to this Hearing Statement provides greater detail in relation to the calculation, however the calculation does include:

- The stepped trajectory as set out within Policy HOU 01
- A 20% buffer on housing land to boost land supply within the District.

## Appendix 1: Housing Delivery Gantt Charts

The following Gantt charts have been prepared in support of issues 4.3 and 4.4.

### Breckland Housing Trajectory

		2011 /12	2012 /13	2013 /14	2014 /15	2015 /16	2016 /17	2017 /18	2018 /19	2019 /20	2020 /21	2021 /22	2022 /23	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	2029 /30	2030 /31	2031 /32	2032 /33	2033 /34	2034 /35	2035 /36	
<b>Completions</b>		346	329	425	491	619	793																				
<b>Commitments</b>																											
Extant Large Sites from 5YHLS								370	589	626	534	368	127	105	55	35	35	35									
Extant Small Sites from 5YHLS								130	130	130	130	127															
Saved Allocations										35	35	35	35	40													
<b>New Allocations</b>																											
Attleborough	SUE									25	50	80	100	100	100	100	150	200	200	200	200	250	200	250	245	200	
Thetford	SUE									20	50	100	150	150	200	225	225	225	225	225	225	250	250	250	250	230	
Dereham	LP[025]007												20	20	20												
	LP[025]011																30	50	50								
	LP[025]023												10	20	20	20	20	20	20	20	20	20	20				
	LP[025]029																20	20	20								
	LP[025]030										10		20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Swaffham	LP[097]006								11	20	20																
	LP[097]008												15	15	15	15	15										
	LP[097]009										25	25	25	25	25	25	25										
	LP[097]010										25	25	25	25	25	25	25	10									
	LP[097]013									10	20	20	25	25	30												
	LP[097]018										15	25	25	25	25	25	25										
Watton	LP[104]008 & 019																20	20	20	20	20	20	20	20			
	LP[104]015												15	15	15												
	3PL/2015/021 9F							10	20	20	23																
	3PL/2016/008 4/F										6	20	20	20	20	20											
	3PL/2015/119 1/O										20	20	20	20	18												
Ashill	LP[001]008																5	10	5								
Banham	LP[003]009 & LP[003]012																15	15	12								
Bawdeswell	LP[004]008									6	15	15															
Garboldisham	LP[031]004 & 005												10	15	10												
Harling	LP[042]001																15	15	25	25	5						

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Hockering	LP[044]004B															10	15										
Kenninghall	LP[051]003												5	10													
Narborough	LP[065]008																20	20									
North Elmham	LP[070]001									1	5	5	5														
	LP[070]007									6	5																
Necton	LP[067]010																20	20									
	LP[067]011																10	5									
Old Buckenham	LP[074]014												10	10													
Shipdham	LP[085]002												5	10	10												
	LP[085]006																15	20	20								
Sporle	LP[092]005												5	15	15												
Swanton Morley	LP[098]013												20	20	20	25											
Criteria Based Policy (HOU03 & HOU 04)											10	10	10	10	10	10	15	20	20	20	20	20	20	20	20	20	20
Sites with decision to grant subject to s106									10	20	20	49	100	100	100	98	80	60	60	60	60	24					
<b>Total (Completions &amp; all Commitments)</b>		<b>346</b>	<b>329</b>	<b>425</b>	<b>491</b>	<b>619</b>	<b>793</b>	<b>510</b>	<b>777</b>	<b>932</b>	<b>1032</b>	<b>985</b>	<b>797</b>	<b>815</b>	<b>751</b>	<b>630</b>	<b>800</b>	<b>800</b>	<b>697</b>	<b>590</b>	<b>534</b>	<b>580</b>	<b>530</b>	<b>560</b>	<b>535</b>	<b>470</b>	

**Attleborough**

Infrastructure Type		2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	
	Phase	1 Town Oaks						2a Town Oaks			2b Borough Lane					3 Town Oaks			
	Annual delivery	25	50	80	160	160	160	160	160	160	160	160	160	160	160	160	160	160	160
	Cumulative delivery	25	75	155	315	475	635	795	955	1,115	1,275	1,435	1,595	1,755	1,915	2,075	2,235	2,395	
Transport	Link road (including rail bridge)	£1,355,00	£1,355,00	£1,355,00	£1,355,00	£1,355,00	£1,355,00	£1,523,33	£1,523,33	£1,523,33	£0	£0	£0	£0	£0	£0	£0	£0	
	Breckland Lodge roundabout	£500,000	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	
	Travel Plan	£56,667	£56,667	£56,667	£56,667	£56,667	£56,667	£66,667	£66,667	£66,667	£76,000	£76,000	£76,000	£76,000	£76,000	£100,000	£100,000	£100,000	
	Public transport contribution	£167,167	£167,167	£167,167	£167,167	£167,167	£167,167	£196,667	£196,667	£196,667	£224,000	£224,000	£224,000	£224,000	£224,000	£295,000	£295,000	£295,000	
	Town centre traffic signals	£1,500,000	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	
	Leys Lane pedestrian/cycle connection	£1,500,000	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	
Green infrastructure	Open Space	£470,333.33	£470,333.33	£470,333.33	£470,333.33	£470,333.33	£470,333.33	£553,333.33	£553,333.33	£553,333.33	£630,800	£630,800	£630,800	£630,800	£630,800	£830,000	£830,000	£830,000	
Education	Primary School	£0	£0	£0	£0	£0	£0	£3,250,000	£3,250,000	£0	£0	£0	£0	£0	£0	£0	£0	£0	
	Secondary School	£396,667	£396,667	£396,667	£396,667	£396,667	£396,667	£466,667	£466,667	£466,667	£532,000	£532,000	£532,000	£532,000	£532,000	£700,000	£700,000	£700,000	
On site	On-site	£1,864,333	£1,864,333	£1,864,333	£1,864,333	£1,864,333	£1,864,333	£2,193,333	£2,193,333	£2,193,333	£2,500,400	£2,500,400	£2,500,400	£2,500,400	£2,500,400	£3,290,000	£3,290,000	£3,290,000	
Off site	Off-site	Tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc	
<b>ANNUAL TOTAL</b>		<b>£7,810,167</b>	<b>£4,310,167</b>	<b>£4,310,167</b>	<b>£4,310,167</b>	<b>£4,310,167</b>	<b>£4,310,167</b>	<b>£8,250,000</b>	<b>£8,250,000</b>	<b>£5,000,000</b>	<b>£3,963,400</b>	<b>£3,963,400</b>	<b>£3,963,400</b>	<b>£3,963,400</b>	<b>£3,963,400</b>	<b>£5,215,000</b>	<b>£5,215,000</b>	<b>£5,215,000</b>	

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Infrastructure Type		2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43	2043/44	2044/45	2045/46	TOTAL	S106 contribution TOTAL (✓ = payable S106)	
	Phase	3	4 Poplar Meadows						6 Poplar Meadows					
	Annual delivery	160	160	160	160	160	160	160	160	160	165	4,000		
	Cumulative delivery	2,555	2,715	2,875	3,035	3,195	3,355	3,515	3,675	3,835	4,000			
Transport	Spine road (including rail bridge)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£12,700,000	✓	
	Breckland Lodge roundabout	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£500,000	✓	
	Travel Plan	£100,000	£80,000	£80,000	£80,000	£80,000	£80,000	£80,000	£80,000	£80,000	£60,000	£60,000	£2,000,000	✓
	Public transport contribution	£295,000	£236,000	£236,000	£236,000	£236,000	£236,000	£236,000	£236,000	£236,000	£177,000	£177,000	£5,900,000	Subject to revision
	Town centre traffic signals	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£1,500,000	✓
	Leys Lane pedestrian/cycle connection	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£1,500,000	✓
Green Infrastructure	Open Space	£830,000	£664,000	£664,000	£664,000	£664,000	£664,000	£664,000	£664,000	£498,000	£498,000	£16,600,000	Provided by developer	
Education	Primary School	£0	£3,250,000	£3,250,000	£0	£0	£0	£0	£0	£0	£0	£13,00,000	✓	
	Secondary School	£700,000	£560,000	£560,000	£560,000	£560,000	£560,000	£560,000	£560,000	£420,000	£420,000	£14,000,000	✓	
On site	On-site	£3,290,000	£2,632,000	£2,632,000	£2,632,000	£2,632,000	£2,632,000	£2,632,000	£2,632,000	£1,974,000	£1,974,000	£65,800,000	Provided by developer	
	Off-site	tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc		
ANNUAL TOTAL		£5,215,000	£7,422,000	£7,422,000	£4,172,000	£4,172,000	£4,172,000	£4,172,000	£4,172,000	£3,129,000	£3,129,000	£133,500,000	£44,200,000	



**Thetford**

Infrastructure Type	Delivery Body	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42	42/43
	Phase	1					2					3			4					5					
	Annual delivery	20	50	100	150	150	200	225	225	225	225	225	225	250	250	250	250	230	250	200	200	200	200	200	200
	Cumulative delivery	20	70	170	320	470	670	895	1120	1345	1570	1795	2020	2270	2520	2770	3020	3250	3500	3750	4000	4250	4500	4750	5000
Transport	Highways England	A11/A1075																							
	Highways England	A11/Croxton Road																							
	Highways England	A11/Mundford Road																							
	Highways England	A11/London Road																							
	NCC Highways	Joe Blunts Lane																							
	NCC Highways	Bus Bridge																							
	NCC Highways	A1066/Croxton Road																							
	NCC Highways	Croxton Road Cycle Link																							
	NCC Highways	A1066/Norwich Road																							
Community		Community Centre																							
	NCC Libraries	Libraries																							
Police	Norfolk Constabulary	Police																							
Health	Norfolk PCT	Health care																							
Education	NCC Children's Services	Primary School 1																							

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Infrastructure Type	Delivery Body	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42	42/43
	Phase	1						2						3			4						5		
	Annual delivery	20	50	100	150	150	200	225	225	225	225	225	225	250	250	250	250	230	250	200	200	200	200	200	200
	Cumulative delivery	20	70	170	320	470	670	895	1120	1345	1570	1795	2020	2270	2520	2770	3020	3250	3500	3750	4000	4250	4500	4750	5000
NCC Children's Services	Primary School 2															£6,400,000									
	Primary School 3																					£6,400,000			
	Secondary School													£1,071,750		£1,071,750	£1,071,750		£1,071,750						
Utilities	Anglian Water/Developer																								
	National Grid/Developer																								
	National Grid/Developer																								
Open Space	Developer																								
	Developer																								
Ecology	Developer																								
	Developer																								
	BDC/Norfolk Wildlife Trust																								

Dereham

		2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Allocation 1	LP[025]007						20	20	20											
Allocation 2	LP[025]011									30	50	50								
Allocation 3	LP[025]023						10	20	20	20	20	20	20	20	20	20	20			
Allocation 4	LP[025]029									20	20	20								
Allocation 5	LP[025]030					10	20	20	20	20	20	20	20	20	20	20	20	20	20	20
<b>Transport (Town Wide)</b>																				
1. Tavern Lane/Yaxham Road/Greens Lane	Cost: £67,500 Source: S106 & S278 Agreements																			
2. Tavern Lane/South Green	Cost: £416,500 Source: S106 & S278 Agreements																			
3. Tesco Roundabout/Yaxham Rd/A47	Cost: £22,000 Source: S106 & S278 Agreements																			
<b>Transport (Allocation 5 only)</b>																				
Pedestrian footbridge over railway line	Cost: Unknown Source: S278 agreement on completion of 50th dwelling																			
<b>Water (Town Wide)</b>																				
Improvements to the WwTW	Cost: Unknown Source: Anglian																			

	Water AMP investment																			
<b>Education (Town Wide)</b>																				
<b>1. Primary Provision: Expanding Toftwood School</b>	Cost: Unknown Source: S106 Agreements																			
<b>2. Secondary Provision: Expansion to both High Schools</b>	Cost: Unknown Source: S106 Agreements																			
<b>Community Facilities (Town Wide)</b>																				
<b>Contributions to Dereham Library</b>	Cost: NCC Standard Obligation Source: S106 Agreements																			

Swaffham

		2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Allocation 1	LP[097]006		11	20	20															
Allocation 2	LP[097]008						15	15	15	15	15									
Allocation 3	LP[097]009				25	25	25	25	25	25	25									
Allocation 4	LP[097]010				25	25	25	25	25	25	25	10								
Allocation 5	LP[097]013			10	20	20	25	25	30											
Allocation 6	LP[097]018				15	25	25	25	25	25	25									
<b>Transport (Allocation 1 only)</b>																				
Improvement to local public transport network	Cost: £22,650 Source: S106 & S278 Agreement prior to commencement																			
<b>Transport (Allocation 3 only)</b>																				
Improvement to local public transport network	Cost: Unknown Source: S106 & S278 Agreement				50%			50%												
<b>Transport (Allocation 4 only)</b>																				
Improvements to bus service	Cost: £233,000 Source: S106 & S278 Agreements																			
<b>Transport (Allocation 5 only)</b>																				
Local highways improvements	Cost: Unknown Source: S106 & S278 Agreements																			
<b>Transport (Allocation 6 only)</b>																				
Improvements to bus service	Cost: £215,000 Source: S106 & S278 Agreements				50%			50%												
<b>Education (Town Wide)</b>																				
Primary Provision: Expansion needed to 3FE	Cost: Unknown Source: S106 Agreements																			
<b>Green Infrastructure (Allocation 5)</b>																				
Mitigation for disused railway line	Cost: £28,729 Source: S106 Agreements																			
<b>Green Infrastructure (Allocation 6)</b>																				

<b>Maintenance for new &amp; existing GI features</b>	Cost: £37,500 Source: S106 Agreements																				
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**Watton**

		2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Allocation 1	LP[104]008 & 019										20	20	20	20	20	20	20	20		
Allocation 2	LP[104]015						15	15	15											
<b>Transport (Allocation 1 only)</b>																				
Footway provision on Saham Road & junction improvements	Cost:>£100,000 Source: S106 & S278 Agreement prior to commencements																			
<b>Transport (Allocation 2 only)</b>																				
Highways improvements including potential pedestrian crossing over Norwich Road	Cost: Unknown Source: S106 & S278 Agreement prior to commencement																			
<b>Water (Town Wide)</b>																				
Improvements to WWTW to increase capacity	Cost: Unknown Source: Anglian Water AMP investment																			
<b>Education (Town Wide)</b>																				
Re-organisation of primary provision & potential new primary school	Cost: Unknown Source: S106 agreements & NCC investment																			

**Local Service Centres**

		2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Ashill	LP[001]008										5	10	5							
Banham	LP[003]009 & LP[003]012										15	15	12							
Bawdeswell	LP[004]008			6	15	15														
Garboldisham	LP[031]004 & 005						10	15	10											
Harling	LP[042]001										15	15	25	25	5					
Hockering	LP[044]004B										10	15								
Kenninghall	LP[051]003						5	10												
Narborough	LP[065]008										20	20								
North Elmham	LP[070]001		1	5	5	5														
	LP[070]007		6	5																
Necton	LP[067]010										20	20								
	LP[067]011										10	5								
Old Buckenham	LP[074]014						10	10												
Shipdham	LP[085]002						5	10	10											
	LP[085]006										15	20	20							
Sporle	LP[092]005						5	15	15											
Swanton Morley	LP[098]013						20	20	20	25										
<b>Water (Garboldisham)</b>																				
<b>Improvements to the WwTW</b>	Cost: Unknown Source: Anglian Water AMP investment																			
<b>Transport (Set in individual allocation policies)</b>																				
<b>Improvements to the local highway network</b>	Cost: Unknown Source: S106 & S278 agreements		North Elmham				Shipdham Sporle Swanton Morley				Ashill Banham Harling Narborough Necton									



## Appendix 2

The table below identifies the current planning status of each of the residential allocation included in the Local Plan. The table is correct as of February 2018.

Site Reference	Number of dwellings	Planning Status
Attleborough SUE	2,650	Site is currently subject to an outline planning application 3PL/2017/0996/O. Development expected to start 2019/20
Thetford SUE	3,250	Outline planning permission 3PL/2011/0805/O. Reserved matters submitted by a developer for Phase 1a currently being determined. Delivery rates are supported by SoCG, Development expected to start 2019/20
<b>Dereham</b>		
Allocation 1 LP[025]007	60	Site is currently subject to a planning application 3PL/2015/1045/O by a national housebuilder. Delivery expected to commence 2019/20
Allocation 2 LP[025]011	130	No current developer involvement. Deliverability form indicates delivery to could commence from 2023. Due to existing uses, Local Plan currently expects delivery to commence 2026/27.
Allocation 3 LP[025]023	210	Site has resolution to grant outline planning permission for 216 dwellings under application 3PL/2015/1487/O and is subject to completion of a section 106 agreement. A national housebuilder is the applicant. Local Plan expects delivery 2022/23
Allocation 4 LP[025]029	60	No current developer involvement. Site is owned by the NHS and they have undertaken masterplans for the site. NHS indicates that the site could be developed in the next 5 years, due to the current use on the site, the Local Plan has phased delivery to commence 2026/27
Allocation 5 LP[025]030	290	Site is currently subject to a planning application 3PL/2015/1490/O. Local plan expects the site to start delivering in 2021/22
<b>Swaffham</b>		
Allocation 1 LP[097]006	51	Site has outline planning permission under application 3PL/2014/1355/O. Local Plan expects delivery to commence

		2018/19
Allocation 2 LP[097]008	75	Regional housebuilder has an option on this site. Deliverability form completed states that they consider site could come forward within next five years. Local Plan expects delivery to commence 2022/23
Allocation 3 LP[097]009	175	Regional housebuilder owns the site. Site has the resolution to grant outline planning permission under application 3PL/2016/0068/O subject to a section 106. Local Plan expects delivery to commence 2020/21
Allocation 4 LP[097]010	185	Site has the resolution to grant outline planning permission under application 3PL/2015/0917/O subject to a section 106. Local Plan expects delivery to commence 2020/21
Allocation 5 LP[097]013	78	Site has outline planning permission under application 3PL/2015/1155/O. Deliverability form considers the site could commence in the next five years. Local Plan expects delivery to commence 2019/20
Allocation 6 LP[097]018	165	Site has the resolution to grant outline planning permission under application 3PL/2015/0550/O subject to a section 106. Local Plan expects delivery to commence 2020/21
<b>Watton</b>		
Allocation 1 LP[104]008 & LP[104]019	160	No known current developer involvement. Agent confirms site LP[104]008 is deliverable and could deliver within first five years. Local plan expects delivery to commence 2026/27 reflecting need for a masterplan approach onsite.
Allocation 2 LP[104]015	45	Regional housebuilder owns the site. Deliverability forms sets out that development could come forward within next five years. Local Plan expects delivery to commence 2022/23
<b>Ashill</b>		
Allocation 1 LP[001]008	20	Site owned by parish council. Delivery phased later in Local Plan reflecting need to relocate allotment land. Expected to commence 2026/27
<b>Banham</b>		
Allocation 1 LP[003]003, 009 & 012	42	Site in multiple ownership, however confirmation has been received of land owners being willing to work together. Local Plan expects delivery to commence 2026/27
<b>Bawdeswell</b>		

Allocation 1 LP[004]008	36	Site has full planning permission under application 3PL/2015/1424/F. Revised planning application currently being determined. Local Plan expects site to commence 2019/20
<b>Garboldisham</b>		
Allocation 1 LP[031]004 & LP[031]005	35	No current known developer involvement. Agent has confirmed delivery could start on site within first five years. Local Plan expects site to commence 2022/23.
<b>Harling</b>		
Allocation 1 LP[042]001	85	A housebuilder is promoting this site, and they are currently developing land to the south. Agent has confirmed delivery could commence within five years. Local plan expects commencement 2026/27 reflecting that it is included as part of a wider site.
<b>Hockering</b>		
Allocation 1 LP[044]005	25	No current known developer involvement. Site will be marketed once allocated in the Local Plan. Local Plan expects site to commence 2026/27
<b>Kenninghall</b>		
Allocation 1 LP[051]003	15	Site is owned by Breckland Council and is included within its Local Asset Backed Vehicle. Deliverability form confirms site can commence within first five years. Local Plan expects site to commence in 2022/23
<b>Narborough</b>		
Allocation 1 LP[065]008	40	No known current developer involvement. Local Plan expects site to commence 2026/27
<b>Necton</b>		
Allocation 1 LP[067]010	40	A local developer has the option on this site. Site has the resolution to grant outline planning permission under application 3PL/2016/0983/O subject to the completion of a section 106 agreement. The Local Plan trajectory expects development to commence 2026/27.
Allocation 2 LP[067]011	15	Site is owned by a local building company. Local Plan expects site to commence 2026/27
<b>North Elmham</b>		

Allocation 1 LP[070]001	16	Site has outline planning permission under application 3PL/2015/919/O. Local Plan expects development to commence 2018/19
Allocation 2 LP[070]007	11	Site has full planning permission under application 3PL/2016/0848/F. Local Plan expects development to commence 2018/19
<b>Old Buckenham</b>		
Allocation 1 LP[074]014	20	No current known developer involvement. Local plan expects development to commence 2022/23
<b>Shipdham</b>		
Allocation 1 LP[085]002	25	Site has outline planning permission under application 3PL/2015/1267/O. The Local Plan expects the site to commence 2022/23
Allocation 2 LP[085]006	55	The site forms an extension to allocated site SH1 from the Site Specifics Policies and Proposals DPD, which has outline planning permission. The Local Plan expects the site to commence in 2026/27. This reflects build out rates for the wider site.
<b>Sporle</b>		
Allocation 1 LP[092]005	35	No current known developer involvement. The deliverability form indicates that the site could be developed within the first five years. The Local Plan expects development to commence 2022/23
<b>Swanton Morley</b>		
Allocatio 1 LP[098]013	85	No current known developer involvement. The deliverability form indicates that the site could be developed within the first five years and delivery rates of circa 18 per annum. The Local Plan expects development to commence 2022/23

### Appendix 3: Five Year Housing Land Supply

This appendix has been prepared to assist in the response to issue 4.13.

The following calculation represents an assessment of the Council's five year housing land supply position at the point of adoption of the Local Plan. The calculation has had regard to the following assumptions:

- The use of a stepped housing trajectory as set out within.
- Shortfall addressed using the Liverpool methodology
- Application of a 20% buffer due to past under-delivery.

In calculating the five year requirement, the completions from the housing trajectory in appendix 1 of the Local Plan have been included. Whilst the Local Plan is anticipated to be adopted in 2017/18, the housing completion data for 2016/17 has not been finalised. Therefore the data is shown in relation to the five year requirement starting in 2017/18.

#### Housing Completions

The following table shows against the OAN target and any shortfall:

Year	Completions	OAN Target	Comparison to OAN
2011/2012	347	612	-265
2012/2013	328	612	-284
2013/2014	425	612	-187
2014/2015	491	612	-121
2015/2016	619	612	+7
2016/2017	793	612	+181
<b>Total</b>	<b>3,003</b>	<b>3,672</b>	<b>-669</b>

#### Five Year Requirement

Year	Requirement (Policy HOU01)	Requirement + 20% + Shortfall	Anticipated Completions	Comparison
2017/2018	584	736	510	-226
2018/2019	584	736	757	+21
2019/2020	584	736	912	+176
2020/2021	584	736	983	+247

2021/2022	584	736	945	+209
<b>Total</b>	<b>2,920</b>	<b>3,680</b>	<b>4,107</b>	<b>+427</b>

The five year requirement shows that the Council is able to demonstrate a five year housing land supply.

## Appendix 4: Completions and Commitments

Tier of Hierarchy	Settlement	Pre-submission publication			Current figures (December 31 <sup>st</sup> 2017)							Difference in totals between pre-submission and present
		Total (completions and commitments 2011-March 2017) including saved allocations and decision to grant	Housing allocation within the local plan	Total (completions and commitments 2011-March 2017 + Housing target)	Total completions 01/04/2011 to 31/03/2017	Total commitments 01/04/2011 to 31/12/2017	Saved allocations	Decisions awaiting s106	Proposed allocation	Part 2 of the Council's Brownfield Land Register	Total	
Key Settlements	Attleborough	1808	2650	4458	473	1193		8 (Warrens Lane 3PL/2016/0486/H)	2650	75 – 86 (80)	4404	-54
	Thetford	3668	0	3668	104	3567			0		3671	+3
Market Towns	Dereham	797	750	1547	332	225	220 (D2)	175 48 (Greenfields Road: 3PL/2016/0952/O) 127 (Malting part of D1 3PL/2016/1454/H)	750	53- 75 (64)* remainder of D1	1766	+219
	Swaffham	1007	600 (605 target)	1612	383	636		525 185 (Norwich Road 3PL/2015/0917/O) 165 (north of Norwich road 3PL/2015/0917/O) 175 (3PL/2016/0068/O)	75 (525 have decision to grant)		1619	+7
	Watton	1130	205	1335	505	924			205		1634	+299
Local Service Centres	Ashill	71	20	91	22	57			20		99	+8
	Banham	69	42	111	17	57			42		116	+5
	Bawdeswell	6	36	42	6	40			0 (36 included within completions and commitments)		46	+4
	Garboldisham	9	35	44	6	7			35		48	+4
	Great Ellingham	184	0	184	19	184			0		203	+19
	Harling	157	85	242	97	70			85		252	+10
	Hockering	63	25	88	6	67			25		98	+10
	Kenninghall*	33	35	68	25	8			35		68	0
	Litcham	5	22	27	2	7			22		31	+4

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	Mattishall*	99	42	141	21	79			42		142	+1
	Narborough	107	40	147	35	73			40		148	+1
	Necton*	229	79	301	79	151			79	4-8 (6)	315	+14
	North Elmham*	50	41	91	5	64			14 (27 included in completions and commitments)		83	-8
	Old Buckenham*	32	37	69	16	20			37		73	+4
	Shipdham	205	80	285	69	161			80		310	+25
	Sporle	32	35	67	16	21			35		72	+5
	Swanton Morley	95	85	180	80	19			85		184	+4
	Weeting	100	0	100	12	54			0		66	-34
<b>Villages with Boundaries</b>	Beeston, Beetley, Carbrooke, Caston, Gressenhall, Griston, Hockham, Lyng, Mundford, North Lopham, Rocklands, Saham Toney, Thompson, Weasenham, Shropham, Eccles Road (Quidenham), Yaxham (including Clint Green).				192	311	0	0	150			
<b>Villages without boundaries</b>	Beachamwell, Besthorpe, Billingford, Bintree, Blo Norton, Bradenham, Bridgham, Brettenham, Brisley, Bylaugh, Cockley Cley, Colkirk, Cranwich, Cranworth, Croxton, Didlington, East Tuddenham, Elsing, Foulden, Foxley, Fransham, Garvestone, Gateley, Gooderstone, Great Cressingham, Great Dunham, Guist, Hardingham, Hilborough, Hoe, Holme Hale, Horningtoft, Ickburgh, Kempstone, Kilverstone, Lexham, Lt Cressingham, Lt Dunham, Lt Ellingham, Longham, Lynford, Merton, Mileham, Narford, New Buckenham, Newton, North Pickenham, North Tuddenham, Ovington, oxborough, Riddlesworth, Roudham, Rougham, Scarning, Scoulton, Snetterton, South Acre, South Lopham, South Pickenham, Sparham, Stanfield, Stanford, Stow Bedon, Sturston, Thompson, Tittleshall, Tottington, Twyford, , Wellingham, Wendling, Whinburgh, Whissonsett, Wretham	902	150	1052	299	275	0	0	0		1227	+175
<b>Total</b>		<b>10,858</b>	<b>5069</b>	<b>15950 (4.3% buffer)</b>	<b>2821</b>	<b>8270</b>	<b>220</b>	<b>708</b>	<b>4,506</b>	<b>150</b>	<b>16,675 (9% buffer)</b>	<b>+725</b>

\*Delivery of housing target will in part be met through Policy HOU03