

Why does table 3.13 of the Authorities Monitoring Report (AMR) (LP/S/23A) not match Table 3.3 of the Breckland Employment Growth Study: Update Report (LP/ER/5)?

When providing evidence to the consultant (Litchfield) to undertake the Employment Growth Study: Update Report (2017) it was found that the table in the AMR had some factual inaccuracies in terms of addition. As such the Planning Policy Team provided an update of the extant planning permissions to the consultant, which is the figure 64.2 in Table 3.1 of page 13 of the Employment Growth Study: Update Report (2017).

The following is a list of all sites that were submitted to the consultant on the 11/08/2017. This represents a comprehensive list of all planning permissions that were yet to be developed at that specific point in time. This represents the most accurate reflection of supply within the district.

Parish	Planning Reference	Approval date	Floorspace Remaining (sqm.)	Gross site area (ha) Remaining	Use Class
Attleborough	3PL/2012/0958/H	20-Dec-12	12000	3.92	B1, B8
Attleborough	3PL/2013/0278/O	30-Jul-15	9813	5.1	B1
Attleborough	3PL/2013/0511/F	05-Dec-13	14128	6.16	B2
Attleborough	3PL/2016/0096/F	26-May-16	1116	1.4	B1
Attleborough	3PL/2016/0097/O	15-Jun-16	11092	1.4	B1, B2, B8
Attleborough	3PL/2016/0417/O	08-Jul-16	13710	5.3	B1, B2, B8
Attleborough	3PL/2016/0595/F	14-Jul-16	479	0.72	B8
Attleborough	3PL/2017/0774/LU	14-Jul-17	60	0.78	B8
Brettenham	3PL/2016/0593/F	12-Jul-16	829	0.73	B1
Bridgham	3PL/2014/0660/F	21-Aug-14	115	2.6	B1
Carbrooke	3PL/2017/0273/F	11-May-17	64	0.02	B1(c)
Caston	3PL/2016/0911/F	27-Sep-16	241.2	0.36	B8
Dereham	3PL/2005/0554/F	18-May-05	972	0.18	B1, B2, B8
Dereham	3PL/2012/0028/F	12-Mar-12	124	0.12	B1
Dereham	3PL/2015/0710/F	22-Dec-15	1659	1.3	B8
Gt Ellingham	3PL/2016/1356/F	02-Feb-17	145	0.014	B1(c)
Gt Ellingham	3PN/2017/0032/UC	03-Jul-17	165.6	0.03	B1
Griston	3PL/2012/1045/O	11-Jul-14	660	1.82	B1 & B2
Lt Cressingham	3PL/2009/0383/F	08-Jun-10	32	0.2	B1
Lt Ellingham	3PL/2015/0682/F	26-Oct-15	5910	5.3	B2
Roudham	3PL/2010/0913/F	23-Nov-10	1163	0.024	B1, B2 & B8
Roudham	3PL/2013/0358/F	02-Jul-13	2366	0.8	B2, B8

Roudham	3PL/2014/0756/F	07-Nov-14	1085	0.89	B2
Roudham	3PL/2015/0035/F	10-Apr-15	144	0.01	B8
Shipdham	3PL/2016/0655/F	31-Mar-17	265	0.4	B2
Shipdham	3PL/2017/0310/F	28-Apr-17	631.8	1.8	B1a
Snetterton	3PL/2012/0476/O	22-Aug-12	27900	8.6	B1, B2 & B8
Snetterton	3PL/2014/0598/F	11-Aug-14	822	0.2	B1
Stow Bedon	3PL/2017/0650/F	07-Jul-17	192	0.0067	B1
Swaffham	3PL/2011/0161/F	03-May-11	280	0.08	B1, B2 & B8
Swaffham	3PL/2014/1051/F	20-Nov-14	267.9	1.6	B1
Swaffham	3PL/2015/0432/O	08-Jul-15	682	0.2	B1(c)
Swaffham	3PL/2015/0459/F	22-Jul-15	797	0.4	B1
Swaffham	3PL/2016/0980/CU	10-Jan-17	48.8	0.058	B1
Swaffham	3PL/2016/1502/F	07-Feb-17	115	1.1	B1(a)
Swaffham	3PL/2017/0117/F	28-Apr-17	270.8	0.09	B1, B2 and B8
Swaffham	3PL/2017/0336/F	09-May-17	15	0.1	B8
Swaffham	3PL/2017/0598/CU	02-Aug-17	540	0.2	B1(c)/B2/B8
Thetford	3PL/2013/0168/F	15-Apr-13	464	0.05	B2
Thetford	3PL/2013/0923/F	19-Dec-13	74	0.55	B1
Thetford	3PL/2013/1141/O	21-Feb-14	889	0.26	B2
Thetford	3PL/2016/0101/F	18-Apr-16	1695	0.5	B2/B8
Thetford	3PL/2016/0467/F	22-Jun-16	2045	0.4	B8
Thetford	3PL/2016/0896/CU	20-Sep-16	985.2	0.2	B1
Thetford	3PL/2016/0920/F	07-Sep-16	41.3	0.7	B1
Thetford	3PL/2016/1553/F	05-May-17	2150	1.7	B8
Thetford	3PL/2017/0514/CU	19-Jun-17	628	3.5	B1a, B1c, B8
Thetford	3PL/2017/0521/F	03-Aug-17	1626	0.42	B8
Watton	3PL/2007/1342/F	07-Nov-07	1616	0.57	B1, B2
Watton	3PL/2010/1089/F	08-Jun-10	1058.7	0.01	B1
Watton	3PL/2012/0109/F	26-Apr-12	340	0.03	B2
Watton	3PL/2016/0264/F	27-May-16	158	0.08	B1
Watton	3PL/2016/0573/F	05-Jul-16	230	1.2	B2
Total				64.1827	

Upon further investigation the figures set out in table 3.1.3 of the 2016/17 AMR are factually incorrect. This has not been amended since the 2015/16 version. It is impossible to replicate what the figures might have been for the AMR in terms of the year 2016/17 as this is looking at extant planning permissions. As a result of this permissions may have expired and permissions may have been completed (and therefore would not appear on the extant planning permissions table).

The following table provides a list of all approvals since 01/04/2016 (start of 2016/17 monitoring period) to the 11/08/2017 (when the data was given to the consultant). This shows that a further 25.8387 hectares of land was permitted since the table set out in the 2015/16 AMR was published.

Employment Land Availability						
Parish	Planning Reference	Site Live	Approval date	Floorspace Remaining (sqm)	Gross site area (ha) Remaining	Use Class
Attleborough	3PL/2016/0097/O	Yes	15/06/2016	11092	1.4	B1, B2, B8
Attleborough	3PL/2016/0097/O	Yes	15/06/2016	11092	1.4	B1, B2, B8
Attleborough	3PL/2016/0097/O	Yes	15/06/2016	11092	1.4	B1, B2, B8
Shipdham	3PL/2016/0655/F	Yes	31/03/2017	265	0.4	B2
Shipdham	3PL/2017/0310/F	Yes	28/04/2017	631.8	1.8	B1a
Swaffham	3PL/2017/0336/F	Yes	09/05/2017	15	0.1	B8
Swaffham	3PL/2017/0117/F	Yes	28/04/2017	270.8	0.09	B1, B2 and B8
Thetford	3PL/2016/1553/F	Yes	05/05/2017	2150	1.7	B8
Carbrooke	3PL/2017/0273/F	Yes	11/05/2017	64	0.02	B1(c)
Stow Bedon	3PL/2017/0650/F	Yes	07/07/2017	192	0.0067	B1
Gt Ellingham	3PN/2017/0032/UC	Yes	03/07/2017	165.6	0.03	B1
Attleborough	3PL/2016/0417/O	Yes	08/07/2016	13710	5.3	B1, B2, B8
Attleborough	3PL/2016/0417/O	Yes	08/07/2016	13710	5.3	B1, B2, B8
Attleborough	3PL/2016/0417/O	Yes	08/07/2016	13710	5.3	B1, B2, B8
Swaffham	3PL/2016/0980/CU	Yes	10/01/2017	48.8	0.058	B1
Gt Ellingham	3PL/2016/1356/F	Yes	02/02/2017	145	0.014	B1(c)
Swaffham	3PL/2016/1502/F	Yes	07/02/2017	115	1.1	B1(a)
Thetford	3PL/2017/0521/F	Yes	03/08/2017	1626	0.42	B8
					25.8387	

Furthermore, the row extant allocations includes the sites SW2, SW3, D4, D5 and TH30. These sites were allocated through both the Thetford Area Action Plan and the Site Specific Policies and Proposals Development Plan Document. This was then updated in Table 3.1 of

the Breckland Employment Growth Study: Update Report (2017). This includes 64 hectares in line with policy EC 01. Table 3.1 however, does define row 2 as 'Extant Allocations'. This should be 'extant and proposed allocations' as it includes those policies 'not superseded' and those proposed allocations.

Table 3.13 as set out in the AMR is as follows:

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

Table 3.13 Employment Land Availability 2016/17

When the figures are added correctly they should read as follows:

	ha/sqm	B1	B2	B8	B1/B2/B8 Split Unknown	Total
Extant Planning Permissions	(ha)	8.14	10.11	1.9	8.6	28.75
	(sqm)	3,175	17,930	3,848	27,900	52,853
Extant allocations	(ha)	10.2	12.9	3.95	4.2	31.25
Total	(ha)	18.34	23.01	5.85	12.8	60.00

When we include the 64 hectares (proposed allocations and extant allocations) and the 25.8 hectares of approvals permitted inbetween these two periods, we get to a total of 118.55 hectares. Whilst this still does not directly reflect the figure in table 3.3 of the Employment Growth it would be impossible to replicate the information within the 2016/17 monitoring year due to the way in which our database runs queries. As we have undertaken this years monitoring the database, as a live database, has moved on in terms of data (lapses, completions etc.)

Summary

- Table 3.13 is incorrect. This was not updated within the 2016/17 Authorities Monitoring Report.
- The information supplied to inform the Employment Growth Study: Update (2017) was accurate as of 11/08/2017.
- There is no implication in regards to the robustness of the Employment Growth Study and the scenarios as set out.

Going forward

- We will ensure that the 2017/18 AMR acknowledges that there was an error in table 3.13 in the 2016/17 version. Work on this document will commence shortly.