

Breckland Local Plan Examination

Topic Paper:

Housing Trajectory, Five Year Supply and Distribution

Breckland District Council

June 2018



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1. Introduction

1. This topic paper has been prepared in order to respond to the tasks raised in relation to Matter 4 and the Inspectors letter, dated 20th April 2018. The topic paper focuses around the housing trajectories, evidence to demonstrate their appropriateness and also the calculation of a revised five year housing land supply for the Local Plan.
2. The topic paper will also include evidence on the distribution of housing, particularly in relation to the calculation of the 10% housing target for Local Service Centres. This was requested as part of the Matter 14 hearings. In addition an updated version of Policy HOU02 Level and Location of Growth.
3. All the information provided within this topic paper uses a common base date of 31st March 2018.

2. Updated Housing Trajectories

4. The Council has updated the housing trajectory to take into account all commitments and completions up to and including 31st March 2018. A detailed breakdown of the individual applications which have gone into the trajectory is included within appendix A. The following assumptions/information have been used to inform this:
 - Large Sites with Planning Permission: These are defined as sites of 10 dwellings or greater, which were granted permission up to and including 31st March 2018. The Council has contacted the landowner/developer of each of these planning permissions and the delivery trajectory has been informed by these representations. Where no response was received by the developer, the Council has used information either provided from the 2017 five year housing land supply or local knowledge to develop the trajectory. A 10% lapse rate has been applied to all large sites, where no information was available.
 - Small Sites with Planning Permission: These are defined as sites of 9 dwellings or less, which were granted permission up to and including 31st March 2018. The Council has applied a lapse rate of 10% to all small sites, and had regard to the mean delivery on these sites over the plan period. Further information is provided within the five year housing land supply section.
 - Sites with resolution to grant planning permission: All planning permissions which were resolved to grant planning permission up to and including 31st March 2018, subject to the completion of a section 106 agreement.
 - Not-Superseded Allocations: These sites were adopted as part of Local Development Framework and have been included as not-superseded through the Local Plan.
 - Local Plan Allocations: All new Local Plan allocations are included within the housing trajectory. Information to inform the trajectory has been taken from the deliverability forms which were submitted to support the allocation.
 - Policy HOU03 and HOU04: an allowance has been for dwellings which will be delivered through these policies.
 - Windfall Sites: a windfall allowance has been included. Further evidence to justify the level of allowance within the District is included within section 4 of this topic paper.

5. In addition to the information provided above a comments section has been added to the individual tables, in order to provide clarity in relation to where the individual sites/allocations have been considered.

	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	Total	
Net Completions	342	321	416	486	609	789	530																			3493	
Policy HOU01 Housing Requirement	612	612	612	612	612	612	584	584	584	584	584	622	622	622	622	622	622	622	622	622	622	622	622	622	622	622	15300
Housing Requirement plus shortfall split via Liverpool Methodology								626	626	626	626	664	664	664	664	664	664	664	664	664	664	664	664	664	664	664	11800¹
Large Sites with Planning Permission								353	750	792	580	502	475	386	349	287	225	173	235	230	250	250	250	250	230	6567	
Small Sites with Planning Permission								150	150	150	149	149														748	
Sites with resolution to grant planning permission								0	0	109	164	150	110	110	110	80	45	0	0	0	0	0	0	0	0	878	
Not Superceded Allocations								0	0	20	50	42	40	40	40	40	40	5	0	0	0	0	0	0	0	317	
Local Plan Allocations								0	0	60	100	210	260	295	240	375	410	372	265	245	240	240	225	215	220	3972	
Policy HOU03 and HOU04								0	0	20	20	20	20	20	20	20	20	20	20	20	21	21	21	21	21	325	
Windfall Development								0	0	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	800	
Total Completions								503	900	1201	1113	1123	955	901	809	852	790	620	570	545	561	561	546	536	521	13607	

Table 1 Breckland Housing Trajectory

¹ The housing shortfall using the stepped trajectory and the Liverpool methodology is 763. Over the remainder of the plan period this is $763/18=42.38$ dwellings per annum. An additional 42 dwellings per annum has been added to the requirement due to rounding

3. Evidence to demonstrate that delivery rates of up to 250 dwellings per annum can be feasibly achieved on the Attleborough and Thetford Strategic Urban Extensions

6. The Local Plan housing trajectory includes maximum delivery rates of 250 dwellings per annum on the Thetford SUE and Attleborough SUE. The delivery rate recognises the requirement for multiple developers to be delivering on the sites at one time and also recognises for single developers to be building at a rate of 50 dwellings per annum on a site. These requirements are recognised by the promoters of both the Thetford SUE and the Attleborough SUE, as set out in the Statement of Common Ground with Pigeon and also within Ptarmigan’s matter 14 hearing statement.
7. Delivery of 250 units per year from a site will recognise a step change in Breckland, however these will be the largest development sites that have occurred within the District. The Council considers these delivery rates to be feasible and achievable within Breckland in accordance with the Local Plan housing trajectory.
8. The following tables provide evidence of high delivery rates from individual development sites within Breckland. Further evidence has also been provided by adjoining Local Authorities, of this scale of delivery happening within their areas, and recognises multiple developers building out sites.

Breckland

9. The following table shows recent Breckland examples of individual developers building over 50 dwellings per year. These are highlighted in blue. Further information is also provided on the delivery of these individual sites over other years. The information is taken from the Council’s housing monitoring database.

Planning Application	Total Size of development	Developer	Rate of completions in a single year
3PL/2016/0298/D Swans Nest, Swaffham	70	Abel Homes	58 (2017/18)
			7 (2016/17)
3PL/2014/1154/F Land off Brandon Road, Swaffham	335	Ben Bailey Homes	52 (2017/18)
			22 (2016/17)
			24 (2015/16)
3PL/2012/0958/H Land at London Road,	375	Taylor Wimpey	54 (2017/18)
			68 (2016/17)

Attleborough			44 (2015/16)
			22 (2014/15)
3PL/2013/0510/F Thetford Road, Watton	110	Hopkins Homes	4 (2017/18)
			60 (2016/17)
			44 (2015/16)
			2 (2014/15)
3PL/2013/0110/F Land to the East of Brandon Road, Swaffham	92	Taylor Wimpey	51 (2015/16)
			29 (2014/15)
			12 (2013/14)
3PL/2013/0976/F Norwich Road, Dereham	200	Taylor Wimpey	24 (2017/18)
			43 (2016/17)
			60 (2015/16)

Table 2 Delivery rates on large sites in Breckland

10. The table shows that in the last monitoring year in Swaffham, two developers on a contiguous site to the south of the town were building at a rate of over 50 dwellings per annum.

South Norfolk District Council

11. The following table shows examples of large scale delivery by settlement within South Norfolk (adjoining Local Authority). Information has been provided by the South Norfolk Planning Policy Team from their Residential Land Availability monitoring.

Settlement	Completions			
	2014/15	2015/16	2016/17	2017/18
Costessey	254	149	226	199
Cringleford	134	113	91	43
Hethersett	1	47	72	135
Poringland/ Framingham Earl	78	47	207	231
Wymondham	170	58	206	185

Table 3 Delivery rates by Settlement in South Norfolk

12. South Norfolk have also provided an example of multiple developers on a single site. This site had a maximum delivery rate above the 250 dwellings per annum expected within the Thetford and Attleborough SUE's

Development and total size	Developers	Number active in a single year	Max. delivery on whole site in a single year	Max. delivery by an individual developer in a single year
Queen's Hills, Costeseey (1,755+ units)	7 Developers Barratts Bellway Homes Bovis David Wilson Homes Laing Keir/Twigden Taylor Wimpey	5	339 (2007/08)	92 (2007/08)

Table 4 Delivery at Queen's Hills, Costeseey, Norfolk

Borough Council of King's Lynn and West Norfolk

13. The following table shows examples of higher delivery rates in Kings Lynn as provided by the Borough Council of King's Lynn and West Norfolk.

Site Name	Developer	Site Size	Development Period	Average Build Out Rate (dpa)
King's Reach	Taylor Wimpey	151	March 2011- March 2014	76
Wooton Meadows	Taylor Wimpey	128	January 2012 – March 2014	64
Poppyfields	Persimmon	Two planning applications equating to 136 dwellings	April 2007-April 2008	136

Table 5 Delivery rates of large sites in King's Lynn and West Norfolk

14. The information provided by the Borough Council of Kings Lynn and West Norfolk shows that Taylor Wimpey were operating two separate sites within the town, both of which produced an average build out rate of over 60 dwellings per annum. Furthermore, Persimmon completed 136 dwellings within one year.

Broadland District Council

15. Broadland District Council have provided the following table shows the delivery rates at White House Farm, Sprowston, Norfolk. This is a single large site and has been developed by Taylor Wimpey, Hopkins Homes and Persimmon. Each of the developers commenced on site between April and June 2015. Broadland have monitored completions via site visits.

Whitehouse Farm, Sprowston			
	2015/16	2016/17	2017/18
Persimmon	23	77	65
Taylor Wimpey	7	57	50
Hopkin Homes	15	61	80
Total	45	195	195

Table 6 Delivery rates at Whitehouse Farm, Sprowston

Conclusion

16. The Council consider that the above information provides sufficient evidence to justify that the delivery of 50 units per year by a single developer regularly occurs within Breckland. Furthermore, the Breckland evidence shows (particularly in relation to Swaffham) that more than one developer in a town will build at that rate.
17. Evidence from the adjoining local authorities of Broadland, South Norfolk and West Norfolk has been provided to show that higher delivery rates within individual settlements is feasible in Norfolk. South Norfolk have also provided evidence of maximum delivery rates of 339 dwellings being delivered in a single year, with up to 7 developers operating simultaneously on site.
18. Having regard to the information provided from other Norfolk Authorities, and also the delivery of dwellings on large sites in Breckland, it is considered that there is a reasonable prospect of the sustainable urban extensions delivering 250 dwellings per annum. The level of delivery is not considered to be unrealistic having regard to delivery elsewhere in the County.

4. Consideration of Lapse Rates and Windfall Allowance

19. Through the Inspectors letter, it was requested that further considered of lapse rates and any windfall allowance, including potential housing delivery through Policies HOU03 and HOU04 was undertaken. The following sections set out the analysis to support the assumptions which have been used through the housing trajectory and five year land supply paper.

Lapse Rates

20. Analysis has been undertaken from the Council's housing monitoring system to consider the number of applications and dwellings which lapse on an annual basis. The Council has previously applied a 10% lapse rate to its five year housing land supply trajectories for large planning permissions where the completion rate has not been confirmed by the landowner/developer, and on all small planning permission.

Monitoring year	Number of permissions granted	Number of permissions lapsed	Permission lapse rate (%)	Number of dwellings granted	Number of dwellings lapsed	Dwelling lapse rate (%)
2011/12	103	17	16.5	669	63	9.4
2012/13	107	17	15.8	705	89	12.6
2013/14	114	29	25.4	1045	114	10.9
2014/15	171	35	20.5	1574	426	27
2015/16	181	16	8.8	5843	86	1.5
Total	676	114	17.4	9836	778	12.28

Table 7 Analysis of lapse rates of planning applications in Breckland

21. The analysis shows that in the first five years of the plan period (2011-2016) on average 17.4% of applications lapsed, with a total dwelling lapse rate of 12.28%. The analysis shows a spike in the number of dwellings lapsing granted in 2014/15 lapsing. In this year 27% of dwellings lapsed. This particularly high figure is as a result of two large planning permissions lapsing. These were 3PL/2011/0898/O for 220 dwellings and 3PL/2011/0489/O for 86 dwellings. Excluding these two sites would have resulted in an average 8.28% lapse rate.

22. It is considered that the lapse rates applied previously through the five year housing land supply statements remain relevant. Whilst a slightly higher average lapse rate of 12.28% was observed, as discussed above this was the result of two large applications lapsing. The Council has contacted all landowners/ developers for large sites, and added a lapse rate to those sites where delivery has not been confirmed. A 10% lapse rate for small sites is also considered to be appropriate. Taken together these two measures are considered to be reasonable having regard to the existing evidence.

Windfall Analysis

23. The following table shows the windfall development which has been completed within Breckland since 2011/12 within settlement boundaries. For the purpose of this analysis, settlement boundaries as shown on the Policies Maps for the Core Strategy provide the definitive boundary. Analysis starts from 2011/12 as this is the base date of the Local Plan. The proposed Local Plan development boundaries have been extended to include land permitted for development in the years subsequent to adoption of the Core Strategy. Therefore the Core Strategy boundaries have been used for the purpose of this exercise as these would present an accurate consideration of windfall development within existing settlement boundaries.

24. Settlements which have been analysed are listed in HOU 02 of the Pre-submission version of the local plan and inclusive of: Key Settlements, Market Towns, Local Service Centres and Settlements with Boundaries.

Year	No of applications that make up windfall within the settlement boundary	Total windfall within the settlement boundary*	Windfall development within HOU 05 settlements	Total windfall	Total completions	% of the total windfall that are within settlement boundaries	% of the total completions that are within settlement boundaries
2011/12	45	277	25	303	347	87%	80%
2012/13	46	258	19	301	328	92%	79%
2013/14	73	290	33	349	425	83%	68%
2014/15	74	358	34	444	491	81%	73%
2015/16	73	379	61	457	619	83%	61%
2016/17	49	261	98	502	793	52%	33%
2017/18	44	198	35	358	528	55%	38%
Total	404	2021	305	2714	3531	-	-
Average	57.7	289	44	388	504	76%	62%

Table 8 Windfall analysis. *includes Key Settlements, Market Towns, Local Service Centres and Settlements with Boundaries

25. The analysis above shows that Breckland District has a strong track record of windfall delivery within settlement boundaries. Over the last seven years, the average annual windfall development within the settlement boundary is 289 dwellings.

26. Due to settlement boundaries being amended in 2012 to draw around existing planning permissions it is expected that the amount of development in the early years following this

to be high. It should also be noted that there are some large windfall sites – particularly in Swaffham and Watton – which have been delivered within the settlement boundary. In order to provide a conservative approach, whilst acknowledging that windfall is likely to continue within the settlement boundaries, an allowance of 50 dwellings per year from windfall has been added to the five year land supply calculation. This windfall allowance does not represent double counting of sites which would come forward from Policies HOU03 or HOU05 of the Local Plan. The analysis was carried out solely on permissions location inside settlement boundaries and delivery from these policies will come forward outside of the settlement boundary. Furthermore, it is proposed to only include a windfall allowance from year 3 (2020/21) to avoid double counting.

Brownfield Land Register

27. An allowance for land coming forward through part 2 of the Brownfield Land Register has not been made. Breckland has only included land on its brownfield land register since February 2018, and therefore no trend data is currently available in relation to the number of sites coming forward in this way in the future. It should be noted however that the three sites which do have a permission in principle due to their inclusion on part 2 of the brownfield land register have been included within the committed development.

Housing Delivery from Policies HOU03 and HOU04

28. Policies HOU03 and HOU04 allow development to come forward outside of settlement boundaries subject to criteria. The number of dwellings coming forward from these two policies is 325, as set out within the updated Policy HOU02. These numbers arise from

Policy HOU03	Kenninghall	20
	Litcham	22
	Necton	18
	North Elmham	14
	Old Buckenham	17
Policy HOU04	As set out in section 7 of this document	234
Total		325

Table 9 Housing Delivery from Policies HOU03 and HOU04

29. As set out through the windfall analysis in the previous section, the Council has seen a strong record of windfall sites being delivered in Breckland. The Council has not previously had a policy which would have allowed sites outside of the settlement boundary to come forward. Therefore it is not possible to provide a comparable evidence based approach for how these dwellings may come forward. It is considered reasonable to divide the dwellings over the remainder of the plan period, from 2020/21, in order for the plan to be adopted and the policy to come into force. It should be noted that this taken together with the allowance for

windfall dwellings is lower than currently observed, and represents a precautionary approach to their delivery.

5. Updated Breckland Local Plan 5 Year Housing Land Supply Position

30. The following five year housing land supply position has been prepared to support the Breckland Local Plan. The statement represents the Councils position as of 31st March 2018 and includes the Local Plan allocations.

Buffer

31. The NPPF requires local authorities to include an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, Local planning Authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the required supply.

32. The table below sets out total net completions since the start of the plan period against both the objectively assessed housing need and also the stepped trajectory target. With the exception of the most recent monitoring year, there has been a clear upward trend in completions since the start of the plan period. Even the most recent years delivery represents third highest delivery rate since the start of the plan period.

Year	Actual Completions	OAN Target	Shortfall against OAN Target	Stepped Trajectory Target	Shortfall against Stepped Trajectory Target
2011/2012	342	612	-270	612	-270
2012/2013	321	612	-291	612	-291
2013/2014	416	612	-196	612	-196
2014/2015	486	612	-126	612	-126
2015/2016	609	612	-3	612	-3
2016/2017	789	612	177	612	177
2017/2018	530	612	-82	584	-54
Total	3,493	4,284	-791	4,256	-763

Table 10 Housing target compared to completions

33. Having regard to the level of delivery since the start of the plan period, recognising that the delivery has only exceeded the plan target in one of the seven years, it is considered appropriate to apply the 20% buffer to the housing target.

Shortfall

34. The level of shortfall which should be applied is dependent on whether the stepped trajectory as included within Policy HOU01 is used as opposed to the OAN target. Policy

HOU01 sets out that the lower delivery target would be applicable from 1st April 2017 until 31st March 2022. Therefore currently for the purposes of calculating shortfall it is only applied to the most recent year.

OAN Shortfall 791

Policy HOU 01 Stepped Trajectory Shortfall 763

35. There are two different approaches to making up the accumulated shortfall, the Liverpool method and the Sedgfield method. Using the Liverpool methodology, the past undersupply of housing is spread equally across the remainder of the plan period. The Sedgfield methodology requires the undersupply to be dealt with within the next five year period. The PPG states that Local Planning Authorities should aim to deal with any undersupply of housing within the first five years of the plan period where possible i.e. the Sedgfield approach.

36. However, Local Planning Authorities are not required to use the Sedgfield method and if it is more appropriate for the Liverpool method to be adopted. As set out within the Councils Matter 4 Statement, given the high proportion of long term housing provision planned for the district through strategic urban extensions, the Council considers the Liverpool method is more suitable. For completeness the calculation using the Sedgfield method is also presented.

Housing Requirement

Housing Target 2018 - 2023 (612 dwellings p/a)	3,060
Housing Shortfall (2011 - 2018)	791
Shortfall spread next five years (2018 - 2023)	791
Housing Target 2018 – 2023 including shortfall (20% buffer applied)	$(3,060 + 791) * 1.2 =$ 4,621
Total Housing Requirement 1st April 2018 – 31st March 2023	4,621
Annualised Housing Requirement 2018 - 2023	924

Table 11 OAN Requirement Sedgfield Methodology

Housing Target 2018 - 2023 (612 dwellings p/a)	3,060
Housing Shortfall (2011 - 2018)	791
Shortfall spread across remaining plan period (2018 – 2036)	44 per annum (791/18)
Housing Target 2018 – 2023 including shortfall (20% buffer applied)	$(3,060 + 220) * 1.2 =$ 3,936
Total Housing Requirement 1st April 2018 – 31st March 2023	3,936
Annualised Housing Requirement 2018 - 2023	787

Table 12 OAN Requirement Liverpool Methodology

Housing Target 2018 - 2023 (4 years at 584 p/a & 1 year at 622 p/a)	2,958
Housing Shortfall (2011 - 2018)	763
Shortfall spread next five years (2018 - 2023)	763
Housing Target 2018 – 2023 including shortfall (20% buffer applied)	$(2,958 + 763) * 1.2 = 4,465$
Total Housing Requirement 1st April 2018 – 31st March 2023	4,465
Annualised Housing Requirement 2018 - 2023	893

Table 13 Policy HOU01 Stepped Housing Trajectory Sedgefield Methodology

Housing Target 2018 - 2023 (4 years at 584 p/a & 1 year at 622 p/a)	2,958
Housing Shortfall (2011 - 2018)	764
Shortfall spread across remaining plan period (2018 – 2036)	42.4 per annum (763/18)
Housing Target 2018 – 2023 including shortfall (20% buffer applied)	$(2,958 + 212) * 1.2 = 3,803$
Total Housing Requirement 1st April 2018 – 31st March 2023	3,803
Annualised Housing Requirement 2018 - 2023	760.78 (rounded 761)

Table 14 Policy HOU01 Stepped Housing Trajectory Liverpool Methodology

Housing Supply

37. In order to be included within the housing supply, a site should be considered to be deliverable. The NPPF defines a deliverable site as:
- a. **Available** – the site is available for development now
 - b. **Suitable** – the site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities.
 - c. **Achievable** – there is a reasonable prospect that housing will be delivered within the site within five years.
38. The Council’s land supply for the Local Plan is made up of the following components:
- d. **Sites with planning permission:** large and small sites with planning permission are considered deliverable until permission expires or unless there is clear evidence that schemes will not be implemented within five years. All site planning permission are taken into consideration up to and including 31st March 2018.
 - e. **Sites with a resolution to grant planning permission prior to 31st March 2018**
 - f. **Allocations within the Local Plan**
 - g. **Policy HOU03 and HOU04 Windfall development:** windfall development which is anticipated to come forward on the basis of policies HOU03 and HOU04.
 - h. **Not-superseded allocations:** Sites within the Site Specific Policies and Proposals DPD and Thetford Area Action DPD which are not-superseded.
 - i. **Windfalls:** the Council is satisfied that there is compelling evidence that such sites have consistently become available within the local area, and will continue to

provide a reliable source of supply. Analysis has been based on sites coming forward inside the settlement boundary.

39. Due to the number of small sites with planning permission, it is not practical to appraise each site individually. A 10% “lapse rate” has therefore been applied to provide flexibility. The projected completions from small sites have been distributed evenly across the five years. A 10% lapse rate has also been applied to large sites where delivery has not been confirmed by the landowner/developer.

40. The following table sets out the year on year expected delivery from the different components of supply.

	2018/19	2019/20	2020/21	2021/22	2022/23	Total
Large sites with planning permission	353	750	792	580	502	2,977²
Small Sites with planning permission	150	150	150	149	149	748³
Sites with resolution to grant planning permission	0	0	109	164	150	423
Not-Superseded Allocations	0	0	20	50	42	112
Local Plan Allocations	0	0	60	100	210	370
Policy HOU03 and HOU04	0	0	20	20	20	60
Windfall Development	0	0	50	50	50	150
Total	503	900	1,201	1,113	1,123	4,840

Table 15 Components of Housing Supply

41. The total deliverable supply in Breckland is 4,480 units

² A 10% lapse rate has been applied to large sites where delivery has not been confirmed by the landowner/developer.

³ This is the total small sites with permission with the 10% lapse rate applied. There are currently 831 units with permission. This is discounted by 10% (-83) to a new total of 748 deliverable units. The delivery rate has had regard to the average completions rate of small sites in Breckland of 152 units per annum over the plan period.

Conclusions

42. In order to assess whether the Council has a five year supply of housing land, the amount of deliverable supply must be compared to the requirement. The four scenarios set out within the housing requirement are set out below:

Annualised housing requirement	Total annual housing requirement (2018-2023) including 20% buffer and meeting the shortfall in the next five years		924
Total five year supply breakdown	Large sites with planning permission	2,977	4,840
	Small Sites with planning permission	748	
	Sites with resolution to grant planning permission	423	
	Not-Superceded Allocations	112	
	Local Plan Allocations	370	
	Policy HOU03 and HOU04	60	
	Windfall Development	150	
Total five year supply	Supply / Requirement (4,840/924)		5.24

Table 16 Five Year Supply OAN Requirement Sedgfield Methodology

Annualised housing requirement	Total annual housing requirement (2018-2023) including 20% buffer and meeting the shortfall over the remainder of the plan period		787
Total five year supply breakdown	Large sites with planning permission	2,977	4,840
	Small Sites with planning permission	748	
	Sites with resolution to grant planning permission	423	
	Not-Superceded Allocations	112	
	Local Plan Allocations	370	
	Policy HOU03 and HOU04	60	
	Windfall Development	150	
Total five year supply	Supply / Requirement (4,840/787)		6.15

Table 17 Five Year Supply OAN Requirement Liverpool Methodology

Annualised housing requirement	Total annual housing requirement (2018-2023) including 20% buffer and meeting the shortfall in the next five years		893
Total five year supply breakdown	Large sites with planning permission	2,977	4,840
	Small Sites with planning permission	748	
	Sites with resolution to grant planning permission	423	
	Not-Superceded Allocations	112	
	Local Plan Allocations	370	
	Policy HOU03 and HOU04	60	
	Windfall Development	150	
Total five year supply	Supply / Requirement (4,840/893)		5.42

Table 18 Five Year Supply Policy HOU01 Stepped Housing Trajectory Sedgfield Methodology

Annualised housing requirement	Total annual housing requirement (2018-2023) including 20% buffer and meeting the shortfall over the remainder of the plan period		761
Total five year supply breakdown	Large sites with planning permission	2,977	4,840
	Small Sites with planning permission	748	
	Sites with resolution to grant planning permission	423	
	Not-Superceded Allocations	112	
	Local Plan Allocations	370	
	Policy HOU03 and HOU04	60	
	Windfall Development	150	
Total five year supply	Supply / Requirement (4,840/761)		6.36

Table 19 Five Year Supply Policy HOU01 Stepped Housing Trajectory Liverpool Methodology

6. Assessment of Infrastructure Requirements in relation to the Housing Trajectory

43. Through the additional Inspectors letter, it was requested that a comprehensive review of infrastructure requirements of all sites, including justification for any unknowns. Further work has been undertaken to consider the infrastructure requirements, this has included working with the landowners. Updated tables in relation to infrastructure provision are included within appendix B. The tables provided within appendix B are not proposed to supercede all the information provided within the Infrastructure Delivery Plan, they are intended to provide a visual representation of the infrastructure requirements in comparison to housing delivery.
44. As a result of updating the trajectory as shown in Appendix C - Updated HOU 02, some settlements will exceed the original growth targets as a result of commitments outside of the Local Plan process (some on the basis of planning appeals). The Infrastructure Delivery Plan (IDP) is a living document and therefore the latest housing numbers will have to be taken into consideration in updating the document which is scheduled for November 2018.
45. The implication of higher housing numbers in Dereham (+237) and Watton (+301) is not considered to have substantive implications on infrastructure capacity given that statutory consultees were engaged in the plan process, overall growth figures and allocated sites. Therefore any sites that were permitted outside this process would have been considered by statutory providers in the context of the growth proposed in the Local Plan. However, where there have been concerns, particularly in terms of the transport network for Dereham, or school places in Watton, ongoing engagement with the providers, in particular Norfolk County Council has occurred in preparation for the Examination. In updating the IDP, the Council will continue to engage with infrastructure providers to ensure that it remains the basis for understanding infrastructure needs, costs, funding and delivery mechanisms to aid the effective delivery of development over the plan period.

7. Updated Policy HOU02, Local Service Centre Distribution and updated HOU 04 methodology.

Policy HOU 02

46. An updated version of Policy HOU02 reflecting commitments and completions up to and including 31st March is included within appendix c, this shows 16,630 dwellings to be delivered over the plan period. It should be noted that table 1 shows 17,100 houses to be delivered over the plan period. The difference in the figures can be explained as follows.

- Table 1 has included a windfall allowance of 800 houses proposed to be delivered within settlement boundaries. These are not included within policy HOU02, as the Council cannot predict which settlements those dwellings will be delivered in.
- Table 1 adds a lapse rate to large dwellings where delivery has not been confirmed by the landowner/developer. This results in a reduction of the commitment large scale sites by 247 dwellings
- Table 1 includes a 10% lapse rate for all small sites with planning permission. This has resulted in a reduction in the small sites commitments by 83 dwellings.

47. Having regard to these three elements set out above, table 1 Housing Trajectory and Policy HOU 02 align on dwelling delivery over the plan period.

LSC distribution

48. The Local Plan seeks to achieve 10% growth in terms of residential development for each of the Local Service Centres where there is potential to positively allocate⁴. The methodology for the calculation was presented to the Local Plan Working Group on the 11th July 2016. This methodology informed the overall settlement targets which were used for the purpose of ensuring 10% growth in each of the Local Service Centres, where suitable sites could be identified (or policy HOU 03 is applied).

49. It was set out in the report to the Local Plan Working Group on 11th July 2016 that at the Preferred Directions that the distribution of growth was set out as follows:

- 68% Key settlements
- 18% Market Towns
- 14% Local Service Centres

50. Members were informed that further discussion with site promoters informing the trajectories for the Sustainable Urban Extensions (SUEs) in Thetford and Attleborough - the Key Settlements – demonstrated that they would not deliver at the rate set out in the Preferred Directions

⁴ The exception is Weeting as the settlement is subject to overriding environmental constraints in terms of the potential impact on the Breckland SPA, SAC.

iteration of the Local Plan. As a result, a revised distribution was proposed that took into consideration the new trajectory information and sought to redistribute the number of dwellings not able to be delivered in the SUEs within the plan period to the next most sustainable locations, i.e. the Market Towns. The revised distribution of growth was subject to sustainability appraisal in considering the appropriateness of the approach in comparison to alternative options in seeking to achieve a pattern of growth which is sustainable. The revised distribution also took into account the number of dwellings that were coming forward in the 'rural areas' and proposed that 5% would come forward in these locations. The proposed distribution was set out as follows:

- 50% Key settlements
- 30% Market Towns
- 15% Local Service centres
- 5% rural areas

51. The methodology as to how the 15% would be calculated for the Local Service Centres was then set out in paragraph 1.20 of the Local Plan Working Group Report (Appendix D), which states that:

".. that each settlement will see new allocations at a level broadly equivalent to a 10% growth of the estimated number of dwellings at the start of the plan period (2011), adjusted downwards to ensure that the overall level of development remains within the overall 15% target for LSCs. The figure was derived from the population information in the 2011 census and applying a householder multiple figures which assumed 2.3 people per household..."

52. Appendix 2 of the Local Plan Working Group topic paper has been included within this document as Appendix X. This illustrates the figures derived from the calculation of 10% growth to each local service centre. In order to support the spatial strategy and to align the distribution of development to reflect the settlement hierarchy, it was important to ensure that the 10% individual growth targets did not collectively exceed the overall 15% growth proposed for Local Service Centres. Each local service centre target was reduced by a proportionate amount. This ensured that, as of February 2016, the number of completions, commitments and proposed allocations for the Local Service Centres totalled 2,206 dwellings, equating to 14.8% of the overall number coming forward through the plan, in adherence with the overarching spatial strategy.

53. The date of February 2016 is the line in the sand in terms of setting the proposed allocation for each Local Service Centre. There are a number of reasons why this was necessary:

- To allow extensive work to go into the selection of sites (both within the Planning Policy Team and through evidence base documents);
- To provide certainty for local communities, developers, Members, landowners etc. to allow further work to be undertaken i.e. emerging Neighbourhood Plans, developer/agent funded site specific evidence etc.
- To provide certainty to Statutory Consultees to help inform their comments on the emerging local plan.

Summary of the calculation

54. Calculations for the Local Service Centres were carried out using information as of February 2016. The methodology was presented to the Local Plan Working Group on the 11th of July 2016. The calculation was proposed as follows:

- Population at 2011 (census data) divided by a household multiplier of 2.3 people per dwelling, which was informed by the 2015 CNSHMA (Central Norfolk Strategic Housing Market Assessment). This figure provides an estimate of the number of dwellings as of 2011.
- Completions as of February 2016 were then added to this figure for the overall number of dwellings to inform what had happened in each parish since 2011.
- 10% was then derived from this combined figure (number of dwellings within the parish + completions since 2011). This figure was rounded up to the nearest 5 or 10.
- In order to ensure that the total sum of dwelling targets for each parish did not exceed the 15% target for the Local Service Centres, all proposed allocation targets were revised downward proportionately.

55. The following table, Table 20, illustrates the 10% target residential allocation figure for each of the Local Service Centre settlements.

Local Service Centre	Population 2011 Census	Estimated number of household (2.3 household multiplier)	Completions as of 2016	Estimated number of households	10% of estimated number of houses	Proposed allocation at 10% rounded to 5,10	Proposed allocation within the local plan	Reduction to target to ensure 15% overall target not exceeded
Ashill	1411	613	3	616	62	60	50	-10
Banham	1481	644	8	652	65	65	55	-10
Bawdeswell	828	360	5	365	37	40	30	-10
Garboldisham	969	421	6	427	43	45	35	-10
Great Ellingham	1132	492	11	503	50	50	40	-10
Harling	2142	931	72	1003	100	100	85	-15
Hockering	711	309	2	311	31	30	25	-5
Kenninghall	941	409	19	428	43	45	35	-10
Litcham	618	269	0	269	27	30	20	-10
Mattishall	2617	1138	15	1153	115	115	105	-10
Narborough	1094	476	1	477	48	50	40	-10
Necton	1923	836	74	910	91	90	75	-15
North Elmham	1433	623	5	628	63	65	55	-10
Old Buckenham	1270	552	15	567	57	60	50	-10
Shipdham	2057	894	65	959	96	95	85	-10
Sporle	1011	440	15	455	45	45	35	-10
Swanton Morley	2100	913	37	950	95	95	85	-10
Weeting	1839	800	2	802	0	0	0	0

Table 20 Local Service Centre 10% calculation

Updated HOU 04 Methodology

56. Criteria 2 of Policy HOU 04 limits new residential development for rural settlements with boundaries to a 5% increase in dwellings from the date of adoption of the plan. This methodology sets out how the baseline level of dwellings have been calculated for each settlement with boundaries and the maximum number of dwellings which could be permitted within the plan period for each settlement. This methodology provides the most accurate, up to date information for each of the settlements regarding residential dwellings and planning permissions. This data, as set out in the table below, provides the basis for the 5% calculation, which sets a target for the number of dwellings to be built in each of the settlements.

57. To set the current baseline number of dwellings within in the settlement boundary, the Council have used the Address Points Layer, a layer contained on a Geographic Information System (GIS) mapping software. Address points provide a record of each property. This data is held by the Spatial Information team at Breckland Council and contains the address points for a range of uses within the District including residential properties and commercial units. This layer was originally derived from Ordnance Survey data; however, post-2004 the Spatial Information team have updated the layer based on planning applications, building control stages of completion and council tax records. This is considered to be the most accurate representation of address points within the District.

58. The Address Points within each settlement boundary were counted as a baseline for the current number of residential properties within each settlement. Only those address points which were registered as 'Residential', 'Dual Use' (A property with multiple uses, e.g. residential and office) and 'Land, Development, Development Sites' (sites with planning permission) were counted in developing the baseline. Those defined as 'Dual Use' were checked to see if they contained a residential use. Those entries defined as 'Land, Development, Development Sites' were then cross checked with the Housing Land Availability (HLA) layer. The HLA layer is used by the Planning Policy Team to monitor development within the district and is updated at each monitoring period, the data is accurate as of the 31/03/2018.

59. The following table, Table 21, provides the 5% growth target over the plan period to 2036 for each settlement.

Settlement	Number of Dwellings within the settlement boundary* (including planning permissions to 31/03/2018).	5% growth – Number of dwellings to be built over the plan period to 2036
Beeston	121	6
Beetley	406	20
Carbrooke	167	8
Caston	128	6
Eccles Road (Quidenham)	120	6
Gressenhall	403	20
Griston	301	15

Hockham	258	13
Lyng	325	16
Mundford	668	33
North Lopham	245	12
Rocklands	159	8
Saham Toney	667	33
Shropham	117	6
Thompson	117	6
Weasenham	118	6
Yaxham (including Clint Green)	363**	18
Total		234

Table 21 HOU 04 calculation for each settlement

*Settlement boundary as defined in the pre-submission publication policies maps

** This figure does not include 3PL/2016/1499/O for 25 dwellings (allowed on appeal on 14/05/2018)

Appendix A: Site Trajectories

Large Sites with Planning Permission

Planning Application Reference	Site Address 1	Site Address 2	Site Address 3	Approval date	Proposed dwellings	Number remaining	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	Total	Response	10% lapse rate applied	Comment
3PL/1990/0747/D	Part OS plot nos. 353	683 684 & 685	Holme Hale Road, PE37 8NN	05-Jun-91	130	95	0	0	0	10	10	10	10	10	10	10	10	10	5						95	Yes		
3PL/2007/1569/F	Stonebridge Camp	Thetford Road, Stonebridge	IP24 1QS	22-Oct-08	27	27	0	5	12	10															27	Yes		
3PL/2010/0374/F	Land east of Lopham Road	Harling	NR16 2PY	18-Aug-10	16	3	3																		3	Yes		
3PL/2011/0088/D	Former RAF Radar Site	Norwich Road	IP25 6UZ	13-Feb-12	154	76	30	30	16																76	Yes		
3PL/2012/0958/H	Land at London Road	Attleborough	NR17 1GP (on site)	20-Dec-12	375	187	50	50	50	18															168		Yes	
3PL/2012/0946/F	Cloverfield	Lopham Road	NR16 2PY	09-Aug-13	17	6	6																		6	Yes		
3PL/2012/1045/O	Former Quantrells Industrial Estate	Church Road	IP25 6QA	10-Jul-14	37	37	0	17	20																37	Yes		
3PL/2013/1123/O	Land at Station Road	Eccles	NR16 2PE	29-Jan-15	24	24		5	9	8															22		Yes	
3PL/2014/1105/D	Land off Dunnetts Close	Ashill	IP25 7AY	26-Feb-15	25	2	2																		2	Yes		
3PL/2013/1161/O	Land north of	NR17 2JY		31-Mar-15	350	350	0	0	35	35	35	35	35	35	35	35	35								315		Yes	

3PL/2016/0766/F	Site off Mill View	Ovington Road	IP25 7HF	09-Oct-17	10	10		5	5														10	Yes		
3PL/2017/0342/F	Land north-west of Chapel Road School	50 Chapel Road	NR17 2DS	03-Nov-17	10	10	5	5															10	Yes		
3PL/2015/1191/O	Land adjacent 6A Keats Close	IP24 1UL		10-Nov-17	98	98	15	30	30	23													98	Yes		
3PL/2016/0325/F	Land at Haverscroft House Farm	London Road	NR17 1BE	10-Nov-17	200	200	12	58	44	44	42												200	Yes		
3PL/2017/0757/D	D D Dodd and Sons	Chapel Street	IP25 7LB	24-Nov-17	90	90	0	5	20	20	20	20	5										90	Yes		
3PL/2017/0563/O	Westfield Road	NR19 1JB		15-Dec-17	100	100	0	33	33	34													100	Yes		
3PL/2017/0863/F	Land at Station Yard	Station Road	NR20 5HH	05-Jan-18	19	19	6	13															19	Yes		
BLR/2017/0004/PIP	Hamilton Acorn	Halford Road	Attleborough	11-Feb-18	75	75						10	13	15	15	15							68		Yes	
BLR/2017/0003/PIP	Former Malthouse	Norwich Road	Dereham	11-Feb-18	53	53						8	20	20									48		Yes	
3PL/2015/0498/O	Land south of Dereham Road	NR20 3NU		06-Mar-18	50	50	0	0	25	25	0												50	Yes		
3PL/2017/0035/F	Hall Road	NR20 4SQ		20-Mar-18	40	40		20	20														40	Yes		Site is Local Plan allocation LP[004] 008
3PL/2016/1454/H	Former Malthouse	Land South of Norwich	NR20 3AE	28-Mar-18	127	127	0	0	22	35	35	35											127	Yes		

3PL/2014/0979/O	159 Shipdham Road	Dereham	NR19 1NP		11-Jun-15	8	8
3PL/2015/0477/F	Swaffham Road	Watton	IP25 6AL		11-Jun-15	2	2
3PL/2015/0034/F	Mill Road	Mattishall	NR20 3RH		17-Jun-15	1	1
3PL/2015/0493/O	Walnut Tree House	The Butts	NR16 2EQ		22-Jun-15	1	1
3PL/2015/0460/F	Adj. Lime Kiln House	Back Lane	PE32 2NP		27-Jun-15	1	1
3PL/2015/0471/F	1 Castle Street	Thetford	IP24 2DL		30-Jun-15	2	2
3PL/2015/0252/F	Land adj The Priory View	Rectory Road	NR9 5RA		12-Jul-15	1	1
3PL/2015/0415/O	GB Commercials	Attleborough Road	NR17 1LG		17-Jul-15	5	2
3PL/2015/0594/O	2 Tuns Road	Necton	PE37 8EH		23-Jul-15	4	4
3PL/2015/0228/F	Manor Farm	Rocklands Road	NR17 1DX		24-Jul-15	3	3
3PL/2015/0297/F	Barn	Manor Farm	Town Lane, NR9 4QR		30-Jul-15	1	1
3PL/2015/0461/F	Land forming a part of the Sandwade Estate	NR17 1HP			26-Aug-15	1	1
3PL/2015/0386/O	Chequers Lane	NR20 4EU (Nearest)			27-Aug-15	2	2
3PL/2015/0446/F	Compass Garage	Bunwell Road	NR17 2NZ		27-Aug-15	4	4
3PL/2015/0395/F	113 Besthorpe Road	Attleborough	NR17 2NJ		27-Aug-15	2	2
3PN/2015/0043/UC	Blo Norton Farm	IP22 2JB			07-Sep-15	2	0
3PL/2015/0585/F	Post Office	Market Place	NR16 2AH		15-Sep-15	2	2
3PL/2015/0001/F	The Old Rectory	Ashburton Road	IP26 5JG		17-Sep-15	8	8
3PL/2015/0625/O	2 Whissonsett Road		NR21 7NL		17-Sep-15	1	1
3PL/2015/0338/F	Bridge Farm	Low Common Road	IP22 2JP		18-Sep-15	1	1
3PL/2015/0486/F	Land adjacent to Hawthorndon	London Road	NR17 1BE		24-Sep-15	3	1
3PL/2015/0576/F	59a Caravan	Eastgate Street	NR20 5HE		25-Sep-15	1	1
3PN/2015/0041/UC	Barn at Town Green Farm	NR17 1LP			28-Sep-15	1	1
3PL/2015/0950/O	Chapel Farm	Mere Road	NR17 1HP		05-Oct-15	1	1
3PL/2015/0690/F	Glebe House	Oak Meadow	IP25 7PD		09-Oct-15	1	1
3PL/2015/0534/F	3 & 3a Dereham Road	Watton	IP25 6ER		09-Oct-15	5	3
3PL/2015/0698/O	Land off Deopham Road	NR17 1YG			23-Oct-15	1	1
3PL/2015/0537/O	Rear of Thatched Cottage Too	29 The Street	PE32 2DS		23-Oct-15	1	1
3PL/2015/0694/F	Vicarage Farm Barns	Church Lane	NR20 5JU		30-Oct-15	3	3
3PL/2015/0955/F	Carnalea	Watery Lane	NR20 5PL		11-Nov-15	1	0
3PL/2015/0513/F	Keele Cottage	The Green	NR17 1RG		12-Nov-15	2	2
3PL/2015/0797/F	Land to the front of 75 The Street	IP22 2LT			13-Nov-15	1	1
3PL/2015/1136/F	39 King Street	PE37 7BU			18-Nov-15	1	1
3PL/2015/1021/O	Land North of Manor House	Church Road	IP25 6QA		20-Nov-15	2	2
3PL/2015/0944/F	Green Acre	Chequers Lane	IP25 7HQ		04-Dec-15	1	1
3PL/2015/1206/D	8 Jessopp Close	NR19 2PZ			11-Dec-15	1	1
3PL/2015/1058/F	Building Plot	Leys Lane	NR17 1ND		15-Dec-15	1	1
3PL/2015/1175/F	Ballards Bridge Farm	West End	NR20 3RQ		21-Dec-15	1	1
3PL/2015/1416/O	Overdunit	4 Fielding Drive	NR19 1FR		08-Jan-16	1	1
3PL/2015/1188/F	Land adjacent to Northview Cottage	Norwich Road	NR17 2LA		13-Jan-16	2	1
3PL/2015/1244/O	57 Heath Road	NR20 3JA			13-Jan-16	2	2
3PL/2015/1239/F	Stud Farm	Knettishall Road	IP22 2TE		15-Jan-16	1	1
3PL/2015/0817/F	Pages Place Lodge	Pages Lane			20-Jan-16	1	0
3PL/2015/0769/O	Rear of Audley House	121A Brandon Road	IP25 6LL		22-Jan-16	9	9
3PN/2015/0045/UC	Home Farm	NR17 1BZ			26-Jan-16	1	1
3PL/2015/1412/F	Anchor Villa	Anchor Corner	NR17 1JZ		27-Jan-16	1	1
3PL/2015/1335/O	Spinners Lane Garage	Spinners Lane	PE37 7LR		28-Jan-16	4	4
3PL/2015/1425/F	Cecil C Amey	11 Church Street	NR17 2AH		01-Feb-16	2	2
3PL/2015/1441/O	Castle Hill Garage	Castle Hill Road	NR16 2AG		23-Feb-16	2	2

3PL/2016/0006/F	Dingle Toyota	Buckenham Road	NR17 1NB	26-Feb-16	3	3
3PL/2015/0783/F	Land adjacent Cabeidh	Pump Street	NR20 5LS	03-Mar-16	4	4
3PN/2016/0003/UC	Former piggery to rear of Meadow View	Ploughboy Lane	IP25 7JN	04-Mar-16	2	2
3PL/2015/1290/F	The Bungalow	Drury Square	PE32 2NA	08-Mar-16	1	1
3PL/2015/1337/F	The Paddocks	Mill Road	NR20 3RH	08-Mar-16	1	1
3PL/2015/1478/O	The Warehouse	Whitsands Road	PE37 7BJ	17-Mar-16	2	2
3PL/2015/1410/F	Orchard House	Hargham Road	NR17 1NX	17-Mar-16	1	1
3PL/2015/1287/F	Garden land adjacent to Woodforde Cottage	Mill Street	NR20 3EQ	17-Mar-16	1	1
3PL/2015/0880/O	Sally Meadow	Back Lane	NR20 4HY	18-Mar-16	1	0
3PL/2015/1186/O	Coombe-Martin	Hargham Road	NR17 1BA	18-Mar-16	2	2
3PL/2015/1049/F	Land Between Greenway Garage	& October Cottage	Langwade Green, PE37 8AY	21-Mar-16	1	1
3PL/2016/0013/O	Rear of 6 Church Street	NR17 2AH		22-Mar-16	3	3
3PL/2015/0910/F	Tanner House	Tanner Street	IP24 2BQ	23-Mar-16	9	9
3PL/2016/0147/F	Rodwell's	Unassigned Road between	Low Lane & Penhill Road, NR17 1XD (250m away)	06-Apr-16	1	1
3PL/2015/1123/F	Land Adjacent Mill House	Harling Road	NR16 2QW	06-Apr-16	1	1
3PL/2015/1374/F	Alston Farm	Dereham Road	IP25 6SB	11-Apr-16	1	1
3PL/2016/0170/F	Site north of the 'The Old Barn'	Scotgate Close	IP24 1PF	12-Apr-16	1	1
3PL/2015/0611/O	4 Chequers Lane	NR17 1HU		19-Apr-16	1	1
3PL/2015/1489/F	24 Bridge Street	IP24 3AF		19-Apr-16	1	1
3PL/2015/0904/O	Adjacent Home Farmhouse	Swanton Morley Road	Worthing, NR20 5HS	19-Apr-16	1	1
3PL/2015/1414/F	7 Etling Green	NR20 3ET		26-Apr-16	1	0
3PN/2016/0013/UC	Lower Homestead Farm	Watton Road	IP25 7AH	29-Apr-16	1	1
3PL/2015/0496/F	Old Hall Farm	Mile Road	Reymerston, NR9 4QZ	03-May-16	3	3
3PL/2016/0248/VAR	Grove Farm Nurseries	Thetford Road	IP24 1RU	04-May-16	1	1
3PL/2016/0253/D	Land at The Glebe	Heath Road	NR20 3TX (Nearest)	04-May-16	8	8
3PL/2015/0632/F	Mill House	River Cottage	NR20 4BQ	06-May-16	1	1
3PL/2016/0368/F	Rosedene	Attleborough Road	NR17 1LF	12-May-16	1	1
3PL/2015/1225/O	Land at Norwich Road	NR17 2LB		23-May-16	6	6
3PL/2015/0838/F	Jasmine Cottage	Dereham Road	NR9 4QT	24-May-16	1	1
3PL/2016/0372/O	Manor Cottage	Wendling Road	NR19 2RD	25-May-16	1	1
3PL/2016/0326/D	Rougholme Close	NR20 4DY		26-May-16	1	1
3PL/2016/0114/F	Land Adjacent Langham	The Grove	PE37 8HT	01-Jun-16	1	1
3PL/2016/0247/O	Walnut Cottage	South Green	NR20 3JZ	02-Jun-16	1	1
3PL/2015/1056/F	Land to the rear of The Bungalow	Leys Lane	NR17 1NF	02-Jun-16	1	1
3PL/2015/1434/F	Mill House Farm	Billingsford Road	NR20 5HN	03-Jun-16	1	1
3PL/2016/0385/F	Former Water Tower	Cemetery Road	NR19 2ET	10-Jun-16	1	1
3PL/2016/0249/O	R/O A and G Butchers	Church Street	NR17 2AH	15-Jun-16	4	4
3PL/2015/1399/F	Land Adjacent Anvil House	Butt Lane	PE32 2NY	29-Jun-16	1	1
3PL/2015/0472/F	Manor Farm	Ashburton Road	IP26 5JN	29-Jun-16	6	6
3PL/2015/0613/F	Former Coach Depot	Dukes Lane	NR17 1BL	29-Jun-16	3	3
3PL/2016/0422/D	Necton Garden Centre, Tuns Road	Necton	PE37 8EH	30-Jun-16	9	9
3PL/2015/0879/O	Site Adjacent Homelands	Ploughboy Lane	IP25 7JN	30-Jun-16	4	4
3PL/2015/1264/F	Westwood Stud	Dereham Road	NR19 1QF	27-Jul-16	4	4
3PL/2016/0194/O	Asparagus Field	Cake Street	NR17 1RU	29-Jul-16	1	1
3PL/2016/0706/O	The Chase	3 Ashburton Road	IP26 5JA	29-Jul-16	1	1
3PL/2016/0297/O	Low Meadow Park	Thompson Road	IP25 6PX	29-Jul-16	5	5
3PL/2015/0826/O	Land at the rear of The Paddocks	NR20 4BU		29-Jul-16	4	4
3PL/2016/0232/O	Rosary Farm	Kenninghall Road	NR16 2HB	29-Jul-16	4	4

3PL/2016/0371/F	Moat Farm Caravan and Camp Site	Low Road	NR17 1EP	29-Jul-16	1	1
3PL/2016/0271/O	Norwich Road	NR17 2LA		29-Jul-16	3	3
3PL/2016/0108/F	The Old Forge	Swaffham Road	IP26 5HX	29-Jul-16	1	1
3PL/2015/0899/F	Hollytree House	80 Long Street	NR17 1LN	02-Aug-16	5	3
3PL/2016/0050/F	Development Plot	Caston Road	IP25 6QD	02-Aug-16	2	1
3PL/2015/1459/F	Development Site adjacent to 10 / 12	Larch Grove	NR20 5JW	03-Aug-16	4	4
3PL/2016/0308/O	Development Plot	White Hart Street	IP26 5AW	05-Aug-16	1	1
3PL/2015/1200/O	Carbrooke Service Station	Church Street	IP25 6SW	10-Aug-16	2	2
3PN/2016/0046/UC	Tanner Court	Tanner Street	IP24 2BQ	11-Aug-16	2	2
3PL/2014/0976/F	Land at Shrublands	Attleborough Road	NR17 1NJ	11-Aug-16	9	9
3PL/2016/0102/F	Mill House	Bridges Walk	IP24 2EF	12-Aug-16	2	2
3PL/2016/0784/F	The Cedars	8 The Street	IP22 2NE	17-Aug-16	2	2
3PL/2016/0557/F	Land Adjacent Tu Bay Cottage	Mill Street	NR20 3EJ	25-Aug-16	1	1
3PL/2016/0736/O	31 Merton Road	IP25 6AX		25-Aug-16	1	1
3PL/2016/0431/F	Land adjacent to Chestnut Cottage	Necton Road	PE32 2DN	25-Aug-16	1	1
3PL/2015/0242/F	Land adjacent Stanway Farm	Chequers Lane	IP25 7HQ	07-Sep-16	5	5
3PL/2015/1201/F	Hill View	Castle Hill Road	NR16 2AG	08-Sep-16	1	1
3PL/2016/0634/O	6 Green Lane	IP26 5HS		12-Sep-16	1	1
3PN/2016/0045/UC	Barns at Springfield Farm	Mattishall Road	NR20 3BT	15-Sep-16	2	2
3PL/2016/0352/O	Two Ways	Gormans Lane	NR21 7NP	19-Sep-16	2	2
3PN/2016/0058/UC	Thornwood	Stalland Common	NR17 1JF	20-Sep-16	1	1
3PL/2016/0420/D	Breckland Roofing Services	21 Long Street	NR17 1LL	20-Sep-16	8	8
3PL/2016/0122/F	Land South of Southburgh Road &	North of Blackwater River, Reymerston	NR9 4QD	22-Sep-16	1	1
3PL/2016/0540/D	Martyndale	159 Shipdham Road	NR19 1NP	22-Sep-16	9	4
3PL/2016/0953/D	Land adjacent 2 Deopham Road	NR17 1YG		30-Sep-16	1	1
3PL/2016/0960/F	1A Castle Street	IP24 2DL		07-Oct-16	1	1
3PL/2016/0530/F	Poplar Tree Farm	Chequers Lane	IP22 2JW	07-Oct-16	3	3
3PL/2016/0246/F	Green Farm	Oxwick Lane	NR21 7HY	14-Oct-16	2	2
3PL/2016/0284/O	Richmond Road	IP25 7EX		17-Oct-16	1	1
3PL/2016/0836/F	Church Farm Barns	Church Road	PE32 2LY	18-Oct-16	3	3
3PL/2016/0390/F	Land adjoining 15 Mill Lane	NR17 2NN		19-Oct-16	1	1
3PL/2016/1083/F	Little Foxes	Brakefield Green	NR19 1SB	28-Oct-16	1	1
3PL/2016/0866/F	78 Norwich Road	IP25 6DW		31-Oct-16	2	1
3PL/2016/0228/F	Pickwick House	Grange Road	NR16 2AT	31-Oct-16	1	1
3PL/2016/1092/F	Meadow View	Watton Green	IP25 6RB	31-Oct-16	1	1
3PN/2016/0064/UC	Meadowcroft	Back Lane	NR9 4AQ	02-Nov-16	1	1
3PN/2016/0066/UC	The Former Piggery	Elsing Lane	NR20 4QF	02-Nov-16	1	1
3PL/2016/0596/F	Buildings behind No. 57	Bury Road	IP24 3DD	07-Nov-16	1	1
3PL/2016/0307/F	Existing Rear Barn	White Hart Street	IP26 5AW	08-Nov-16	1	1
3PL/2016/0510/F	Hill House Barns	Mill Street	NR20 4QB	10-Nov-16	2	2
3PL/2016/0613/F	Site next to Willowdene	Primrose Lane	IP22 2LL	15-Nov-16	1	1
3PL/2016/0787/F	Mere House	Mere Road	NR17 1HP	15-Nov-16	1	1
3PL/2016/1133/F	Church Road	IP24 1RL		16-Nov-16	3	3
3PL/2016/0891/O	Agricultural Land at Hall Farm	Hall Lane	NR20 5SP	16-Nov-16	1	1
3PL/2016/1086/O	Land adjacent the Community Centre	Hale Road	IP25 7AX	16-Nov-16	7	7
3PL/2016/0889/F	The Shrublands	Attleborough Road	NR17 1NJ	16-Nov-16	2	2
3PL/2016/1158/O	Damson Cottage	Necton Road	IP25 7EA	18-Nov-16	2	2
3PL/2016/0454/O	New House	Gooseberry Hill	NR20 4PP	18-Nov-16	9	9
3PL/2016/0917/F	Town Farm	Garboldisham Road	NR16 2PU	22-Nov-16	1	1
3PL/2016/1058/F	24 Swanton Road	NR19 2HH		23-Nov-16	2	1

3PL/2016/1199/F	3 High Street	NR19 1DZ		24-Nov-16	1	1
3PL/2016/1094/F	Land adjacent 26 Merton Road	IP25 6BD		13-Dec-16	1	1
3PL/2016/0749/O	Quince Farm	Spring Lane	NR19 1SA	13-Dec-16	2	2
3PL/2015/1107/F	Littleton Stud Farm	Caudle Springs	IP25 6SQ	14-Dec-16	1	1
3PL/2016/1164/F	Ivy Farm	Cook Road	IP25 7DJ	16-Dec-16	1	1
3PL/2016/0500/F	Willow Brae	The Street	IP22 2LH	16-Dec-16	2	2
3PL/2016/1338/D	Land adjacent The Haven	Daffy Green	IP25 7QQ	03-Jan-17	2	2
3PL/2016/1318/F	Plot C at Manor Farm	Church Road	IP24 1RL	03-Jan-17	1	1
3PL/2016/0955/F	5 & 7 Cook Road	IP25 7DJ		03-Jan-17	2	2
3PL/2016/1226/F	Land opposite 22 Chequers Lane	NR20 4EU		11-Jan-17	2	1
3PL/2016/1325/D	9 The Old Yard	NR17 1SS		12-Jan-17	1	1
3PL/2016/0905/O	Green Farm	Mattishall Road	NR20 3LR	17-Jan-17	7	7
3PL/2016/0555/F	Quarry View	The Green	IP25 7LA	31-Jan-17	2	2
3PL/2016/1418/F	Oakglen	Caston Road	NR17 1BN	08-Feb-17	1	1
3PL/2016/1128/F	Flint Cottage	Eccles Road	NR16 2JE	08-Feb-17	1	1
3PL/2016/0921/F	Land to the side of 33 Dale Road	NR19 2DD		21-Feb-17	1	1
3PL/2017/0070/O	Buttons Farm	Clay Hall Lane	IP22 2HZ	24-Feb-17	1	1
3PL/2017/0001/F	Dingles Toyota Attleborough Motor Works	Buckenham Road	NR17 1NB	28-Feb-17	1	1
3PL/2016/0862/O	Beechwood House	Wretham Road	IP24 1NY	06-Mar-17	1	1
3PL/2016/1520/F	Land Adjacent Ceduna	New Road	NR20 5TA	09-Mar-17	1	1
3PL/2017/0029/D	Norwich Road	Norfolk	NR17 2LA	20-Mar-17	1	1
3PL/2017/0031/D	Norwich Road	Norfolk	NR17 2LA	21-Mar-17	2	2
3PL/2016/1358/F	Land adjacent 1 Carbrooke Road	Norfolk	IP25 6QE	27-Mar-17	1	1
3PL/2016/0946/F	Ketts Cottage	Low Street	NR9 4EL	28-Mar-17	6	6
3PL/2016/0655/F	D D Dodd and Sons	Chapel Street	IP25 7LB	31-Mar-17	8	8
3PL/2017/0138/F	The Barn	Malthouse Lane	NR20 5NT	04-Apr-17	1	1
3PL/2016/0825/F	Land of Hillsend Lane	London Road	NR17 1BE	05-Apr-17	5	5
3PL/2016/1101/F	The Poplars	Carvers Lane	NR17 1AB	05-Apr-17	4	4
3PL/2017/0150/F	Land Rear of 25	Stone Road	NR19 1JS	18-Apr-17	1	1
3PL/2017/0171/O	Conway	49 Elmham Road	NR20 4BW	18-Apr-17	1	1
3PL/2017/0293/F	The Croft	Swaffham Road	PE37 8JU	18-Apr-17	1	1
3PL/2016/1544/F	Vine Cottage	Pleasant Row	PE37 7DT	18-Apr-17	1	1
3PL/2017/0213/CU	34 Castle Street	IP24 2DW		19-Apr-17	1	1
3PL/2017/0215/D	Land adjacent to The Old Cock	The Street	NR20 3AJ	20-Apr-17	1	1
3PL/2017/0257/F	7 Whitsands Road	PE37 7BJ		24-Apr-17	8	8
3PL/2017/0158/F	Dykewood Farm	PE32 2NH		28-Apr-17	1	1
3PL/2017/0288/F	Iceni Brewery	Fouldean Road	IP26 5HB	09-May-17	1	1
3PL/2016/1399/F	Development off	Norwich Road	NR17 2LB	11-May-17	5	5
3PL/2017/0372/F	Site east of Walnut Tree House	The Butts	NR16 2EQ	12-May-17	1	1
3PL/2016/1481/F	Barn at Stacksford House Farm	Stacksford	NR17 1PD	12-May-17	1	1
3PL/2017/0130/O	Land off Norwich Road	NR17 2LB		12-May-17	1	1
3PL/2017/0360/F	Development Plot at the Cottage	Fen Lane	NR16 2NG	15-May-17	1	1
3PL/2016/0770/F	Grange Farm	Etling Green	NR20 3ET	25-May-17	5	5
3PL/2017/0078/F	Catoria	The Street	PE32 2NF	05-Jun-17	4	4
3PL/2017/0460/O	Site to the rear of Sunset	Princes Street	PE37 7BP	15-Jun-17	1	1
3PL/2017/0376/F	The Paddocks	Leys Lane	NR17 1NF	15-Jun-17	1	1
3PL/2017/0518/F	12 Saham Road	IP25 6EA		15-Jun-17	1	1
3PL/2016/1129/F	Oxborough Lakes House	Oxborough Lake	Oxborough Road, PE33 9QH	16-Jun-17	1	1
3PL/2017/0379/F	Red Roofs	King Row	IP25 7RW	16-Jun-17	1	1

3PL/2017/0352/O	The Old Pitt	High Street	NR20 5AP	22-Jun-17	3	3
3PL/2017/0402/D	Hargham Road	NR17 1DS		27-Jun-17	2	1
3PL/2017/0488/F	Hillcrest	North Pickenham Road	PE37 7QT	27-Jun-17	1	1
3PL/2017/0573/F	8 Market Place	PE37 7AB		28-Jun-17	1	1
3PN/2017/0033/UC	Thornwood	NR17 1JF		29-Jun-17	1	1
3PL/2016/1242/F	Bridge Farm	Diss Road	IP22 2LA	29-Jun-17	1	1
3PL/2017/0663/F	6 High Street and 2 Hargham Road	NR17 2ER		29-Jun-17	9	9
3PN/2017/0013/UC	Off Vicarage Road	(Adj Manor Cottage)	IP24 1PE	05-Jul-17	1	1
3PL/2017/0625/D	Mill Road	NR20 3RL		05-Jul-17	1	1
3PL/2016/0106/O	Gregorville	London Road	NR17 2DN	05-Jul-17	1	1
3PL/2017/0106/F	Development Site	Station Road	NR16 2JG	06-Jul-17	6	6
3PL/2017/0438/F	Land adjacent Walnut Tree Cottage	Attleborough Road	NR17 1DJ	06-Jul-17	4	4
3PL/2017/0471/O	The Mulberry Tree	Station Road	NR17 2AS	17-Jul-17	2	2
3PL/2017/0387/D	Land adjacent the Community Centre	Hale Road	IP25 7AX	18-Jul-17	7	6
3PL/2016/1119/O	The Coach House	Low Lane	NR17 1TU	25-Jul-17	1	1
3PL/2016/1159/F	3 Stanton Close	NR19 2DZ		27-Jul-17	3	3
3PL/2017/0576/F	40 Norwich Street	NR19 1BX		28-Jul-17	4	4
3PL/2017/0600/O	Residential Development	Heath Road	NR20 3HZ	02-Aug-17	8	8
3PL/2017/0556/F	Bow Street	NR17 1JA		02-Aug-17	1	1
3PL/2017/0433/O	Telephone Exchange	Mill Road	NR20 5SR	02-Aug-17	1	1
3PL/2017/0491/O	Land off West Harling Road	NR16 2SL		02-Aug-17	3	3
3PL/2017/0535/O	Land adjacent 7 Jarvis Drive	NR21 7NG		02-Aug-17	2	2
3PL/2016/1393/F	Hartland	Norwich Road	NR17 2LA	03-Aug-17	3	1
3PL/2017/0593/F	Land to the Rear of Village Farm	Silver Street	NR17 2NY	03-Aug-17	2	2
3PL/2017/0297/F	10/12 Ash Close	Norfolk	PE37 7NH	03-Aug-17	2	2
3PL/2017/0620/F	Poppies	Slough Lane	NR17 1ND	03-Aug-17	1	1
3PL/2017/0671/F	Moorgate House	South Green	NR19 1PP	04-Aug-17	1	1
3PL/2017/0699/F	Ainfield	The Street	PE37 8JR	04-Aug-17	1	1
3PL/2017/0597/F	Land off Watton Road	IP25 7AJ		07-Aug-17	1	1
3PL/2017/0505/O	Homestead	The Green	NR17 1SF	11-Aug-17	1	1
3PL/2017/0184/F	Sparham Hall Barns	Lyng Road	NR9 5QY	17-Aug-17	1	1
3PL/2016/1314/F	The Old Post Office	Main Road	NR19 2JW	18-Aug-17	2	2
3PN/2017/0046/UC	Crossways Farm Barns	PE22 2RP		22-Aug-17	2	2
3PL/2017/0065/F	Land at Church Road	IP25 6PY		22-Aug-17	2	2
3PL/2017/0855/F	10 Church Street	PE32 2NS		22-Aug-17	1	1
3PL/2016/0818/O	The Grange	The Street	IP22 2QN	25-Aug-17	4	4
3PL/2016/1293/F	Chinnock	Dereham Road	PE32 2NQ	25-Aug-17	1	1
3PL/2017/0451/F	Conifers	Hingham Road	NR17 1HX	31-Aug-17	4	4
3PL/2017/0669/F	Development Site	Dunham Road	PE32 2DD	31-Aug-17	5	5
3PL/2017/0766/F	Land Adjacent 41 Bradenham Road	IP25 7PJ		31-Aug-17	1	1
3PL/2016/1116/O	Crimond	98 The Street	PE32 2DR	31-Aug-17	5	5
3PL/2017/0667/D	Plot One	Land Adjacent 26 West Harling Road	NR16 2SL	31-Aug-17	1	1
3PL/2017/0351/F	Pixie Paddock	Leys Lane	NR17 1NE	31-Aug-17	4	4
3PL/2017/0053/O	Adjacent the Homestead	Dereham Road	NR19 2PU	01-Sep-17	1	1
3PL/2017/0614/F	Garden plot 40 The Street	IP24 1LN		05-Sep-17	1	1
3PL/2015/1316/F	Land off Bittering Street	NR20 4EB		05-Sep-17	5	5
3PL/2016/1277/F	Woodland Farm	Holt Road	NR20 4BH	07-Sep-17	1	1
3PL/2017/0527/O	Church Farms Barns	Main Road	PE32 1XL	07-Sep-17	1	1
3PL/2015/0487/O	Church Street	NR17 1LE		11-Sep-17	9	9
3PL/2017/0019/F	Barton House	Dereham Road	IP25 6SB	11-Sep-17	1	1

3PL/2017/0609/F	Rosary Farm	Kenninghall Road	NR16 2HB	12-Sep-17	4	4
3PL/2017/0960/D	Overdue	Hargham Road	NR17 1DS	19-Sep-17	6	6
3PL/2017/0002/F	Norwich Road	NR17 2LA		21-Sep-17	6	6
3PL/2017/0909/F	27 The Street	IP22 2NB		26-Sep-17	1	1
3PL/2017/0927/F	College Barn	Cake Street	NR17 1PS	26-Sep-17	1	1
3PL/2017/0153/F	Wentworth	London Road	NR17 1BQ	26-Sep-17	1	1
3PL/2017/0966/O	The Gables	7 The Green	IP22 2NF	26-Sep-17	2	2
3PL/2017/0985/F	Building Land at Dereham Road	PE32 2NQ		26-Sep-17	2	2
3PL/2017/0739/F	Rose Farm	Bow Street	NR17 1JB	26-Sep-17	1	1
3PL/2016/0873/F	Tanglewood	Oxwick Road	NR20 5DX	29-Sep-17	1	1
3PL/2017/0695/F	Church Road	NR20 5NJ		29-Sep-17	1	1
3PL/2016/1480/F	Land Adjacent to 6 Reeves Close	Norfolk	NR20 4RU	05-Oct-17	1	1
3PL/2017/1031/F	Manor Farm	Church Road	IP24 1RL	05-Oct-17	2	2
3PL/2017/0835/O	Land rear to 149 Shipdham Road	NR19 1NN		05-Oct-17	2	2
3PL/2017/0928/F	The Lodge Public House	Main Road	NR20 3DJ	06-Oct-17	5	5
3PL/2017/1047/O	11 New Sporle Road	PE37 7JD		10-Oct-17	1	1
3PL/2017/1034/F	Mattishall United Reformed Church	Wellgate Road	NR20 3PJ	12-Oct-17	1	1
3PL/2017/0632/F	84 Greengate	NR20 4LX		13-Oct-17	4	4
3PL/2017/1079/D	Buttons Farm	Clay Hall Lane	IP22 2HZ	16-Oct-17	1	1
3PL/2017/0867/O	Land east of Rocklands Road	NR17 1FE		17-Oct-17	8	8
3PL/2017/0854/D	8 Church Street	PE32 2NS		25-Oct-17	3	3
3PN/2017/0049/UC	Barn at Redbrick Farm	Marlpit Road	IP24 1PS	25-Oct-17	3	3
3PN/2017/0059/UC	Overgate Farm Barn	Heath Road	NR20 3JB	25-Oct-17	1	1
3PL/2017/1149/F	Greenacres	Watton Road	NR17 1DY	25-Oct-17	1	1
3PL/2017/0702/O	Adjacent Brookside	Syers Lane	PE32 2NJ	25-Oct-17	2	2
3PL/2017/1122/D	The Hollies	Church Road	IP25 6QA	26-Oct-17	4	4
3PL/2017/0800/F	Land to the rear of George and Drago Public House	Market Street	NR16 2AD	26-Oct-17	2	2
3PL/2017/0415/F	The Willows	Cley Lane	IP25 7HE	26-Oct-17	4	4
3PL/2017/0994/F	Riverside Farm Holidays, Riverside Farm	Rotten Row, East Tuddenham	NR20 3JP	30-Oct-17	1	1
3PL/2017/0059/F	Land off Crown Road	IP26 5HG		30-Oct-17	4	4
3PL/2017/1108/O	Land adjacent Meadow House	Mill Lane	NR20 5SR	31-Oct-17	1	1
3PL/2017/0760/F	Land west of Bridge Road	NR20 5NU		02-Nov-17	8	8
3PL/2017/1203/F	Eddisdene	Kenninghall Road	NR16 2HB	03-Nov-17	3	3
3PL/2017/0401/F	Land adjacent 6A Keats Close	IP24 1UL		07-Nov-17	1	1
3PL/2016/1291/O	Development Site south of Griston Road	IP25 6DL		10-Nov-17	9	9
3PL/2017/0937/O	The Old Pitt	High Street	NR20 5AP	10-Nov-17	1	1
3PL/2017/1160/O	Tayside	34 Yaxham Road	NR19 1AJ	16-Nov-17	1	1
3PL/2017/1028/F	Land adjacent Garden House	Stanton Close	NR19 2DZ	17-Nov-17	1	1
3PL/2017/1020/F	The Homestead	Low Road	NR20 3DF	17-Nov-17	1	1
3PL/2017/0902/O	Land off Station Road	NR19 2JJ		22-Nov-17	4	4
3PL/2017/1248/F	Land at Meadow Lane	IP25 6YR		22-Nov-17	2	2
3PL/2017/1095/F	Former RAF Watton Technical Site	Norwich Road	IP25 6FN	23-Nov-17	3	3
3PL/2017/1247/D	Conway	49 Elmham Road	NR20 4BW	01-Dec-17	1	1
3PL/2017/0903/O	Land North of Great Hockham Primary School	IP24 1PB		01-Dec-17	4	4
3PL/2017/1327/F	Kings Head Lane	IP22 2ND		11-Dec-17	3	3
3PL/2017/1285/O	6 Cromwell Road	IP27 0QT		19-Dec-17	1	1
3PL/2017/1007/D	Plot 2	Land adjacent no 26 West Harling Road	NR16 2SL	19-Dec-17	1	1
3PL/2017/0943/F	Development Site Rear of 29 and 31	Kings Head Lane	IP22 2ND	19-Dec-17	2	2

3PL/2017/0759/F	Land adjacent Millers Old Cottage	High Street	NR20 5JX	20-Dec-17	2	2
3PL/2017/0314/F	Stanfield House	Lynn Road	PE37 7PT	21-Dec-17	9	9
3PL/2017/1395/O	Adjacent 65 Jubilee Road	IP25 6BJ		21-Dec-17	1	1
3PL/2017/0992/O	Land between Brackenwoods and Ramms Lane	PE37 8EU		21-Dec-17	7	7
3PL/2017/1104/F	The Dairy	Brandon Road	IP26 5BW	05-Jan-18	1	1
3PL/2017/1440/F	White House Farm	97 Long Street	NR17 1LN	05-Jan-18	2	1
3PL/2017/1315/D	Plot 3	Land Adj 26 West Harling Road	NR16 2SL	05-Jan-18	1	1
3PL/2017/1501/O	Site adjacent Hill House	Hillside	PE37 8JZ	12-Jan-18	1	1
3PL/2017/1550/F	Land Adj 16 Orchard Way	IP24 2LF		16-Jan-18	1	1
3PL/2017/1157/F	Whin Hills	Beeston Road	PE32 2LX (Nearest)	16-Jan-18	1	1
3PL/2017/1334/F	Development Plot Adjacent Homefields	Hargham Road	NR17 1DS	16-Jan-18	2	2
3PL/2017/1319/O	Humbletoft	Sandy Lane	NR19 2QA	16-Jan-18	1	1
3PL/2017/1457/F	The Croft	Swaffham Road	PE37 8JU	17-Jan-18	5	5
3PL/2017/1296/F	The Old Orchard	Church Hill	NR16 2HN	18-Jan-18	2	2
3PL/2017/1516/D	Willow House	Dumpling Green	NR19 1HP	23-Jan-18	1	1
3PL/2017/0926/F	Rose Cottage	Smallworth	IP22 2SS	26-Jan-18	1	1
3PL/2017/1444/F	Development Plot at 72 Norwich Road	NR20 3AR		26-Jan-18	2	2
3PL/2017/1244/F	Old Farm	Mere Road	NR17 1HP	26-Jan-18	1	1
3PL/2017/0873/F	15 Plowright Place	PE37 7LQ		29-Jan-18	4	4
3PL/2017/1055/O	Alder Carr House	Attleborough Road	NR17 1LQ	30-Jan-18	3	3
3PL/2017/1255/F	30 Market Place	NR19 2AP		31-Jan-18	5	5
3PL/2017/1519/O	Land Adj 18 Wellingham Road	PE32 2QS		05-Feb-18	1	1
3PL/2017/1482/F	46 Mill Lane	IP24 3BZ		07-Feb-18	2	2
3PL/2017/1538/D	Land Adjacent to The Mulberry Tree	Station Road	NR17 2AS.	09-Feb-18	2	2
BLR/2017/0002/PIP	Former V A Infant School	School Road	Necton	11-Feb-18	4	4
3PL/2017/0361/F	Granary Buildings	Eastgate Street	NR20 5HF	14-Feb-18	8	8
3PL/2017/1437/F	Development Site Off	The Street	NR20 4QW	14-Feb-18	7	7
3PL/2017/1452/O	Flint Cottage	Fakenham Road	NR20 4HT	14-Feb-18	1	1
3PL/2017/1534/F	Land to the West of Heath Road	Heath Road	NR20 3HZ	15-Feb-18	1	1
3PL/2017/1616/F	63 Vicarage Road	IP24 2LW		15-Feb-18	2	2
3PN/2017/0080/UC	The Workshop	IP22 2TE		21-Feb-18	1	1
3PL/2018/0033/F	Honeysuckle Cottage	Stow Bedon Road	NR17 1BT	13-Mar-18	1	1
3PL/2017/1261/F	Solly's Piece	King's Head Lane	IP22 2ND	13-Mar-18	1	1
3PL/2017/1568/F	Land east of Town Cottage	Town Green	NR17 1LP	13-Mar-18	1	1
3PL/2017/1533/F	27 Market Street	Shipdham	IP25 7LY	13-Mar-18	1	1
3PN/2017/0047/UC	Land adjacent Foxhill	Sandy Lane	NR17 1XF	14-Mar-18	1	1
3PL/2017/1495/F	Wesley House	NR19 1QG		15-Mar-18	2	2
3PL/2017/1464/O	Land to rear of 82, Market Street	IP25 7LZ		15-Mar-18	1	1
3PL/2018/0076/D	Adj 65 Jubilee Road	IP25 6BJ		19-Mar-18	1	1
3PL/2017/1449/D	Town Farm	Chantry Lane	PE37 8ES	21-Mar-18	4	4
3PL/2018/0162/D	Land Adj Cranford House Ovington Road	IP25 7HF		21-Mar-18	1	1
3PL/2018/0099/F	Pennel House	Penhill Road	NR17 1LR	22-Mar-18	1	1
3PL/2017/1056/F	Oakleigh Garden Shop	25 Station Road	NR20 5HH	23-Mar-18	4	4
3PN/2018/0005/UC	The Stables	Church Lane	NR9 5PP	23-Mar-18	1	1
3PL/2017/1563/O	Former NCS Depot	Brandon Road		23-Mar-18	5	5
3PL/2017/1528/F	Adjacent to the Paddocks	Leys Lane	NR17 1NF	28-Mar-18	5	5

Total **881** **831**

Table 21 Small sites with planning permission

Sites with a resolution to grant subject to completion of a section 106

Planning Application Reference	Parish	No of dwellings	Address	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	Total	Comments
3PL/2016/0952/O	Dereham	48	Greenfields Road	0	0	8	20	20														48	
3PL/2016/0486/H	Attleborough	8	Warrens Lane	0	0	8																8	
3PL/2017/1112/F	Mattishall	12	Kensington Forge	0	0	6	6															12	
3PL/2017/1046/O	Narborough	10	Land north of 1-14 Swaffham Rd	0	0	5	5															10	
3PL/2017/1500/O	Guist	6	Land off Bridge Rd	0	0	6																6	
3PL/2015/1487/O	Dereham	216	Land off Swanton Road	0	0	16	30	30	30	30	30	30	20									216	Sites is Local Plan allocation LP[025]003
3PL/2016/0068/O	Swaffham	175	Land to the west of Watton Road	0	0	25	25	25	25	25	25	25										175	Site is Local Plan allocation LP[097]009
3PL/2015/0917/O	Swaffham	185	Land to the south of Norwich Road	0	0	10	25	25	25	25	25	25	25									185	Site is Local Plan allocation LP[097]010
3PL/2015/0550/O	Swaffham	165	Land to the north of Norwich Road	0	0	15	30	30	30	30	30											165	Site is Local Plan allocation LP[097]018
3PL/2016/0983/O	Necton	46	Erne Farm	0	0	6	20	20														46	Site is Local Plan allocation LP[067]010
3PL/2017/1077/O	Ashill	7	Hale Road	0	0	4	3															7	
Total		878		0	0	109	164	150	110	110	110	80	45	0	0	0	0	0	0	0	0	878	

Table 22 Sites with a resolution to grant subject to completion of a section 106

Not-Superceded Allocations

Allocation	Address	Parish	No of dwellings	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	Total	Comments
D1	The Old Maltings	Dereham	180																				Part of the site has planning permission and part of the site is included on part 2 of the brownfield land register. The information is included as part of the large sites table
D2	Land off Greenfields Road	Dereham	220					15	40	40	40	40	40	5								220	
SW1	Land to the east of Brandon Road	Swaffham	97			20	50	27														97	Site allocated for 250 dwellings. Majority of the site is either developed or under construction. 97 dwellings remain without at planning approval as at 31st March 2018
Total				0	0	20	50	42	40	40	40	40	40	5	0	0	0	0	0	0	0	317	

Table 23 Not-Superceded Allocations

Local Plan Allocations


		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	Total	Comments	
Attleborough	SUE										60	90	90	120	180	180	180	200	200	200	200	200	200	185	195	200	2680		
Thetford	SUE																											0	Site has planning permission through application 3PL/2011/0805/O and is included within the large sites table
Dereham	LP[025]007												20	20	20													60	
	LP[025]011															30	50	50										130	
	LP[025]023																											0	Site has the resolution to grant planning permission under application 3PL/2015/1487/O
	LP[025]029															20	20	20										60	
	LP[025]030											10	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	290	
Swaffham	LP[097]006																											0	Site has planning permission through application 3PL/2014/1355/O and is included within the large sites table
	LP[097]008												15	15	15	15	15											75	
	LP[097]009																											0	Site has resolution to grant planning permission under application 3PL/2016/0068/O
	LP[097]010																											0	Site has resolution to grant planning permission under application 3PL/2015/0917/O
	LP[097]013																											0	Site has planning permission through

Appendix B Infrastructure Requirements

Attleborough Infrastructure Requirements

Attleborough Development Programme and Housing Trajectory

Q1 Jan - Mar, Q2 Apr - Jun, Q3 Jul - Sep, Q4 Oct - Dec
The above table is for information purposes only. The dates/costs may be subject to change.

Timeline (Year)	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	TOTAL
Housing Trajectory																													
Phase 1	-			20	30	30	30	30	30	30	30	30	30	30	30	30	30	30	50	50	50	50	47						687
Phase 2	a			20	30	30	30	30	30	30	30	30	30	30	30	30	15												395
	b			20	30	30	30	30	30	30	30	30	30	30	30	30	30	50	50	50	50	50	50	50	50	4			764
Phase 3	-						30	30	30	30	30	30	30	30	30	30	30	50	50	50	50	50	50	50	50	40	34		804
Phase 4	-							60	60	60	50	50	50	50	50	50	50	50	50	50	50	50	50	60	60	60	60	55	1125
Phase 5	-										30	30	30	30	30	30	30	15										225	
Total				60	90	90	120	180	180	180	200	200	200	200	200	200	185	195	200	200	200	200	197	160	114	100	94	55	4000
Cumulative				60	150	240	360	540	720	900	1100	1300	1500	1700	1900	2100	2285	2480	2680	2880	3080	3280	3477	3637	3751	3851	3945	4000	
Infrastructure																													Indicative Cost
Town Centre																													£450,000 *
Car parking	Queens Square																												*
	Railway Station																												*
Cycling	London Road																												*
Pedestrians	Queens Square public realm																												*
	Sports Hall footway																												*
Motorists	Surrogate Street																												*
	Queens Rd/Church St.																												*
	High Street/Exchange St.																												*
Link Road																													£13,500,000
	Up to and including high street (phase 1, 2a, 2b)																												
	from High Street roundabout to London Road (all phases)																												
	Primary route via Borough Lane Neighbourhood (phase 1, 2a, 2b)																												
Secondary roads																													£6,000,000
Footways/cycleways																													£2,000,000
Breckland Lodge roundabout																													£500,000
Travel Plan contribution																													£400,000
Public Transport contribution																													£2,000,000
Leys Lane Footbridge																													£1,500,000
Buckenham Road Pedestrian Improvements																													*
On site green infrastructure																													£10,100,000
Library upgrade contribution																													£1,000,000
Education	Primary 2x FE (delivery years indicative, tbc)																												£13,900,000
	Secondary contribution to expansion of Attleborough High																												£12,400,000
Health contribution																													£2,000,000
Fire Service contribution																													£65,000
Community Centre																													£1,500,000
Services/Utilities																													£32,500,000
Foul drainage																													£2,900,000
Surface Water Drainage																													£4,900,000
Other on site/off site																													£2,000,000
Site preparation	each phase																												£6,000,000
Delivery costs																													£30,000,000
Notes:																													£145,165,000
	Completion of Railway Bridge (Road)																												
Contribution	Rows left blank represent financial contributions for infrastructure, of which trigger point to be determined.																												
Delivery cost	Main contractors preliminaries, overheads and profit, contingency, fees for adoption, professional fees.																												

		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	
Infrastructure Type	Delivery Body	1 (1058)								2 (1100)					3 (711)			4 (1422)					5 (709)			
	Phase																									
	Annual delivery	45	45	45	200	245	226	244	227	165	128	225	225	250	250	250	250	230	250	250	250	250	250	250	250	250
	Cumulative in Phase	45	90	135	335	580	806	1050	1058 / 219	384	512	737	962	1100 / 112	362	612	711 / 151	381	631	881	1131	1381	1422 / 209	459	709	
Cumulative Total		45	90	135	335	580	806	1050	1277	1442	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																								
	NCC Children's Services	Primary School 2																								
	NCC Children's Services	Primary School 3																								
	NCC Children's Services	Secondary School																								
Utilities	Anglian Water/Developer	Foul drainage																								
	National Grid/ Developer	Electricity																								
	National Grid/ Developer	Gas																								
Open Space	Developer	Strategic Green Space																								
	Developer	Formal Open Space																								
Ecology	Developer	Ecology Offsite																								
	Developer	Ecology Onsite																								
	BDC/Norfolk Wildlife Trust	UERD East Wretham Heath Site																								

Dereham Infrastructure Requirements

		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	Comments
Allocation 1	LP[025]007				20	20	20													
Allocation 2	LP[025]011									30	50	50								
Allocation 3	LP[025]023			16	30	30	30	30	30	30	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	
Transport (Town Wide)																				
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 Road/A47	Cost: £22,000 Source: S106 & S278 Agreements																			
Transport (Allocation 5 only)																				
Pedestrian Footbridge over railway line	Cost: Unknown Source: S278 Agreement on completion of 50th dwelling																			
Water (Town Wide)																				
Improvements to WwTW	Cost: Unknown Source: Anglian Water AMP Investment																			WCS notes that there is capacity for 230 dwellings prior to improvements being required. This also needs to consider existing commitment
Education (Town Wide)																				

1. Primary Provision: Expanding Toftwood School	Cost: Unknown Source: S106 Agreements & NCC Investment																		NCC have stated: 'Pressure for primary school places in Dereham has resulted in the expansion of Scarning Primary school to 420 places. A review of primary place provision in the Town will be undertaken in 2019. 'NCC have not identified a timescale for this work to be undertaken, therefore it is not included in this table
2. Secondary Provision: Expansion to both High Schools	Cost: Unknown Source: S106 Agreements & NCC Investment																		NCC have stated: 'A review to assess expansion opportunities at both High Schools will be undertaken as and when necessary.' NCC have not identified a timescale for this work to be undertaken, therefore it is not included in this table
Community Facilities																			
Contributions to Dereham Library	Cost: NCC Standard Obligations Source: S106 Agreements																		Contributions will be required for each allocation

Table 25 Dereham Infrastructure Requirements

Swaffham Infrastructure Requirements

		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	Comments
Allocation 1	LP[097]006	12	24	15																
Allocation 2	LP[097]008					15	15	15	15	15										
Allocation 3	LP[097]009	0	0	25	25	25	25	25	25	25										
Allocation 4	LP[097]010	0	0	10	25	25	25	25	25	25	25									
Allocation 5	LP[097]013	0	20	20	20	20	20	20	10											
Allocation 6	LP[097]018	0	0	15	30	30	30	30	30											
Transport (Allocation 1 only)																				
Improvement to local public transport network	Cost: £22,650 Source: S106 & S278 Agreement prior to commencement																			
Transport (Allocation 3 only)																				
Improvement to local public transport network	Cost: Unknown Source: S106 & S278 Agreement			50%			50%													
Transport (Allocation 4 only)																				
Improvements to bus service	Cost: £233,000 Source: S106 & S278 Agreements																			
Transport (Allocation 6 only)																				
Improvements to bus service	Cost: £215,000 Source: S106 & S278 Agreements			50%			50%													
Education (Town Wide)																				

Primary Provision: Expansion needed to 3FE	Cost: Unknown Source: S106																			NCC have stated: 'Pressure for primary school places is evident for 2018 admissions and a review of primary phase provision will be undertaken in 2018. School organisation (infant/junior to all through primary) will be considered as well as expansion possibilities at both Swaffham and surrounding village schools.' NCC have not identified a timescale for this work to be undertaken, therefore it is not included in this table
Green Infrastructure (Allocation 5)																				
Mitigation for disused railway line	Cost: £28,729 Source: S106 agreements																			
Green Infrastructure (Allocation 6)																				
Maintenance of new & existing GI features	Cost: £37,500 Source: S106 agreements																			

Table 26 Swaffham Infrastructure Requirements

Watton Infrastructure Requirements

		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	Comments
Allocation 1	LP[104]008 & 019									20	20	20	20	20	20	20				
Allocation 2	LP[104]015					15	15	15												
Transport (Allocation 1 only)																				
Footway provision on Sham Road & junction improvements	Cost: >£100,000 Source: S106 & S278 agreement prior to commencement																			
Transport (Allocation 2 only)																				
Highways improvements to including potential pedestrian crossing over Norwich Rd	Cost: Unknown Source: S106 & S278 agreement prior to commencement																			
Water (Town Wide)																				
Improvements to WWTW to increase capacity	Cost: Unknown Source: Anglian Water AMP Investment																			WCS shows need for improvements to WwTW immediately
Education (Town Wide)																				

Re-organisation of primary provision & potential new primary school	Cost: Unknown Source: S106 & NCC Investment																			
--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

NCC have stated: '*Pressure for primary phase places has subsided in the Town although all surrounding village schools are at capacity. Pupil growth as the result of housing has not materialised as quickly as expected so there is still some spare capacity. A review of the area as a whole will be considered shortly in preparation for further growth which will include school organisation as well as expansion opportunities*'.NCC have not identified a timescale for this work to be undertaken, therefore it is not included in this table

Table 27 Watton Infrastructure Requirements

Local Service Centre Infrastructure Requirements

		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	Comments
Ashill	LP[001]008									5	10	50								
Banham	LP[003]&012									15	15	12								
Bawdeswell	LP[004]008		20	20																
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		8	8																
	LP[070]007	6																		
Necton	LP[067]010			6	20	20														
	LP[067]011									10	5									
Old Buckenham	LP[074]014					10	10													
Shipdham	LP[085]002		10	13																
	LP[085]006									15	20	20								
Sporle	LP[092]005					5	15	15												
Swanton Morley	LP[098]013					20	20	20	25											
Water (Garboldisham)																				
Improvements to the WwTW	Cost: Unknown Source: Anglian Water AMP Investment																			WCS shows need for improvements to WwTW immediately
Transport (Set in individual allocation policies)																				
Improvements to the local highway network	Cost: Unknown Source: S106 & S278 agreements		North Elmham	Necton		Shipdham, Sporle & Swanton Morley				Ashill, Banha, Harling, Narborough & Necton										
Green Infrastructure (Banham)																				

Enhancements & infrastructure for local PRow	Cost: Unknown Source: S106																			Improvements to include signage infrastructure, surface improvements to mitigate impact of increased footfall and provision of literature for residents
Green Infrastructure (Garboldisham)																				
Enhancements & infrastructure for local PRow	Cost: Unknown Source: S106																			S106 contributio to literaure provision and integrate development with local GI network.
Green Infrastructure (Hockering)																				
Maintenance of SSSI	Cost: Unknown Source: S106																			S106 contributions to ongoing maintenance of SSSI, increased footfall and provision of literature.
Green Infrastructure (Sporle)																				
Enhancements & infrastructure for local PRow	Cost: Unknown Source: S106																			Improvements to facilitate a physical connection to the local PRow network
Green Infrastructure (Swanton Morley)																				
Enhancements & infrastructure for local PRow	Cost: Unknown Source: S106																			Improvements to facilitate a physical connection to the local PRow network

Table 28 Local Service Centre Infrastructure Requirements

Appendix C: Updated HOU 02

Tier of Hierarchy	Settlement	Pre-submission publication			Current figures (01/04/2011 – 31/03/2018)						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 31/03/2018	Total commitments 01/04/2011 to 31/03/2018	Allocations not superseded	Decisions awaiting s106	Proposed allocation	Total	
Key Settlements	Attleborough	1808	2650	4458	515	1180		8 (Warrens Lane 3PL/2016/0486/H)	2680	4383	-75
	Thetford	3668	0	3668	323	3343			0	3666	-2
Market Towns	Dereham	797	750	1547	401	359	220 (D2)	48 (Greenfields Road: 3PL/2016/0952/O) 216 (Land off Swanton Road: 3PL/2015/1487/O)	540 (216 have decision to grant)	1784	+237
	Swaffham	1007	600 (605 target)	1612	496	360	97 (SW1)	525 185 (South of Norwich Road: 3PL/2015/0917/O) 165 (north of Norwich road: 3PL/2015/0550/O) 175 (west of Watton Road: 3PL/2016/0068/O)	75 (525 have decision to grant)	1553	-59
	Watton	1130	205	1335	548	883			205	1636	+301
Local Service Centres	Ashill	71	20	91	39	39		7 (Hale Road 3PL/2017/1077/O)	20	105	+14
	Banham	69	42	111	17	58			42	117	+6
	Bawdeswell	6	36	42	8	41			0 (40 included within completions and commitments)	49	+7

Garboldisham	9	35	44	10	5			35	50	+6
Great Ellingham	184	0	184	36	159			0	195	+11
Harling	157	85	242	126	39			85	250	+8
Hockering	63	25	88	6	67			25	98	+10
Kenninghall**	33	35	68	27	4			35 (20 to be delivered through HOU 03)	66	-2
Litcham**	5	22	27	3	7			22 (22 to be delivered through HOU 03)	32	+5
Mattishall**	99	42	141	26	111		12 (Kensington Forge: 3PL/2017/1112/F)	0	149	+8
Narborough	107	40	147	92	18		10 (Land north of 1-14 Swaffham Rd: 3PL/2017/1046/O)	40	160	+13
Necton**	229	79	301	80	124		46 (Erne Farm: 3PL/2016/0983/O)	33 (46 have decision to grant) (18 to be met through HOU 03)	283	-18
North Elmham**	50	41	91	12	69			14 (27 included in completions and commitments) (14 to be met through HOU 03)	95	+4
Old Buckenham**	32	37	69	17	19			37 (17 to be met through HOU 03)	73	+4
Shipdham	205	80	285	75	152			55 (23 dwellings included in completions and commitments)	282	-3
Sporle	32	35	67	19	18			35	72	+5
Swanton Morley	95	85	180	84	15			85	184	+4
Weeting	100	0	100	41	60			0	101	+1

Villages with Boundaries	Beeston, Beetley, Carbrooke, Caston, Gressenhall, Griston, Hockham, Lyng, Mundford, North Lopham, Rocklands, Saham Toney, Thompson, Weasenham, Shropham, Eccles Road (Quidenham), Yaxham (including Clint Green).				206	268*	0	0	234		
Villages without boundaries	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	286	247	0	6 (Land off Bridge Street: 3PL/2017/1500/O)	0	1247	+195
Total		10,858	5069	15950 (4.3% buffer)	3493	7645	317	878	4297	16,630 (8.7% buffer)	+680

Table 29 Update Policy HOU02

Appendix D: Local Plan Working Group Report 11/07/2016

BRECKLAND DISTRICT COUNCIL

Report of: Executive Member for Growth

To: Local Plan Working Group – 11th July 2016

Author: Stephen Ottewell, Director Capita Planning and Building Control

Subject: Locational Strategy, Level and Location of Growth and Rural Areas

Purpose: The purpose of this report is to advise Members on a revised approach to the locational strategy, level / location of growth and rural area strategy for the emerging Local Plan

Recommendation(s):

That Local Plan Working Group considers the relevant evidence and endorse:

- **The changes to the list of local service centres to reflect the changes set out in para 1.9**
- **A proposed housing growth split as follows:**
 - **Key Settlements 50%**
 - **Market Towns – 30%**
 - **Local Service Centres 15%**
 - **Rural Areas 5%**
- **The proposed level of allocations contained with Appendix 2**
- **The revised wording of PD 05 as included within Appendix 4**

1.0 BACKGROUND

1.1 Members will be aware that the Preferred Directions document consulted on a proposed spatial strategy for the Local Plan, of which three key aspects were the locational strategy (PD03), the level and location of growth (PD04) and the approach to rural areas (PD05). These aspects proposed that:

- The locational strategy identified a proposed sustainable settlement hierarchy of key settlements, market towns and local service centres.
- The level and location of growth strategy (PD 04) set out how the required housing target of 14925 would be distributed across this hierarchy.
- PD 05 (Rural Areas) set out the approach to new residential and employment opportunities outside of those settlements identified in the hierarchy

1.2 In advancing the Local Plan, it is intended to undertake an interim consultation on preferred sites and settlement boundaries. This will allow for full consultation and community participation to aid with the finalisation of these key issues before the Local Plan is published in its final form. This interim consultation is due to commence in September, following approval by Cabinet at the end of August.

1.3 In order to be able to finalise the selection of preferred development sites and settlement boundaries, it is necessary to revisit the content of PD3 – PD5 based on any further

evidence which has emerged since that time. This includes the following pieces of evidence:

- At a recent informal Local Plan Working Group, Members of the group requested that officers undertake further work to validate their records in relation to the availability of services and facilities in the Local Service Centres and Rural Areas. The audit is of key importance to the preparation of the Local Plan, as our approach to the classification of settlements in the locational strategy (PD 03) and rural areas (PD05) is dependent upon the availability of services, as set out in the following section of this report
- At a recent informal Local Plan Working Group, officers presented information regarding the likely delivery of housing over the plan period in the form of a housing trajectory. This raises the key issue regarding the extent to which the SUEs in Thetford and Attleborough are fully deliverable within the plan period.
- At a recent informal Local Plan Working Group, and also at Overview and Scrutiny Committee, Members gave a view as to potential issues regarding the approach to development in rural areas as proposed in PD 05.

LOCATIONAL STRATEGY (PD 03)

- 1.4 As part of the preferred directions document, it was proposed that most new development needs would be met through a proposed sustainable settlement hierarchy of key settlements, market towns and local service centres. No rural settlements were listed.
- 1.5 A total of 22 Local Service Centres were proposed, on the basis of service provision and / or proximity to higher order centres.
- 1.6 Following consultation on the preferred directions document, and in order to aid with clarification of the selection of local service centres, **is now proposed that they are designated where they satisfy all of the following 5 qualifying criteria:**
 - Public Transport – An assessment of the level of public transport access within the village. This has included looking at the frequency of services and whether you can reach the destination for normal working hours.
 - Community Facility - This can include a number of different facilities such as a village hall, public house, restaurant or café.
 - Employment – The assessment has looked at the level of employment available within the village. This has included whether there is a business park and also the size of the businesses within the settlement.
 - Shop/Post Office
 - School
- 1.7 The assessment has had regard to the distance of services and facilities from the designated settlement boundary/village core – and should only be considered to be available where they are within a recognised acceptable walking distance. Based on these criteria, an assessment has been made as to the availability of services within each village.
- 1.8 In order to aid the implementation of this policy, officers have been updating the services and facilities audit across the District based on feedback received from Members. Full details are included as Appendix 1.

- 1.9 This has confirmed that the following changes are required to PD03 to ensure that the list of Local Service Centres accurately reflects the qualifying criteria:
- Ashill – should be elevated to a Local Service Centre on the basis that it meets the criteria
 - Beetley – remove on the basis that it does not meet the criteria (lacking a shop)
 - Hockham – remove on the basis that it does not meet the criteria
 - Mundford – remove on the basis that it does not meet the criteria
 - Saham Toney – remove on the basis that it does not meet the criteria

- 1.10 **It is recommended that members endorse the changes to the list of local service centres within PD03 to reflect the changes set out in para 1.9 above.**

LEVEL AND LOCATION OF GROWTH (PD 04)

- 1.11 As part of the preferred directions document, a proposed split of housing development was proposed, based on 68% in key settlements, 18% in market towns and 14% in local service centres. No allowance was made for rural areas. Furthermore, a potential amount of new dwellings (via allocation) was proposed for each of those settlements identified within the hierarchy.
- 1.12 Further work to inform the preparation of the Local Plan has now been completed on the housing trajectory to understand the likely delivery timing of dwellings with the key settlements, market towns and local service centres.
- 1.13 This demonstrates that the SUEs within Thetford and Attleborough are not expected to be delivered in their entirety within the plan period, with delivery expected to continue beyond 2036 (3,100 dwellings beyond 2036 in total, or broadly 20% of the overall housing target of 14,925 between 2011-2036. As a consequence it is necessary to identified additional housing to ensure that the objectively-assessed housing need is provided for over the plan period.
- 1.14 In line with the principles of the sustainable settlement hierarchy, in order to meet the housing requirement the largest settlements within the hierarchy should be considered for a higher level of provision than previously identified at the preferred directions stage to offset the houses on the SUEs that won't be delivered before 2036. Furthermore, it is now proposed that a 5% allowance for rural areas is consider to be consistent with the approach within revised PD05A, which allows for some development within and immediate adjacent to settlement boundaries up to a cumulative limit to development for each village, so as to be commensurate with the position in the settlement hierarchy. The deliverability of this figure can be evidenced through representations from landowners and developments which demonstrate that sites are available and developable. PD05B is also supportive of further development outside of settlement boundaries including small scale infilling within a closely knit cluster of dwellings, the appropriate re-use of rural buildings and replacement dwellings. However, a figure of greater than 5% for development in the rural areas is rejected because such development is required to be treated as windfall, and the avoidance of dependence upon windfall development to achieve the OAN figure increases the likelihood of the final plan being found sound.
- 1.15 A revised distribution is now proposed based on the expected delivery across the SUEs, whilst still seeking to ensure that the majority of development is targeted at the larger settlements in the district.

1.16 It is recommended that members endorse a proposed growth split across the settlement hierarchy as follows:

- **Key Settlements 50%**
- **Market Towns – 30%**
- **Local Service Centres 15%**
- **Rural Areas 5%**

1.17 This distribution is still consistent with the broad spatial strategy which seeks to direct the majority of development towards the larger settlements, but ensures that the plan is deliverable by recognising the challenges to delivering the SUEs in their entirety within the plan period. However, the remaining residential growth in the SUEs would still be identified as broad locations (but beyond the plan period) which provide certainty for the community, developers the investment decisions of infrastructure providers.

1.18 Appendix 2 contains a revised settlement housing distribution based on these updated percentage of growth splits and the latest housing monitoring information, and Appendix 3 looks at the forecast delivery of these allocations in the form of housing trajectories.

1.19 For the market towns, it has been assumed that the required level of allocations – 1,900 dwellings – are split so that there is a greater proportion towards Dereham and Swaffham, with a lesser amount to Watton. This would ensure that there is a continuous supply of housing in each of the market towns over the plan period, and that the level of additional allocations of reflective of settlement size and land availability.

1.20 For the local service centres, it has been assumed that each settlement will see new allocations at a level broadly equivalent to a 10% of the estimated number of households at the start of the plan period (2011), adjusted downwards to ensure that the overall level of development remains within the overall 15% target for LSCs. This figure was derived from the population information in the 2011 census and applying a householder multiple figures which assumed 2.3 people per household. Again, this approach ensures a continuous supply of housing over the plan period, as demonstrated in the illustrative trajectories in Appendix 3.

1.21 The adjustments for the level of housing allocations from the figures contained in the preferred directions can be summarised as follows:

	NOW	Preferred Directions (Jan/ Feb '16)	Difference
Attleborough	2,650	4,000	-1,350
Thetford	0	0	0
Dereham	750	158	592
Swaffham	750	123	627
Watton	400	305	95
LSCs			
Ashill	50	0	50
Banham	55	26	29
Bawdeswell	30	32	-2
Garboldisham	35	0	35
Great Ellingham	40	170	-130
Harling	85	104	-19
Hockering	25	60	-35
Kenninghall	35	11	24
Litcham	20	0	20
Mattishall	105	161	-56
Narborough	40	17	23
Necton	75	5	70
North Elmham	55	11	44
Old Buckenham	50	0	50
Shipdham	80	47	33
Sporle	35	0	35
Swanton Morley	85	145	-60
Weeting	0	0	0
Yaxham	25	52	-27
Beetley	0	64	-64
Hockham	0	136	-136
Saham Toney	0	108	-108
Mundford	0	0	0

- 1.22 Preferred sites based on achievement the targets in Appendix 2 have been identified and will be discussed in detail at the series of LPWG throughout July (separate covering report). **It is recommended that the LPWG endorse the proposed level of allocations contained with Appendix 2.**

RURAL AREAS

- 1.23 The preferred directions document also included a preferred approach to development in the rural areas in the form of PD05. This sought to establish the approach to new residential and employment opportunities in both villages with settlement boundaries and in smaller villages and hamlets without settlement boundaries.
- 1.24 Settlement boundaries are a policy tool which delineate in plan form coherent and established built up areas. The settlement boundary does not necessarily cover the full extent of a village. The purpose of the settlement boundary is to consolidate development around existing built-up communities where there is a clearly defined settlement where

further development, if properly designed and constructed, would not be incongruous or intrusive because of the size of the settlement. In general terms, inside a settlement the principle new private market housing is deemed to be acceptable.

- 1.25 It is not possible or desirable to draw development boundaries for all rural settlements in Breckland. Development in the smaller villages and hamlets is often more sporadic in nature and is of a small scale and therefore no development boundaries have been identified for the smaller more sporadic villages and hamlets.
- 1.26 As well as the nature of the built form, whether or not a settlement should have a boundary depends upon the level of services and facilities within a settlement. This approach accords with the concept of thriving rural communities set out within the NPPF and PPG. The PPG states 'a thriving rural community in a living, working countryside depends, in part, on retaining local services and community facilities such as schools, local shops, cultural venues, public houses and places of worship. Rural housing is essential to ensure viable use of these local facilities.'
- 1.27 Following feedback received, including at the informal working group, it is now proposed that PD05 is split into two separate policies. It is also proposed that the wording of the policy be amended to provide greater clarification with implementation. It is also recommended that in order for a settlement to qualify for inclusion with PD05 (A) that it needed to have 3 of the 5 services / facilities identified in paragraph 1.6 of this report. This has led to a total of 15 settlements being identified.
- 1.28 If this was lowered to 2, then an additional 17 settlements would have been included within scope.
- 1.29 The proposed wording as updated is included in Appendix 4, with changes shown as tracked changes from the version of the policy which was subject to scrutiny by ONS committee and the informal LPWG workshop.
- 1.30 It is recommended that members endorse the revised wording of PD 05 as included within Appendix 4.**

2.0 OPTIONS

- 2.1 There are three options available for consideration:

Option 1: Members endorse the approach to all three elements – the locational strategy, the distribution of development and approach to rural areas

Option 2: Members provide support for some elements of the revised approach, but not all

Option 3: Members do not endorse the revised approach to any element

3.0 REASONS FOR RECOMMENDATION(S)

- 3.1 It is recommended that Local Plan Working Group endorse Option 1 which sets out the revised approach to the locational strategy, distribution of development and approach to rural areas. This will allow work to continue with the preparation of the interim preferred sites and boundaries consultation, which cannot be finalised with prior clarification on these key strategic matters. Option 2 and 3 are not recommended as they would delay the preparation of the Local Plan whilst those elements were subject to further revision.

4.0 **EXPECTED BENEFITS**

4.1 The expected benefit is that it would allow the Local Plan to progress.

5.0 **IMPLICATIONS**

5.1 **Carbon Footprint / Environmental Issues**

5.1.1 It is the opinion of the Report Author that there are no implications.

5.2 **Constitution & Legal**

5.2.1 There are no direct legal risks resulting from the contents of this report; however Local Planning documents need to be prepared in accordance with the relevant Local Planning Regulations and Acts of Parliament, having regard to relevant considerations and case law.

5.3 **Contracts**

5.3.1 It is the opinion of the Report Author that there are no implications.

5.4 **Corporate Priorities**

5.4.1 This report aligns with and supports the following corporate priorities:

- Supporting Breckland to develop and thrive;
- Enabling effective planning and delivery of housing solutions to meet local needs.

5.5 **Crime and Disorder**

5.5.1 It is the opinion of the Report Author that there are no implications.

5.6 **Equality and Diversity / Human Rights**

5.6.1 It is the opinion of the Report Author that there are no implications.

5.7 **Financial**

5.7.1 It is the opinion of the Report Author that there are no implications.

5.8 **Health & Wellbeing**

5.8.1 It is the opinion of the Report Author that there are no implications.

5.9 **Risk Management**

5.9.1 It is the opinion of the Report Author that there are no implications.

5.10 **Safeguarding**

5.10.1 It is the opinion of the Report Author that there are no implications.

5.11 **Staffing**

5.11.1 It is the opinion of the Report Author that there are no implications.

5.12 **Stakeholders / Consultation / Timescales**

5.12.1 The expected benefit is that it would allow the Local Plan to progress.

6.0 **WARDS/COMMUNITIES AFFECTED**

6.1 All wards in Breckland are affected by the Local Plan. This report focuses on the following parishes designated as Rural Areas: Ashill, Beeston, Besthorpe, Bintree, Bradenham, Brisley, Carbrooke, Caston, Cockley Cley, Colkirk, Croxton, East Tuddenham, Foulden, Foxley, Garvestone, Gooderstone, Great Dunham, Gressenhall, Griston, Guist, Ickburgh, Little Cressingham, Longham, Lyng, Mileham, New Buckenham, North Lopham, North Pickenham, Rocklands, Scarning, Shropham, Snetterton, Sparham, Stanfield, Stow Bedon, Tittleshall, Thompson, Weasenham and Whissonsett.

7.0 **ACRONYMS**

7.1 NPPF: National Planning Policy Framework

7.2 PPG: Planning Practice guidance

Background papers:-

Lead Contact Officer

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Key Decision: No

Exempt Decision: No

This report refers to a Mandatory Service

Appendices attached to this report:

Appendix 1	Service Audit
Appendix 2	Revised Housing Distribution Table
Appendix 3	Allocations Housing Trajectories
Appendix 4	Revised wording for PD 05 Rural Areas Policy

Appendix 2

Tier of Hierarchy	Percentage of Growth	Settlement	Completions	Commitments	Existing Allocations	SUE	New Allocations	Total	Total %
Key Settlements	55%	Thetford	295	3334	0	0	0	3629	24.3%
		Attleborough	309	938	0	2650	0	3897	26.1%
		SUB TOTAL	604	4272	0	2650	0	7526	50.4%
Market Towns	25%	Dereham	256	354	180	0	750	1540	10.3%
		Swaffham	264	598	0	0	750	1612	10.8%
		Watton	252	564	89	0	400	1305	8.7%
		SUB TOTAL	772	1516	269	0	1900	4457	29.9%
LSCs	15%	Ashill	3	37	0	0	50	90	0.6%
		Banham	8	55	0	0	55	118	0.8%
		Bawdeswell	5	1	0	0	30	36	0.2%
		Garboldisham	6	2	0	0	35	43	0.3%
		Great Ellingham	11	37	0	0	40	88	0.6%
		Harling	72	52	0	0	85	209	1.4%
		Hockering	2	41	0	0	25	68	0.5%
		Kenninghall	19	14	0	0	35	68	0.5%
		Litcham	0	6	0	0	20	26	0.2%
		Mattishall	15	21	0	0	105	141	0.9%
		Narborough	1	106	0	0	40	147	1.0%
		Necton	74	152	0	0	75	301	2.0%
		North Elmham	5	31	0	0	55	91	0.6%
		Old Buckenham	15	4	0	0	50	69	0.5%
		Shipdham	65	115	0	0	80	260	1.7%
		Sporle	15	13	0	0	35	63	0.4%
		Swanton Morley	37	44	0	0	85	166	1.1%
		Weeting	2	125	0	0	0	127	0.9%
		Yaxham	21	49	0	0	25	95	0.6%
SUB TOTAL		376	905	0	0	925	2206	14.8%	
Rural Areas	5%		281	308	0	f	150	739	5.0%
TOTAL	100%		2033	7001	269	2650	2975	14928	100.0%
NB - This is based on a proportionate reduction in each LSC to achieve the 15% overall (9 dwellings per LSC less than the 10% allocations growth)									
Total requirement - 14925. No rural allocations expected, albeit policy allows for sites to come forward (to be treated as windfall)									