



# **Assessment of Breckland Council's Five Year Supply of Deliverable Housing Land**

**2013**

## 1. Introduction

- 1.1** The National Planning Policy Framework (NPPF) sets out the national planning framework for housing delivery. The framework was published on 27<sup>th</sup> March 2012, and replaces the previous housing policies contained within Planning Policy Statement 3. The NPPF retains the requirement for Local Authorities to identify and update an annual five year supply of deliverable housing land.
- 1.2** The NPPF has made a number of changes to the five year supply requirements, and these can be seen at paragraph 47 of the framework. A key change is the requirement for local authorities to identify an additional buffer of housing land of 5% supply. This has occurred to ensure there is choice and competition in the market for land. However, where local authorities have persistently under delivered housing, the buffer should be increased to 20%. Breckland's housing requirements are set out within the adopted Core Strategy and Development Control Policies DPD and were informed by the East of England Regional Spatial Strategy which has subsequently been abolished.
- 1.3** This document assesses Breckland's supply of housing over the next five years. It identifies specific sites which the Council considers will deliver housing over the period to 2018. In order for sites to be considered as part of the District's five year housing supply they have to be regarded as deliverable in terms of paragraph 47 and footnotes 11 and 12 of the NPPF. In order for sites to be classed as deliverable, footnotes 11 and 12 of the NPPF state that sites should be:
- Available – the site is available for development now
  - Suitable – The site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities
  - Achievable – there is a reasonable prospect that housing will be delivered on the site within five years.
- 1.4** Sites have been included within this statement where they are considered to meet the three tests set out within paragraph 1.3. As such sites with planning permission or residential allocations within a Development Plan Document have been included within the assessment, where they are considered to be deliverable within the five year period. Sites within the Strategic Housing Land Availability Assessment (SHLAA) which are deliverable within five year time period and on previously developed land have also been included.
- 1.5** Sites with planning permission identified in the assessment are considered to be suitable and available, as this test was made at the application stage. It is possible that not all sites will be achievable within the 5 year period. Sites identified from the SHLAA have already been tested against these criteria.
- 1.6** This assessment, has considered sites as either being large sites or small sites. Large sites are considered to be those for 10 dwellings or more, whilst small sites are those sites for less than ten dwellings. To further test deliverability of large sites with Planning Permission (10 dwellings and

above) a questionnaire was sent to developers of those schemes seeking their intentions for development on the site. The questionnaire can be seen in **Appendix 1**. Where developer's intentions were unclear a judgement has been made on the achievability of the site based on local experience. The response to this year's questionnaire was very poor, and as such, responses from last year's survey have been utilised in many cases for the delivery timescales of sites.

- 1.7** As of 1<sup>st</sup> April 2013 there were 381 dwellings to be built on small-scale sites (Under 10 dwellings) with Planning Permission. Therefore, it is considered unfeasible to appraise the achievability of every small-scale site. For small sites an average completion rate has been applied based on past trends. **Appendix 3** lists all small-scale sites with planning permission. Analysis of previous years data has shown that Breckland has a relatively low lapse rate for small scale planning permissions of 2.5%. Therefore, applying a 2.5% lapse rate it has been assumed that 372 dwellings on small scale sites with planning permission will be developed. Analysis of previous years trends, shows that on average 124 dwellings on small scale sites are built per annum.
- 1.8** Previous five year housing land supply assessments have considered the information contained within the East of England Plan, which formed the Regional Spatial Strategy for the area. However this document was formally abolished on 3<sup>rd</sup> January 2013, so as such it is not considered relevant to include the numbers set out within it in this report.

## **2. Breckland Five Year Housing Requirement**

- 2.1** Breckland's adopted Core Strategy and Development Control Policies DPD sets the housing numbers to be delivered across the District over the plan period from 2001-2026. The Core Strategy at Policy CP1 requires **19,100** new homes to be developed over the plan period from 2001 to 2026. From 1<sup>st</sup> April 2001 to 31<sup>st</sup> March 2013 6,795 new dwellings have been completed. This leaves a further **12,305** new homes to be delivered over the remainder of the plan period. This is shown in the following table.

Year	Required Completions	Actual Completions
2001/2002	764	543
2002/2003	764	605
2003/2004	764	884
2004/2005	764	840
2005/2006	764	592
2006/2007	764	520
2007/2008	764	625
2008/2009	764	607
2009/2010	764	528
2010/2011	764	376
2011/2012	764	346
2012/2013	764	329
<b>Total</b>	<b>9,168</b>	<b>6,275</b>
2013/2014	1,342	-
2014/2015	1,342	-
2015/2016	1,342	-
2016/2017	1,342	-
2017/2018	1,342	-
<b>Five Year Housing Requirement</b>	<b>6,710</b>	

Table 1 – Five Year Housing Requirement

- 2.2** Over the period from 2001 – 2013, there has been a shortfall in the delivery rates of housing which equates to **2,893** new homes.
- 2.3** It is expected that the shortfall in housing delivery should be met within the next five years. Therefore, the annual required completions rate for the next five years is 1,342 dwellings, creating a five year housing requirement of 6,710 new dwellings.

### **3. Breckland's Five Year Deliverable Housing Supply**

- 3.1** As of 1<sup>st</sup> April 2013, 2,008 dwellings had the benefit of planning permission and are considered deliverable within the next five years. In addition to this a number of sites have been allocated through development plan documents for residential development. A number of these allocations are expected to be delivered within the next five years. This includes sites within the Site Specifics Policies and Proposals DPD and the Thetford Area Action Plan DPD.
- 3.2** The following table shows the expected delivery of housing on identified sites.

	2013/14	2014/15	2015/16	2016/17	2017/18	Total
Large sites with planning permission	446	535	283	215	158	1,637
Small sites with planning permission	124	124	123	0	0	371
SHLAA sites	0	0	33	30	20	63
Land allocations	0	302	690	570	545	2,107
<b>Total</b>	<b>570</b>	<b>961</b>	<b>1,129</b>	<b>815</b>	<b>723</b>	<b>4,198</b>
Requirement	1,342	13,42	1,342	1,342	1,342	6,710
<b>Shortfall / Surplus</b>	<b>-772</b>	<b>-683</b>	<b>-213</b>	<b>-527</b>	<b>-619</b>	<b>-2,512</b>

Table 2 – Expected delivery of housing on identified sites

- 3.3** The table above shows that there are **4,198** new dwellings which can be delivered within the next five years within Breckland. This is **2,512** dwellings short of meeting the five year housing land supply requirement. From the table it can be concluded that the District currently has a **3.12** year supply of deliverable housing land.
- 3.4** Paragraph 47 of the National Planning Policy Framework requires Local Authorities to include a 5% or 20% buffer on housing land supply. Due to the shortfall in housing delivery rates within Breckland prior to the downturn in the wider economy post 2007, it is considered appropriate to include a 20% buffer. A 20% buffer equates to an additional 764 dwellings.
- 3.5** When applying the 20% buffer, the Council can only demonstrate a **2.8** year supply of deliverable housing land.

#### 4. Housing Implementation Strategy

- 4.1** As shown in Section 3 above, Breckland Council is currently unable to demonstrate a 5 year deliverable supply of housing. Therefore, the implications of Paragraph 49 of the National Planning Policy Framework are relevant to the District. The Council will set out through this section a Housing Implementation Strategy to set out how it will maintain a five year land supply to meet the housing target.
- 4.2** The principal mechanism to help remedy the current shortfall in the short term will be for the Council to consider applications for housing favourably in line with the requirements set out within paragraph 49 of the NPPF.
- 4.3** In order to consider applications for housing favourably in line with Paragraph 49 of the NPPF it may be necessary to make a departure from the Development Plan, such as where Policy CP1 of the Adopted Core Strategy and Development Control Policies Document prescribes a particular level of housing to be planned for.

**4.4** Furthermore, where a site is outside a defined Settlement Boundary as defined in the adopted Proposals Map accompanying the Breckland Core Strategy and Development Control Policies DPD (2009) and would normally be contrary to Policy DC2, the following information will be required from applicants to justify a departure from the Development Plan.

- A statement which confirms that housing on the site is **deliverable** in line with the requirements of footnote 11 on page 12 of the NPPF within the 5 year period outlined in this document. In order for a site to be considered deliverable it should be:
  - **Available** – the site is available and a developer can be found and constraints overcome to ensure development of the site can begin within the 5 year period.
  - **Suitable** – the site is in a suitable location and in accordance with the presumption in favour of sustainable development, as contained within the NPPF at paragraph 14.
  - **Achievable** - a timetable of when dwellings are expected to be completed on site within the 5 year period should be included
- An assessment of any saved policies of the Breckland Adopted Local Plan (1999) to which the proposal is contrary, explaining why, in sustainability terms, the development should proceed contrary to the Development Plan.

**4.5** The strategy outlined above will remain in effect until future revisions to this document.

**4.6** The NPPF at paragraph 47 requires Local Authorities to plan for a full range of housing provision, including both market and affordable dwellings. The Core Strategy and Development Control Policies DPD requires new developments to include affordable housing on all sites of over 5 dwellings or 0.17ha, at a rate of 40%. The phasing for large sites within appendix 2 includes the phasing over the five year period by tenure.

**4.7** In January 2013, Breckland Council resolved to formally commence the preparation of a new single Local Plan for the District and cease preparing the remaining Area Action Plan committed to in the Local Development Scheme. This will provide an opportunity for the Council to re-examine the scale and spatial options for growth in the district. The abolition of the Regional Spatial Strategy also provides the Council with the responsibility to determining its own local housing targets and these will form an integral part of the new Local Plan. Therefore, the new Local Plan will be a key mechanism through which the Council will seek to address its housing land supply.

## **5. Conclusion and Future Actions**

**5.1** Section 3 outlines that as of 2013 Breckland does not have a 5 year supply of deliverable sites for housing. Therefore, Planning Applications for housing will be assessed with regard to the strategy outlined in **Section 4** above.

**5.2** The growth associated with the Thetford Area Action Plan will continue to support the housing land supply in future years, albeit is currently subject to a

phased approach with a significant quantum of development due to be delivered in later phases. Furthermore, the review of the Local Plan will look at housing numbers across the District, and include provisions for Attleborough and Snetterton Heath.

- 5.3** This 5 Year Supply of Housing Assessment will be monitored and updated annually linked to the results.







3PL/2012/0660/O	Burghwood Drive	Mileham		11	11	0	0	7	4	0	0	0	0	0	0	11	No
3PL/1990/0747/D	Holme Hale Road	Necton		130	95	0	0	0	0	0	0	0	0	0	0	0	Yes
3PL/1991/1231/D	Land South of Oaks Drive	Necton		40	40	5	10	10	10	5	0	0	0	0	0	40	Yes
3PL/2010/1345/F	Mill Street	Necton		30	17	11	6	0	0	0	0	0	0	0	0	17	No
3PL/2008/1427/F	Land adj St Andrews Close	Old Buckenham		14	14	0	0	0	14	0	0	0	0	0	0	14	Yes
3PL/2007/1234/F	Land off Church Close	Shipdham	Shipdham	43	43	15	9	19	0	0	0	0	0	0	0	43	Yes
3PL/2010/0293/O	36 Letton Road	Shipdham		12	11	0	0	11	0	0	0	0	0	0	0	11	No
3PL/2012/0527/F	Former Sixth Form College	Market Place	Swaffham	16	16	0	0	0	0	10	6	0	0	0	0	16	Yes
3PL/2011/0868/F	Land East of Brandon Road	Swaffham		335	335	20	9	20	20	20	20	40	0	40	0	189	No
3PL/2012/0909/O	Stanfield House	Lynn Road	Swaffham	13	13	0	0	13	0	0	0	0	0	0	0	13	No
3PL/2011/0830/D	Greengate	Swanton Morley		20	10	1	5	0	4	0	0	0	0	0	0	10	No
3PL/2011/1095/F	Hazel Covert	Kilverstone Park	Thetford	13	13	19	0	15	0	3	0	0	0	0	0	37	Yes
3PL/2008/0876/O	Old Carpenters Arms	21 Swaffham Road	Watton	11	10	0	0	10	0	0	0	0	0	0	0	10	No
3PL/2008/1042/F	The Stables	Norwich Road	Watton	67	23	23	0	0	0	0	0	0	0	0	0	23	Yes
3PL/2008/0547/O	Land off Brandon Road	Watton		132	132	0	0	0	0	27	0	26	28	26	25	132	No
3PL/2009/1084/F	119 Norwich Road	Watton		14	14	7	0	7	0	0	0	0	0	0	0	14	No
3PL/2010/0706/O	Drome Garage	Norwich Road	Watton	19	19	0	0	7	7	5	0	0	0	0	0	19	No
3PL/2011/0088/D	Former RAF Radar Site	Norwich Road	Watton	154	154	25	20	25	20	25	6	33	0	0	0	154	No
3PL/2011/0550/O	The Warren	Watton Green	Watton	18	18	5	7	6	0	0	0	0	0	0	0	18	Yes
3PL/2004/1811/D	Land off Fengate Drove	Part of site also in Brandon (Forest Heath)	Weeting	68	21	0	0	7	0	7	0	7	0	0	0	21	No
3PL/2007/1569/F	Stonebridge Camp	Thetford Road, Stonebridge	Wretham	27	27	0	0	10	8	9	0	0	0	0	0	27	No

**Appendix 2: Small Sites with Planning Permission**

Planning Application Reference	Site Address 1	Site Address 2	Site Address 3	Proposed dwellings	Number remaining
3PL/2003/0246/F	Plot adjacent to The Cottage	Mill Drift	Beeston	1	1
3PL/2003/0433/F	Old Chapel Site	Chapel Street	Shipdham	1	1
3PL/2003/1825/F	Broom Covert	Kilverstone Park	Thetford	2	2
3PL/2004/1067/F	High House Farm	Fen Street	Old Buckenham	1	1
3PL/2005/1014/F	Unicorn Garage	Harling Road	Hockham	3	3
3PL/2005/1655/F	Long Street	Great Ellingham		4	3
3PL/2006/0311/F	Crow Hall Farm Barns	Lexham		2	1
3PL/2006/1177/F	The Homestead	Dereham Road	Scarning	1	1
3PL/2006/1713/F	Rear of 17 Norwich Road		Dereham	1	1
3PL/2006/1771/F	Rear of 15 Norwich Street		Dereham	1	1
3PL/2007/0227/O	Swaffham Road		Watton	2	2
3PL/2007/0547/O	The Natterjack P H	Chapel Road	Foxley	4	0
3PL/2007/0554/F	Fir Acre	Fen Road	Scarning	1	1
3PL/2007/0663/O	Didlington Hall Gardens		Didlington	1	1
3PL/2007/0902/F	31 Merton Road	Watton		1	1
3PL/2007/1178/F	The Paddocks	Fir Park	Ashill	1	1
3PL/2007/1300/F	Land to rear of Greyhound Pub	Swaffham		4	4
3PL/2007/1553/F	New Road	Shipdham		1	1
3PL/2007/1680/F	Anakainoo	11 The Street	Sporle	1	1
3PL/2007/1709/F	Hall Farm	Caston Road	Caston	3	3
3PL/2007/1739/F	Land adjacent to 46 Manor Close	Hockering		1	1
3PL/2007/1783/F	Rear of 1-5 Clifton Terrace	Dereham		9	9
3PL/2007/1846/F	99 Dereham Road	Watton		8	2
3PL/2007/1971/F	Plot adjacent 22 Melford Bridge Road	Thetford		1	1
3PL/2007/2032/F	Ebony House	21 The Street	Sporle	3	3
3PL/2007/2051/D	In between 69 Ashburton Road and	The Almshouse	Ickburgh	1	0
3PL/2008/0028/O	1 Latimer Way	North Pickenham		1	1
3PL/2008/0111/O	3 Fen Folgate	Shipdham		1	1
3PL/2008/0273/O	Building plot at Bilmar	Station Road	Holme Hale	1	1
3PL/2008/0288/O	Greenfields	Mattishall Road	Garvestone	1	1
3PL/2008/0318/F	West Lodge	Quebec Road	Dereham	4	4
3PL/2008/0401/F	Chiffchaff	19 Lynn Road	Swaffham	3	3
3PL/2008/0467/O	Land adj Village Farm	Silver Street	Besthorpe	2	2
3PL/2008/0469/F	Abbots Gate Cottage	Northacre	Caston	1	1
3PL/2008/0498/D	The Fransham Motor Company	Main A47	Fransham	4	4
3PL/2008/0512/O	Land adjacent Werf House	Ovington Road	Saham Toney	1	1
3PL/2008/0525/F	Adjacent Manor Farm	Hockham		1	1
3PL/2008/0578/O	Land adj Fengate Lodge	Shadwell Close	Weeting	1	1

3PL/2008/0686/O	79 Pound Green Lane	Shipdham		1	1
3PL/2008/0749/F	Land adj The Hobbit	Cley Lane	Saham Toney	1	1
3PL/2008/0756/F	3 Norwich Road	Thetford		1	1
3PL/2008/0852/O	38 Stone Road	Toftwood	Dereham	1	1
3PL/2008/1049/O	Priory View	Rectory Road	Lyng	1	1
3PL/2008/1056/F	Land adj Barton Hay	St Leonards Street	Mundford	1	1
3PL/2008/1179/F	Brookside Farm	Chapel Lane	Scarning	1	1
3PL/2008/1236/F	Bluebell Cottage	Cook Road	Holme Hale	2	2
3PL/2008/1382/F	Water Tower	Cemetery Road	Dereham	2	2
3PL/2008/1549/D	Echo Farm	Palgrave Road	Great Dunham	1	1
3PL/2008/1622/O	10 Monkams Drive	Watton		8	8
3PL/2008/1697/F	Tottington Road	Thompson		3	1
3PL/2009/0207/F	Vale Farm	Beetley		1	1
3PL/2009/0409/F	3 Fengate Drove	Weeting		1	0
3PL/2009/0420/F	Attleborough Fish Farm	Norwich Road	Besthorpe	1	1
3PL/2009/0428/F	Ivy Farm	Thumb Lane	Horningtoft	1	1
3PL/2009/0473/D	Hartlands	Norwich Road	Besthorpe	1	1
3PL/2009/0548/D	Site adjacent 18 Mill Street	Necton		3	3
3PL/2009/0579/F	67 Norwich Road	Watton		1	1
3PL/2009/0616/F	Church Farm	The Street	Gooderstone	4	2
3PL/2009/0856/F	South View	Stanfield		1	1
3PL/2009/0875/F	Village Hall	Foulsham Road	Bintree	3	3
3PL/2009/0990/D	Neighbourhood Centre	Blenheim Grange	Carbrooke	8	8
3PL/2009/1048/F	Buildings opposite	Wolferton House	Sprole	1	0
3PL/2009/1154/F	23 Old Market Street	Thetford		3	3
3PL/2010/0008/F	Land behind Ladbrokes	Church Street	Attleborough	3	3
3PL/2010/0072/D	Land at Hill Farm	Well Hill	Yaxham	1	1
3PL/2010/0108/F	The Red Lion Pub	Attleborough Road	Caston	2	1
3PL/2010/0228/F	Plot at rear of Ty-Cae	The Street	Croxton	1	1
3PL/2010/0261/F	Land off Fieldings Drive	Station Road	Yaxham	3	1
3PL/2010/0320/O	4 North Pickenham Rd	Swaffham		1	0
3PL/2010/0418/O	Church Farm	Church Road	Holme Hale	3	2
3PL/2010/0478/F	The Mill	Main Road	Narborough	1	1
3PL/2010/0516/O	The Ploughshare PH	The Street	Beeston	2	2
3PL/2010/0655/F	12 Station Road	Thetford		3	3
3PL/2010/0710/O	Vine Cottage	The Street	Great Cressingham	1	1
3PL/2010/0789/F	The Great Barn	Shingham	Beachamwell	1	1
3PL/2010/0791/F	42 Theatre Street	Dereham	Norfolk	1	1
3PL/2010/0806/O	48 Station Street	Swaffham		2	2
3PL/2010/0830/D	Plot adj The Manor	Main Road	Fransham	1	1
3PL/2010/0863/O	12 Station Road	Holme Hale		1	1
3PL/2010/0907/O	Lyndon	Littlefields	Dereham	2	1
3PL/2010/0950/O	Street Farm	Dereham Road	Garvestone	1	1
3PL/2010/0960/F	Plot 4	Bittering Street	Gressenhall	1	1
3PL/2010/0996/F	Keswick	Castleacre Road	Great Dunham	1	1
3PL/2010/1082/F	3-8 Plowright Place	Swaffham		4	4

3PL/2010/1087/O	Land off New Sporle Road	Swaffham		4	4
3PL/2010/1151/CU	Former School House	Billingford Road	Bawdeswell	1	1
3PL/2010/1233/F	Plot 1	Church Farm	Well Lane Sparham	1	1
3PL/2010/1314/F	Swaynsnest Farm	Bayfied Way	Wattton Road	3	3
3PL/2010/1328/O	Bowers	Richmond Road	Saham Toney	2	2
3PL/2010/1334/F	Land west of Teutoburge	Harkers Lane	Swanton Morley	1	1
3PL/2010/1344/F	Land adj Burgh End	Burgh Lane	Mattishall	1	1
3PL/2010/1358/F	Land adj 58 Parklands Avenue	Shipdham		1	1
3PL/2011/0006/F	Barn 4 Tollgate Farm	Norwich Road	Scoulton	1	1
3PL/2011/0177/O	Land adj Peartree Cottage	Neatherd Moor	Dereham	4	4
3PL/2011/0192/O	60-62 Malsters Close	Mundford		2	2
3PL/2011/0291/F	Plot to the front of Somerleyton House	White Hart Street	Harling	1	1
3PL/2011/0330/F	Land to the rear of Edovale	Kings Park	Dereham	4	2
3PL/2011/0356/D	2 West Road	Watton		1	1
3PL/2011/0404/F	Land off Station Road	Yaxham		1	1
3PL/2011/0491/F	Brownes Farm	Dereham Road	Hardingham	1	0
3PL/2011/0537/F	Land situated between	8 Crown Way and 1 Pound Close	Banham	1	1
3PL/2011/0563/F	Westcroft	London Road	Attleborough	1	1
3PL/2011/0573/F	Burgh Farm	Norwich Road	Mattishall	1	1
3PL/2011/0586/F	Malverne	The Common	Lyng	2	2
3PL/2011/0600/D	Land adjacent 14 Watton Road	Shropham		1	1
3PL/2011/0636/F	Amberley	Littlefields	Dereham	2	2
3PL/2011/0638/F	12 & 14 St Giles Lane	Thetford		1	1
3PL/2011/0640/F	Riddlesworth Hall	Hall Lane	Riddlesworth	1	1
3PL/2011/0647/F	Holme Farm Barn	Old Hall Road	Mattishall	1	1
3PL/2011/0652/F	Rookery Farm	Beeston Road	Great Dunham	1	1
3PL/2011/0670/F	The Firs	Watton Road	Ashill	2	2
3PL/2011/0676/O	Plot 2 adjacent to Chesnut House	Necton Road	Little Dunham	1	1
3PL/2011/0747/F	Plot 2 Market Hill	Colkirk		1	1
3PL/2011/0802/CU	Connaught House	Connaught Road	Attleborough	2	2
3PL/2011/0820/F	Summerfield	Elsing Road	Lyng	1	1
3PL/2011/0825/O	11 New Sporle Road	Swaffham		1	1
3PL/2011/0849/F	Old Barn	Illington Road	Wretham	1	1
3PL/2011/0910/D	18 Mill Street	Necton		1	1
3PL/2011/0989/D	The Street	Sporle		9	7
3PL/2011/0990/O	Land to the rear of The Willows	Kenninghall Road	Banham	1	1
3PL/2011/1067/F	128/130 Dereham Road	Watton		2	0
3PL/2011/1071/F	Lopham Road	East Harling		8	8
3PL/2011/1083/F	Robelle	Foundry Corner	Attleborough	1	1
3PL/2011/1125/F	Norwich Road	Besthorpe		2	2
3PL/2011/1142/F	The Baynings	The Street	East Tuddenham	5	5
3PL/2011/1165/F	10 Griston Road	Watton		1	1
3PL/2011/1175/F	54 Cyprus Road	Attleborough		1	1
3PL/2011/1266/F	Rookwood Dental Surgery	21 Connaught Road	Attleborough	1	1

3PL/2011/1274/F	Sheldrick Place	Dereham		1	1
3PL/2011/1300/CU	41A Dereham Road	Watton		1	1
3PL/2011/1340/F	25a Market Place	Swaffham		1	1
3PL/2011/1347/F	Carr Farm	Black Carr	Besthorpe	5	5
3PL/2011/1377/F	7 Whitsands Road	Swaffham		4	4
3PL/2011/1379/F	Plot B	Station Road	Yaxham	1	1
3PL/2011/1388/F	135	Besthorpe Road	Attleborough	5	5
3PL/2011/1390/D	10 Monkhams Drive	Watton		8	7
3PL/2011/1392/D	Wood Farm	Deopham Road	Attleborough	1	1
3PL/2011/1404/F	The Bluff	Church Road	Griston	1	1
3PL/2011/1416/F	Old Bakery Building	Eastgate Street	North Elmham	2	2
3PL/2011/1425/F	Meadow Farm Barn	39 The Street	North Lopham	1	1
3PL/2012/0004/F	Land adj North Farm	Shropham Road	Hockham	1	1
3PL/2012/0007/TL	land at	5 Swaffham Road	Mundford	1	1
3PL/2012/0022/F	40 Station Street	Swaffham		2	1
3PL/2012/0048/F	11 Airey Houses	Tottington Road	Thompson	1	1
3PL/2012/0051/F	Low Common Farm	Low Common	Ashill	1	1
3PL/2012/0067/F	The George and Dragon	Market Street	Harling	2	1
3PL/2012/0146/F	The Pine Shop	The Street	Hockering	1	1
3PL/2012/0150/F	Low Common Farmhouse	Low Common	Thompson	1	1
3PL/2012/0179/F	Wicken Farm	Tittleshall		1	1
3PL/2012/0208/D	Land east of 93 Dereham Road	Mattishall		1	1
3PL/2012/0214/F	Barn adj Hall Farm	The Street	Bridgham	1	1
3PL/2012/0243/F	Anglia House	24-26 Bridge Street	Thetford	3	3
3PL/2012/0272/F	55 Elmham Road	Beetley		1	1
3PL/2012/0350/D	in between 67 & 69	Ashburton Road	Ickburgh	1	1
3PL/2012/0375/F	4 The Pightle	Swaffham		4	4
3PL/2012/0384/F	Homestead	Bow Street	Great Ellingham	1	1
3PL/2012/0397/F	The Street	Mileham		2	2
3PL/2012/0402/CU	Pound Green Hotel	Pound Green Lane	Shipdham	1	1
3PL/2012/0426/D	Riversdale	Dereham Road	Scarning	8	8
3PL/2012/0435/F	Land adjacent to	The Vicarage	White Cross Road	1	1
3PL/2012/0459/F	Cottage Farm Bungalow	Lower Stow Bedon	Stow Bedon/Brecklas	1	1
3PL/2012/0481/F	Hill Crest Bungalow	Cranworth		1	1
3PL/2012/0483/F	The Bungalow	Hingham Road	Great Ellingham	1	1
3PL/2012/0509/F	Land to the rear of Briarbank	27 Croxton Road	Thetford	7	7
3PL/2012/0513/LB	9 Quebec Street	Dereham		2	2
3PL/2012/0516/D	Land adjacent to	11 Warrens Lane	Attleborough	1	1
3PL/2012/0533/F	Fieldings Drive	Station Road		1	1
3PL/2012/0534/F	Swaffham Road	Watton		2	2
3PL/2012/0541/F	3 St Marys Close	Watton		2	2
3PL/2012/0542/F	Summer Ban	Mill Road	Hardingham	1	1
3PL/2012/0544/F	Breckland Green	North Pickenham		4	1
3PL/2012/0547/F	Land Adj Tom Haven	Tottington Road	Thompson	1	1
3PL/2012/0554/F	2 Mill Street	Mattishall		1	1

3PL/2012/0557/O	Land between	44 and 46 Sandringham Way	Swaffham	2	0
3PL/2012/0566/F	48 Elmham Road	Beetley		1	1
3PL/2012/0574/O	Land adjacent to	65 Dereham Road	Scarning	1	1
3PL/2012/0594/F	The Cottage	Morley Road	Attleborough	1	1
3PL/2012/0600/O	NCS Depot	Brandon Road	Swaffham	4	4
3PL/2012/0607/F	Land of St Leonards Mead	The Lammas/Malsters Close	Mundford	2	2
3PL/2012/0630/F	Adj Manor House	Church Road	Griston	1	1
3PL/2012/0631/F	Rear of Victory House	Church Road	Griston	1	1
3PL/2012/0656/F	51 Icknield Way	Thetford		1	1
3PL/2012/0665/F	Land to rear of	46 The Street	North Lopham	1	1
3PL/2012/0668/F	Plot east of St Cristopher	Harling Road	Hockham	1	1
3PL/2012/0671/F	Land adj to the Crown Inn	Crown Rd	Colkirk	2	2
3PL/2012/0683/F	Plot 4	High View	The Street	1	1
3PL/2012/0687/F	1 Eden Lane	Attleborough		1	1
3PL/2012/0691/F	56 Fen Street	Old Buckenham		2	1
3PL/2012/0692/CU	Clayland	1 Norwich Road	Watton	1	1
3PL/2012/0722/F	Flaxmoor Cottage	The Street	Caston	1	1
3PL/2012/0750/F	Manor Farm	Ashburton Road	Ickburgh	2	2
3PL/2012/0784/F	Park Farm Bungalow	Morley Road	Attleborough	1	1
3PL/2012/0799/F	Abotts Farm	Mill Road	North Tuddenham	1	1
3PL/2012/0822/F	99 Dereham Road	Mattishall		1	1
3PL/2012/0854/F	High Grove	Low Road	North Tuddenham	1	1
3PL/2012/0871/F	Priory Farm Barn	Priory Lane	Great Cressingham	2	2
3PL/2012/0913/F	Garden plot adj High Trees	The Street	Mileham	1	1
3PL/2012/0932/F	Home Farm	Weeting		1	1
3PL/2012/0953/F	135 Besthorpe Road	Besthorpe		3	3
3PL/2012/0992/CU	Neaton Gate	Watton		1	1
3PL/2012/0995/F	Hillcrest	Clippings Green	Mattishall	1	1
3PL/2012/1013/D	Alcliff	Kings Head Lane	North Lopham	1	1
3PL/2012/1077/F	Adj 14 The Green	North Lopham		1	1
3PL/2012/1080/F	Davonne	Church Street	Carbrooke	2	2
3PL/2012/1140/F	19 Chequers Green	Great Ellingham		1	1
3PL/2012/1160/F	Foulsham Road	Bintree	NR20 5NB	1	1
3PL/2012/1171/F	1 Mill Farm Nurseries	Swaffham		1	1
3PL/2012/1179/D	1 Carbrooke Road	Griston	Norfolk	1	1
3PL/2012/1230/F	13 London Street	Swaffham		9	9
3PL/2012/1232/F	59 Oaklands	Swaffham	Norfolk	1	1
3PL/2012/1245/O	2 Middlemarch Road	Dereham		1	1
3PL/2012/1267/F	Faraway	Hargham Road	Shropham	1	1
3PL/2012/1278/F	Adj 1 Chase Court	Dereham	Norfolk	1	1
3PL/2012/1288/F	Houghton Farm	North Pickenham		2	2
3PL/2012/1323/F	Manor House Farm	Tittleshall	Norfolk	4	4
3PL/2012/1347/F	Old Tannery	Norwich Road	Dereham	2	2
3PL/2013/0006/F	Adj Sunnyside House	School Road	Brisley	1	1
3PL/2013/0036/F	Stanfield House	Whissonsett Road	Stanfield	1	1

3PL/2013/0051/F	Shangri La	Gallows Lane	Eccles	1	1
3PL/2013/0060/F	Site adjacent to 2	Queens Street	Swaffham	2	2
3PL/2013/0073/CU	1 Clayland	Norwich Road	Watton	1	1
3PL/2013/0107/O	66 Swans Nest House	Watton Road	Swaffham	2	2
3PL2010/0555/F	21 Long Street	Great Ellingham		2	2
3PL2011/0857/F	Manor Road	Griston		3	3
<b>Total Dwellings Remaining</b>					<b>381</b>

#### Appendix 4: Land Allocations

Allocation	2013/2014		2014/2015		2015/2016		2016/2017		2017/2018		Current Planning Status
	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	
D1	0	0	25	20	25	20	25	20	25	12	No application
D2	0	0	25	22	25	22	25	22	25	22	Planning permission subject to s106
SW1	0	0	25	25	25	25	25	25	25	25	Planning permission subject to s106
W1	0	0	15	10	15	10	15	10	15	10	Planning application currently being determined
W2	0	0	20	10	20	10	3	9	0	0	No application
W3	0	0	5	5	5	5	5	0	0	0	Planning application currently being determined
W4	0	0	5	5	5	2	0	0	0	0	No application
NAR1	0	0	15	10	15	10	0	0	0	0	Planning permission subject to s106
SH1	0	0	25	10	26	14	0	0	0	0	Planning permission subject to s106
SM1	0	0	15	10	15	10	0	0	0	0	No application
Thetford SUE	0	0	0	0	232	154	232	154	232	154	Planning application currently being determined.