



# Statement of Five Year Housing Land Supply

July 2015

## 1. Introduction

- 1.1 This Five Year housing Land supply statement sets out Breckland Council's residential land supply position as of 31<sup>st</sup> March 2015, and considers the likelihood of that supply constituting a five year supply of housing land.
- 1.2 Local Authorities are required to maintain a five year supply of deliverable housing land by the National Planning Policy Framework (NPPF). The NPPF was published on 27<sup>th</sup> March 2012 and updated guidance on the preparation of a five year housing land supply. The NPPF requires Local Authorities to annually update their supply of deliverable sites.
- 1.3 The NPPF at paragraph 47 sets out the expectations on maintaining a five year supply for local Authorities. In addition to being able to demonstrate five years worth of housing against the adopted housing requirements, it also requires an additional buffer of 5% of the housing supply. The NPPF states that this is to ensure choice and competition in the market for land. However, where Local Authorities have persistently under delivered housing against their targets, the buffer should be increased to 20%. Breckland's housing requirements are set out within the Core Strategy and Development Control Policies DPD (adopted 2009).
- 1.4 This document provides an assessment of Breckland's supply of housing between 2015 and 2020. It identifies specific sites which the Council considers will deliver housing over this period. The paper will be reviewed annually; the next review will be due in 2016.

## 2. Methodology

- 2.1 The NPPF at footnote 11 to paragraph 47 sets out the requirements of the deliverable sites which may be included within the five year supply. This states that in order for a site to be considered deliverable it 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
- 2.2 In addition to the NPPF, the national Planning Practice Guidance (PPG) identifies the type of sites which can be considered against these criteria<sup>1</sup>. This states that deliverable sites can include those that are allocated for housing in a development plan and sites with planning permission (outline or full that have not been implemented) unless there is clear evidence that schemes will not be implemented within five years. This assessment has considered that sites with planning permission are suitable and available, as this test was made at the planning application stage. Where assessing sites deliverability within a five year period sites have been considered as either large or small sites. Large sites are those for 10 or more dwellings, whilst small sites are those for less than ten dwellings. Large sites were defined having regard to the threshold for major planning applications. To further test deliverability of large sites with planning permission a questionnaire was sent

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<sup>1</sup> National PPG paragraph 31. Last updated 6<sup>th</sup> March 2014

to developers of those schemes seeking their intentions for development on the site. An example of the questionnaire can be seen at Appendix 1. Where a developer's intentions were unclear a judgement has been made on the achievability of the site based on local evidence.

- 2.3 Due to the number of small scale sites which have the benefit of planning permission, it is not practicable to appraise each site individually. In the past, for small scale sites an average completion rate has been applied over the next five years period. In order to draw a more accurate housing trajectory for this monitoring year assumptions are used to project the housing delivery for the small scale development by taking into account a 10% drop out rate. In concluding the delivery rate for small scale permissions, the calculation has distributed small site completions evenly across the five years.
- 2.4 Local Authorities are also allowed to make an allowance for development coming forward as windfall within the five year supply. The national PPG states that "*a windfall allowance may be justified in the five year supply if a local planning authority has compelling evidence*<sup>2</sup>". Further to this, the NPPF states that a windfall allowance should be "*realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens*".<sup>3</sup> An assessment of windfall development within Breckland is included at Appendix 5 to this report. Analysis starts from 2010 as this was when the definition of residential gardens altered from brownfield to greenfield land. In addition the windfall allowance has looked specifically at the small scale sites with planning permission. Due to the future allocations coming forward in the Local Plan process, it was considered that if windfall development was included for large sites there could be an element of double counting. Furthermore, to avoid double counting with the small sites with planning permission, the windfall allowance has only been applied from the second year of the five year period. Over the last five years, on average 136 dwellings have been built on small sites each year.
- 2.5 The national PPG also permits local authorities to include housing provided for older people, including Use Class C2 residential institutions against their housing requirement<sup>4</sup>

*Older people have a wide range of different housing needs, ranging from suitable and appropriately located market housing through to residential institutions (Use Class C2). Local planning authorities should count housing provided for older people, including residential institutions in Use Class C2, against their housing requirement.....*

The five year supply calculation is concerned with the net increase of housing stock<sup>5</sup> and the Council must decide whether it has robust information to justify including residential institutions such as care homes into its supply calculation. Similarly student accommodation can be included towards the housing requirement, based on the amount of accommodation it releases in the housing market. Where all the facilities for each unit/dwelling are behind a separate door, these can be counted in full towards the housing supply.

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<sup>2</sup> National PPG paragraph 24. Last updated 6<sup>th</sup> March 2014

<sup>3</sup> NPPF paragraph 48

<sup>4</sup> National PPG ID para 37 Reference ID: 3-037-20140306 & 38 Reference ID: 3-038-20140306)

<sup>5</sup> The 'net' number of homes is the increase in homes whereas the 'gross' is the actual number of homes provided. For example, if an existing house was demolished and 4 built in its place, the gross housing number would be 4, but the net increase would be 3

However where accommodation is comprised of bedrooms as opposed to dwellings, the number of bedrooms provided does not necessarily correlate to the number of dwellings and a reasonable assumption has to be made as to what extent an increase in care accommodation would lead to the release of existing housing onto the market, and thus contribute to net supply. Where this is included it is considered reasonable to apply a 25% reduction to the supply coming from bed-roomed development to reflect the fact that a proportion of bed spaces are likely to be taken up by individuals who do not release their previous dwelling for occupation by a separate householder.

- 2.6 This matter has not previously been included in the Council's Five year assessment and after review it is considered that the housing target in the Core Strategy does not readily identify a separate need for C2 dwellings. This is also consistent with the previous SHMAA undertaken by this authority. In order to be consistent no separate allowance has been included in this assessment and inclusion of C2 dwellings is judged to be a matter for the emerging Local Plan.

### **3. Housing Land Supply Buffer**

- 3.1 As stated in paragraph 1.2, the NPPF requires Local Authorities to include either a 5% or 20% buffer on housing supply. Breckland has previously under delivered against its housing target of 780 completions per annum. Due to this previous under delivery and in accordance with the NPPF it is considered that the application of a 20% buffer remains appropriate.
- 3.2 When calculating the five year supply requirement, nationally two approaches have been identified to deal with the previous undersupply of housing. These are known as the Liverpool and Sedgefield approaches. Within the Liverpool methodology, the past undersupply of housing is spread across the remainder of the plan period. The Sedgefield methodology requires the undersupply to be dealt with within the next five year period. The national Planning Practice Guidance (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 Sedgefield approach.
- 3.3 However, the Sedgefield approach is not the only legitimate methodology for addressing any accumulated shortfall. The Liverpool method is an alternative approach which could be considered. With this method spreading any accumulated shortfall across the plan period is considered to result in a more measured housing delivery trajectory which may be appropriate in certain circumstances.
- 3.4 In the 5 year Housing Land Supply Statement of 2014, the Council used the Sedgefield approach to make up the accumulative shortfall within 5 years. However the appropriateness of each approach has been debated in and out of the courts over the recent past. Due to the uncertainty over which approach is preferable with regards to annual monitoring (as opposed to Plan making as referred to in the national PPG), and given the high proportion of long term housing provision planned for the district through strategic urban extensions this 5 year land supply statement presents two options for the 5 year calculation.

#### 4. Breckland's Five Year Housing Requirement

- 4.1 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 2015, 7,731 new dwellings have been completed. This leaves a further **11,369** new homes to be delivered over the remainder of the plan period.

**Table 1: Five Year Housing Requirement**

Year	Required Completions	Actual Completions	Shortfall
2001/2002	760	542	-218
2002/2003	760	604	-156
2003/2004	760	884	124
2004/2005	760	841	81
2005/2006	760	592	-168
2006/2007	760	520	-240
2007/2008	760	621	-139
<b>Total</b>	<b>5,320</b>	<b>4,604</b>	<b>-716</b>
Adoption of the RSS (Previous shortfall has been removed and included within new required completions field)			
2008/2009	780	626	-154
2009/2010	780	533	-247
2010/2011	780	377	-403
2011/2012	780	347	-433
2012/2013	780	328	-452
2013/2014	780	425	-355
2014/2015	780	491	-289
<b>Total</b>	<b>5,460</b>	<b>3,127</b>	<b>-2,333</b>
	Sedgefield <sup>6</sup>	Liverpool <sup>7</sup>	
2015/2016	1,247	992	
2016/2017	1,247	992	-
2017/2018	1,247	992	-
2018/2019	1,247	992	-
2019/2020	1,247	992	-
<b>Five Year Housing Requirement (total)</b>	<b>6,235</b>	<b>4,960</b>	

- 4.2 Table 1 shows that for the Core Strategy plan period between 2001 and 2008 there was an undersupply in the level of housing developed. In 2008, the East of England Plan (the Regional Spatial Strategy) was adopted and the existing housing shortfall was carried forward into the increase in required completions. Between 2008 and 2015, 3,127 dwellings have been completed in Breckland out of the required 5,460. This has led to a shortfall of 2,333 dwellings over this time period. In accordance with the requirements to meet the shortfall of housing within the next five years, the annual completions

<sup>6</sup> Annual requirement under Sedgefield approach =  $780 + 2,333/5 = 1246.6$  (rounds to 1,247)

<sup>7</sup> Annual requirement under Liverpool approach =  $780 + 2,333/11 = 992.1$  (rounds to 992)

requirement for the next five years is 1,247 new dwellings under the Sedgefield approach and 992 new dwellings under the Liverpool approach. This creates a total five year requirement of 6,235 under Sedgefield or 4,960 dwellings under Liverpool.

## 5. Breckland's Five Year Deliverable Housing Supply

5.1 The recent housing completions survey has showed that there are 5,216 dwellings could be developed within the next five years, which includes both planning permissions and allocations (including the Thetford Sustainable Urban Extension). These sites are shown within Appendices 2, 3 and 4. The quantity of windfall development has been consistent over the past years and windfall development constitutes a significant portion of overall housing delivery. Given that current planning permissions contain existing windfall development it is assumed that new windfall permissions for small scale development will not start to take effect until the second year whilst the large sites will not be included in this five year land supply calculation. Even though large sites have a high probability of being developed towards the latter part of the five year period, It is considered this approach provides a more conservative but robust position for the housing land supply calculation at this time. The Local Plan site selection is in the early stages and the deliverability of large sites is currently untested. However, it is considered large windfall sites could be in a position to be included in the five year housing land supply as the site selection process is more advanced.

**Table 2: Expected delivery of housing on identified sites**

	2015/16	2016/17	2017/18	2018/19	2019/20	Total
Large sites with planning permission	462	648	634	475	290	2,399
Small sites with planning permission	87	87	87	87	87	434
Windfall Development	0	136	136	136	136	544
Allocations (incl. Thetford SUE)	0	447	446	428	408	1,729
<b>Total</b>	<b>549</b>	<b>1,318</b>	<b>1,313</b>	<b>1,126</b>	<b>921</b>	<b>5,216</b>
Requirement						
Sedgefield	1,247	1,247	1,247	1,247	1,247	6,233
Liverpool	992	992	992	992	992	4,960

### Sedgefield approach

5.2 Table 2 shows that there are **5, 216** new dwellings which can be delivered within the next five years in Breckland. This is **1,017** dwellings short of the five year housing land supply requirement. From the table it can therefore be concluded that the District currently has a **4.18** years supply of deliverable housing land under the Sedgefield approach.

5.3 As previously stated, the NPPF requires Local Planning Authorities to include a 5% or 20% buffer on housing land supply. Due to the previous levels of

undersupply of housing land, it is considered appropriate to include a 20% buffer. A 20% buffer equates to an additional 780 dwellings. When applying the 20% buffer, the Council can only demonstrate a **3.72** years supply of deliverable housing land.

### Liverpool approach

5.4 **5,216** new dwellings can be delivered within the next five years in Breckland, there is a **256** dwellings surplus of the five year housing land supply requirement. From the table it shows that the district currently has a **5.26** years supply of deliverable housing land under the Liverpool approach. However, taking into account the 20% buffer, it leaves the Council a **4.54** years supply of deliverable housing land.

### Housing Implementation Strategy

6.1 The NPPF requires Council's to prepare a strategy to demonstrate how a deliverable supply of five year housing land will be maintained within the District. As Breckland cannot currently demonstrate a five year supply, paragraph 49 of the NPPF becomes relevant to the determination of planning applications. Paragraph 49 of the NPPF states:

*“Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites.”*

6.2 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 adopted Development Plan. This particularly relates to Policy CP1 of the adopted Core Strategy and Development Control Policies DPD which deals with the quantum of housing to be identified.

6.3 Where a site is outside a defined settlement boundary, and it's redevelopment for residential dwellings is proposed, this would normally be contrary to Policy DC2. In these instances the Council would expect the applicants to provide further information to justify a departure from the Development Plan. The following statement, which would be a material consideration in the determination of a planning application, would be required:

- 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. The site would need to be deliverable within the next five years. 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 the development of the site within the five 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 sites within the five year period should be included.

- An assessment of any adopted policies to which the proposal is contrary. The assessment should state why in sustainability terms the proposal should proceed contrary to the Development Plan.
- 6.4 The strategy outlined above will remain in effect until future revisions of this document are published.
- 6.5 The NPPF requires local authorities to plan for all housing types, including both market and affordable housing. Policy DC4 Affordable Housing Principles of the Core Strategy and Development Control Policies DPD sets out the Council's requirements in relation to affordable housing provision. This policy states that for residential developments of over 5 dwellings or on sites of 0.17ha or more, 40% of the dwellings should be affordable. The phasing for large sites within appendix 2 includes the phasing over the five year period by tenure. The phasing has been informed by the response to the developers' questionnaires.

## **7. Conclusions and Future Actions**

- 7.1 This assessment shows that Breckland cannot currently demonstrate a five year supply of deliverable housing land.
- 7.2 In the future, the housing target for Breckland will be re-assessed through the emerging Local Plan for the district. The first consultation for this document took place in late 2014, with preferred options consultation stage scheduled in November 2015. The plan is expected to be adopted in late 2016. The starting point of any five year assessment is the annual housing requirement. Through the Duty to Co-operate a considerable amount of work has been achieved in establishing the updated objectively assessed needs (OAN) of the district in preparation of a new Local Plan. At the time of this report a Joint Strategic Housing Market Assessment is currently being prepared in conjunction with Norwich CC, Broadland DC, South Norfolk DC, North Norfolk DC and the Broads authority. Once finalised, this will constitute the most up to date and available evidence to establish OANs for the Housing Market Area and the district.

Appendix 1: Questionnaire

**Breckland Council – 5 Year Housing Supply Statement**  
**Developability Questionnaire**

Site Name	
Parish	
Planning Application Reference	
Applicant	

<u>Financial Year</u>	<u>Estimated Market Housing Completions on Site</u>	<u>Estimated Affordable Housing Completions on Site</u>
Financial Year 2014/2015		
Financial Year 2015/2016		
Financial Year 2016/2017		
Financial Year 2017/2018		
Financial Year 2018/2019		
<b>Post 2018</b>		

**Additional Comments:**

**Appendix 2: Large Site Survey Information**

Planning Application Reference	Site Address 1	Site Address 2	Parish	Proposed dwellings (net)	Number remaining	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
3PL/2014/1105/D	Land off Dunnetts Close	Ashill	Ashill	25	25		15	10												
3PL/2012/1259/F	Land between London Rd & New Rd	London Road	Attleborough	73	73	20	20	20	13											
3PL/2012/0958/H	Land at London Road	Attleborough	Attleborough	375	346	50	50	50	50	50	50	46								
3PL/2011/0489/O	Hamilton Acorn Limited	Hamilron Road	Attleborough	86	86		30	30	26											
3PL/2013/0754/F	Beaufort Park, RAF Watton	Phase 2C	Carbrooke	30	4	4														
3PL/2009/0274/D	Former RAF Watton Technical Site	Norwich Road	Carbrooke	100	27			27												
3PL/2008/0162/D	Part of former technical site	RAF Watton	Carbrooke	113	113		30	30	30	23										
3PL/2005/0477/O	Former RAF and Watton Technical Site	Norwich Road	Carbrooke	424	26	10	16													
3PL/2010/1142/F	Land north of Norwich Road	Dereham	Dereham	100	26	26														
3PL/2013/0976/F	Site off Norwich Road	Dereham	Dereham	127	121	30	30	30	31											
3PL/2011/0898/O	Greenfields Road/Wheatcroft Way	Dereham	Dereham	220	220	20	50	50	50	50										
3PL/2012/1045/O	Former Quantrills Industrial Estate	Church Road	Griston	37	37			20	17											
3PL/2009/0204/F	19 Jubilee Avenue	Harling	Harling	12	12	12														
3PL/2010/0374/F	Land east of Lopham Road	Harling	Harling	15	8	8														
3PL/2012/0946/F	Cloverfield	Lopham Road	Harling	17	17	4	8	5												
3PL/2014/0486/O	Land off Heath Road	Hockering	Hockering	10	10			10												
3PL/2008/0206/F	Memorial Hall	School Close	Kenninghall	12	12	12														
3PL/2012/0660/O	Burghwood Drive	Mileham	Mileham	11	11		11													
3PL/2014/0328/O	The Old Sawmil	Back Lane	Mileham	11	11			11												
3PL/2012/1093/O	Chalk Lane	PE32 1SR	Narborough	55	55		15	20	20											
3PL/1991/1231/D	Part O.S. 5222	Land South of Oaks Drive	Necton	40	12	6	6													
3PL/1990/0747/D	Part OS plot nos. 353	683 684 & 685	Necton	130	95			30	30	35										
3PL/2013/0983/O	The Necton Diner	Norwich Road	Necton	26	26			13	13											
3PL/2013/1045/O	The Old Station Yard	North Elmham	North Elmham	19	19			10	9											

Planning Application Reference	Site Address 1	Site Address 2	Parish	Proposed dwellings (net)	Number remaining	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
3PL/2013/1123/O	Land at Station Road	Eccles	Quidenham	24	24		12	12												
3PL/2013/0869/F	Cley Lane	Saham Toney	Saham Toney	29	25	5	12	8												
3PL/2013/0095/O	The Old Waggon & Horses	Chapel Street	Shipdham	90	90			30	30	30										
3PL/2010/1096/O	Land off Parklands Avenue	Shipdham	Shipdham	15	15			15												
3PL/2014/0090/F	7A Whitsands Road	Swaffham	Swaffham	14	14		14													
3PL/2012/0527/F	Former Sixth Form College	Market Place	Swaffham	16	16			16												
3PL/2014/0359/D	Swans Nest Site	Land East of Brandon Road	Swaffham	82	82	38	44													
3PL/2013/0110/F	Land East of Brandon Road	Swaffham	Swaffham	92	50	25	25													
3PL/2011/0868/F	Land East of Brandon Road	Swaffham	Swaffham	335	184	40	40	40	40	24										
3PL/2012/0576/O	Swans Nest Site (whole site)		Swaffham	168	168		40	44	44	40										
3PL/2014/0083/F	Land off Rectory Road	Swanton Morley	Swanton Morley	52	52	12	40													
3PL/2013/0852/F	Former Railway Depot	Station Yard	Thetford	10	10	10														
3PL/2007/0993/D	Land off London Road/Kimms Belt	Thetford	Thetford	17	17		17													
3PL/2008/1340/F	Abbey Farm Barns	Thetford	Thetford	26	16	16														
3PL/2009/1084/F	119 Norwich Road	Watton	Watton	14	9	9														
3PL/2014/0330/F	The Warren	Watton Green	Watton	18	18	18														
3PL/2010/0892/F	The Stables	Norwich Road	Watton	46	22	22														
3PL/2013/0510/F	Thetford Road	Watton	Watton	110	109	30	44	22	13											
3PL/2011/0088/D	Former RAF Radar Site	Norwich Road	Watton	154	154	9	29	29	29	29	29									
3PL/2012/0503/O	Plaswood	Griston Road	Watton	31	31		15	16												
3PL/2012/0158/O	Drome Garage	Norwich Road	Watton	19	19			10	9											
3PL/2008/0876/O	Old Carpenters Arms	21 Swaffam Road	Watton	11	10	10														
3PL/2011/1102/F	Land North of Cromwell Road	Weeting	Weeting	35	35		10	25												
3PL/2004/1811/D	Land off Fengate Drove	Part of site also in Brandon (Forest Heath)	Weeting	68	21	10	11													
3PL/2013/0258/O	Land to East of The Beeches	Lynn Road	Weeting	24	24			12	12											
3PL/2007/1569/F	Stonebridge Camp	Thetford Road, Stonebridge	Wretham	27	27			9	9	9										

### Appendix 3: Small scale sites with Planning Permission

Planning Application Reference	Site Address 1	Site Address 2	Parish	Proposed dwellings (Net)	Number remaining
3PL/2007/1178/F	The Paddocks	Fir Park	Ashill	1	1
3PL/2012/0051/F	Low Common Farm	Low Common	Ashill	1	1
3PL/2014/1059/F	Land on Hale Road	Ashill	Ashill	3	3
3PL/2013/0934/F	Old Hall Farm	Cressingham Road	Ashill	6	6
3PL/2013/1138/F	2 Connaught Plain	Attleborough	Attleborough	1	1
3PL/2014/0041/F	Deopham Road Barn	Attleborough	Attleborough	1	1
3PL/2014/0890/F	28	Meadow Way	Attleborough	1	1
3PL/2014/0952/F	Land south side of Bellevue Bungalow	Attleborough	Attleborough	1	1
3PL/2010/0008/F	Land behind Ladbroke's	Church Street	Attleborough	3	3
3PL/2013/1084/F	London Road	Attleborough	Attleborough	4	3
3PL/2014/1257/F	Land adjacent to 107 Hargham Road	Attleborough	Attleborough	4	4
3PL/2011/1010/O	Rear of 7 Edensdale Drive	16-26 Connaught Road	Attleborough	6	6
3PL/2007/1061/O	Church Street	Attleborough	Attleborough	4	4
3PL/2014/0724/O	Land Adjacent To Mon Arch	The Street, Rockland All Saints	Attleborough	2	2
3PL/2012/0667/F	The Barn	Crown Street	Banham	2	2
3PL/2014/0845/F	63 Crown Street	Banham	Banham	5	5
3PL/2014/0975/O	Reynolds Workshop	Kenninghall Road	Banham	1	1
3PL/2003/0246/F	Plot adjacent to The Cottage	Mill Drift	Beeston	1	1
3PL/2014/0123/F	Land Adjacent to Birch Cottage		Beeston	1	1
3PL/2013/0172/F	Land at Dereham Road	Beeston	Beeston	2	2
3PL/2013/0725/D	Ploughshare	The Street	Beeston	2	2
3PL/2012/0937/F	adj to Brereton & Lazy Acre	Dereham Road	Beeston	3	2
3PL/2013/1104/O	Valley Farm	Watery Lane	Beeston	1	1
3PL/2014/0320/F	The Garage Bungalow	Fakenham Road	Beetley	1	1
3PL/2014/0120/F	Cedarville	Holt Road	Beetley	1	1
3PL/2009/0420/F	Attleborough Fish Farm	Norwich Road	Besthorpe	1	1
3PL/2013/0618/D	Village Farm	Silver Street	Besthorpe	1	1
3PL/2014/1032/F	Adjacent Northview Cottage	Norwich Road	Besthorpe	1	1
3PL/2014/1341/F	Plot 2 Silver Street	Besthorpe	Besthorpe	1	1
3PL/2011/1347/F	Carr Farm	Black Carr	Besthorpe	5	5
3PL/2012/1160/F	Foulsham Road	Bintree	Bintree	1	1

Planning Application Reference	Site Address 1	Site Address 2	Parish	Proposed dwellings (Net)	Number remaining
3PL/2014/1060/F	The Beeches	County School	Bintree	1	1
3PN/2014/0015/UC	Blo Norton Farm	Blo Norton Farm	Blo Norton	1	1
3PL/2014/0812/F	14	Mill Hill	Bradenham	1	1
3PL/2013/0399/F	Land adjacent to The Lord Nelson	1 Hale Road	Bradenham	2	2
3PL/2014/0247/F	Shadwell Breck Yard	Snarehill Stud	Brettenham	1	1
3PL/2014/0790/F	Meadow View	School Road	Brisley	1	1
3PL/2015/0124/F	Plot 2 Dream Catcher	Church Street	Carbrooke	1	1
3PL/2012/1080/F	Davonne	Church Street	Carbrooke	2	2
3PL/2014/1101/F	Land At Dream Catcher	Church Street	Carbrooke	2	2
3PL/2009/0990/D	Neighbourhood Centre	Blenheim Grange	Carbrooke	8	8
3PL/2008/0469/F	Abbots Gate Cottage	Northacre	Caston	1	1
3PL/2013/1049/F	Carbrooke Farm	Carbrooke Road	Caston	1	1
3PL/2010/0108/F	The Red Lion Pub	Attleborough Road	Caston	2	1
3PL/2013/0255/F	All Crest	The Street	Caston	3	3
3PL/2014/1002/F	The White House	The Street	Caston	8	8
3PL/2013/0139/F	Orchard House	Main Dereham Road	Colkirk	1	1
3PL/2012/0671/F	Land adj to the Crown Inn	Crown Rd	Colkirk	2	2
3PL/2013/1162/F	Woodfarm Barn	Woodfarm	Cranworth	1	1
3PL/2007/0663/O	Didlington Hall Gardens		Didlington	1	1
3PL/2013/1113/F	9 Quebec Street	Dereham	Dereham	1	1
3PL/2014/0646/O	Land Adj Garden House	Stanton Close	Dereham	1	1
3PL/2013/1154/F	40 Norwich Street	Dereham	Dereham	3	3
3PL/2015/0065/F	23 Quebec Street	Dereham	Dereham	4	4
3PL/2014/0646/O	Land Adj Garden House	Stanton Close	Dereham	1	1
3PL/2006/1771/F	Rear of 15 Norwich Street		Dereham	1	1
3PL/2010/0907/O	Lyndon	Littlefields	Dereham	2	1
3PL/2014/0615/O	6	Aldiss Avenue	Dereham	1	1
3PL/2014/0200/F	Lorina	Kings Road	Dereham	1	1
3PL/2008/0318/F	West Lodge	Quebec Road	Dereham	4	4
3PL/2014/0685/D	Land adj Peartree Cottage	Dereham	Dereham	4	4
3PL/2014/0675/D	Land Adj 2	Middlemarch Road	Dereham	1	1

Planning Application Reference	Site Address 1	Site Address 2	Parish	Proposed dwellings (Net)	Number remaining
3PL/2014/0576/F	Old Nurseries	Dumpling Green	Dereham	2	2
3PL/2013/0545/F	54 & 56 Yaxham Road	Dereham	Dereham	3	3
3PL/2008/0852/O	38 Stone Road	Toftwood	Dereham	1	1
3PL/2014/0901/F	Tollgate Farm	Mattishall Rad	East Tuddenham	1	1
3PL/2014/1178//F	The Beeches	Common Road	East Tuddenham	2	2
3PL/2013/0915/F	Fairfield	Chapel Road	Foxley	3	2
3PL/2014/0497/F	Fransham Motor Company	Fransham	Fransham	4	4
3PL/2014/0109/F	Land at Street Farm	The Street	Garboldisham	2	2
3PL/2013/0038/F	Gunton's Farm Barn	Reymerston	Garvestone	1	1
3PL/2014/0235/F	Jasmine Cottage	Dereham Road	Garvestone	1	1
3PL/2014/1153/F	HayJon	Mile Road	Garvestone	1	1
3PL/2013/0002/F	The Bungalow	Reymerston Road	Garvestone	3	3
3PL/2013/0939/F	Reymerston Golf Club	Hingham Road	Garvestone	8	8
3PL/2008/0288/O	Greenfields	Mattishall Road	Garvestone	1	1
3PL/2010/0950/O	Street Farm	Dereham Road	Garvestone	1	1
3PL/2014/0977/O	Street Farm	Dereham Roaf	Garvestone	1	1
3PL/2014/0922/F	Site At Gateley Hall	Gateley	Gateley	1	1
3PL/2007/1272/D	Land opposite Gooderstone Manor	The Street	Gooderstone	1	1
3PL/2009/0616/F	Church Farm	The Street	Gooderstone	4	1
3PL/2012/0871/F	Priory Farm Barn	Priory Lane	Great Cressingham	2	2
3PL/2010/0710/O	Vine Cottage	The Street	Great Cressingham	1	1
3PL/2008/1549/D	Echo Farm	Palgrave Road	Great Dunham	1	1
3PL/2011/0652/F	Rookery Farm	Beeston Road	Great Dunham	1	1
3PL/2014/1116/F	The Smithy	Castle Acre Road	Great Dunham	3	3
3PL/2014/0725/F	Land Adjoining 21 Hingham Road NR17 1HY	Land Adbining	Great Ellingham	1	1
3PL/2005/1655/F	Long Street	GREAT ELLINGHAM	Great Ellingham	4	3
3PL/2014/1049/O	Breckland Roofing Services	21 Long Street	Great Ellingham	8	8
3PL/2012/0556/O	Rougholme Close	Gressenhall	Gressenhall	1	1
3PL/2012/0630/F	Adj Manor House	Church Road	Griston	1	1
3PL/2012/0631/F	Rear of Victory	Church Road	Griston	1	1

Planning Application Reference	Site Address 1	Site Address 2	Parish	Proposed dwellings (Net)	Number remaining
	House				
3PL/2012/1179/D	1 Carbrooke Road	Griston	Griston	1	1
3PL/2014/1150/F	Land at The Old Dairy	Caston Road	Griston	1	1
3PL/2014/0746/O	The Hollies	Church Road	Griston	4	4
3PL/2014/1247/F	The Barn	Malthouse Lane	Guist	1	1
3PL/2015/0071/F	Land adj Duck Cottage	Malthouse Lane	Guist	1	1
3PL/2011/0291/F	Plot to the front of Somerleyton House	White Hart Street	Harling	1	1
3PL/2014/0081/F	Furneaux	West Harling Road	Harling	1	1
3PL/2014/1130/F	Land Adjacent To Hamblings Piece	East Harling	Harling	1	1
3PL/2014/0700/F	Rear of The Cottage	Market Street	Harling	1	1
3PL/2012/0067/F	The George and Dragon	Market Street	Harling	2	2
3PL/2013/1185/F	George And Dragon PH	Market Street	Harling	2	2
3PL/2011/1071/F	Lopham Road	East Harling	Harling	8	8
3PL/2013/1006/F	Cloverfield	East Harling	Harling	8	8
3PL/2014/0575/F	Crow Hyrne Farm	Hilborough	Hilborough	1	1
3PL/2014/1333/F	Lake View Lodge	The Street	Hockering	1	1
3PL/2013/1176/O	Meadow View	Chapel Lane	Hockering	2	2
3PL/2014/1040/O	The Old Cock	The Street	Hockering	1	1
3PL/2012/0004/F	Land adj North Farm	Shropham Road	Hockham	1	1
3PL/2014/0591/F	North Farm Barn	Shropham	Hockham	1	1
3PL/2008/0524/F	Land adj to Manor Farm	Hockham	Hockham	3	3
3PL/2014/0763/F	12	Site adj No 12	Holme Hale	1	1
3PL/2008/0273/O	Building plot at Bilmar	Station Road	Ickburgh	1	1
3PL/2010/0418/O	Church Farm	Church Road	Ickburgh	3	2
3PL/2012/0350/D	in between 67 & 69	Ashburton Road	Ickburgh	1	1
3PL/2012/0750/F	Manor Farm	Ashburton Road	Ickburgh	2	2
3PL/2013/1163/F	Grove Farm Barn	Grove Farm	Kenninghall	1	1
3PL/2014/0054/F	Cobweb Barn	Quidenham Road	Kenninghall	1	1
3PL/2014/0707/F	Iroko Lodge	West Church Street	Kenninghall	2	1
3PL/2013/1111/O	8, Church Street	Litcham	Litcham	3	3
3PL/2014/0965/F	Land at Fairstead Lane	Little Cressingham	Little Cressingham	1	1

Planning Application Reference	Site Address 1	Site Address 2	Parish	Proposed dwellings (Net)	Number remaining
3PL/2014/0611/F	Cannister Hall	Little Dunham	Little Dunham	1	1
3PL/2014/0612/F	Cannister Hall	Little Dunham	Little Dunham	1	1
3PL/2013/0888/F	Brick Kiln Pightle	Barrows Hole Lane	Little Dunham	4	4
3PL/2014/1169/O	The Chestnuts	Necton Road	Little Dunham	1	1
3PL/2013/0361/O	Manor Cottage	Wendling Road	Longham	1	1
3PL/2011/0820/F	Summerfield	Elsing Road	Lyng	1	1
3PL/2014/0471/D	Plot At Front Of Prioryview	Rectory Road	Lyng	1	1
3PL/2014/1012/F	Land to the rear of The Fox & Hounds	The Street	Lyng	3	3
3PL/2008/1049/O	Priory View	Rectory Road	Lyng	1	1
3PL/2013/0410/D	Holbrook House	75 Dereham Road	Mattishall	1	1
3PL/2014/0080/F	34 - 36 Dereham Road	Mattishall	Mattishall	1	1
3PL/2014/0288/F	Apple Dale Cottage	Mill Road	Mattishall	1	1
3PL/2014/0987/F	Rookery Farm	Occupation Road	Mattishall	1	1
3PL/2014/1287/F	Adj no. 6 South Green	Mattishall	Mattishall	1	1
3PL/2014/0463/F	Holme Farm Barn	Old Hall Road	Mattishall	2	1
3PL/2014/1067/F	Rayners Farm	Dereham Road	Mattishall	4	4
3PL/2013/1077/O	Land adjacent Red Roofs	The Street	Mileham	2	2
3PL/2010/0643/D	5 Swaffham Road	Mundford	Mundford	1	1
3PL/2013/0970/D	Vacant land adjacent 60-62 Malsters Close	Mundford	Mundford	2	2
3PL/2014/0350/F	62	Post Office	Mundford	2	2
3PL/2014/1081/O	S & P Graphics	Main Road	Narborough	2	2
3PL/2011/0910/D	18 Mill Street	Necton	Necton	1	1
3PL/2014/0528/F	Land at Tuns Road	Necton	Necton	1	1
3PL/2014/1244/D	Land at Junction of Hale Road & Chantry Lane	Necton	Necton	1	1
3PL/2013/0395/O	Former Necton V A Infant School	School Road	Necton	6	6
3PL/2012/0833/O	Necton Garden Centre	Tuns Road	Necton	9	9
3PL/2014/0590/O	Town Farm	Chantry Lane	Necton	4	4
3PL/2014/1362/O	Former V A Infant School	School Road	Necton	4	4
3PL/2013/0136/F	Podshole	North Elmham	North Elmham	1	1

<b>Planning Application Reference</b>	<b>Site Address 1</b>	<b>Site Address 2</b>	<b>Parish</b>	<b>Proposed dwellings (Net)</b>	<b>Number remaining</b>
3PL/2014/0006/F	Storage Building	Eastgate Street	North Elmham	1	1
3PL/2013/1078/F	Granary Buildings	Eastgate Street	North Elmham	2	2
3PL/2014/1213/F	Land adjacent to 24 The Street		North Lopham	2	2
3PL/2008/0028/O	1 Latimer Way		North Pickenham	1	1
3PL/2012/0854/F	High Grove	Low Road	North Tuddenham	1	1
3PL/2011/0406/F	High Tower	Low Road	North Tuddenham	1	1
3PL/2004/1067/F	High House Farm	Fen Street	Old Buckenham	1	1
3PL/2012/0691/F	56 Fen Street	Old Buckenham	Old Buckenham	2	1
3PL/2014/0474/F	Shangri La	Gallows Lane	Quidenham	1	1
3PL/2013/1156/O	The grounds of the White House	Sandfield Lane	Quidenham	2	2
3PL/2012/1057/F	Holly Cottage	Chapel Street	Rocklands	1	1
3PL/2013/0261/F	Rocklands Mere Fishery	Chapel Street	Rocklands	1	1
3PL/2014/0302/D	Park Farm	Broadway	Rocklands	1	1
3PL/2014/1225/F	Land adj 17 The Street	Rocklands	Rocklands	2	2
3PL/2014/0602/F	Greys Farm	Hilld Road	Saham Toney	3	3
3PL/2008/1179/F	Brookside Farm	Chapel Lane	Scarning	1	1
3PL/2015/0005/D	Adjacent 65 Dereham Road	Scarning	Scarning	1	1
3PL/2012/0426/D	Riversdale	Dereham Road	Scarning	8	4
3PL/2013/1033/O	1 Scarning Fen		Scarning	1	1
3PL/2014/1322/O	8 Jessopp Close		Scarning	1	1
3PL/2003/0433/F	Old Chapel Site	Chapel Street	Shipdham	1	1
3PL/2013/0482/F	Shrublands Bungalow	Cranworth Road	Shipdham	1	1
3PL/2014/0844/D	Lomond House	Mill Road	Shipdham	1	1
3PL/2014/0735/F	36	Letton Road Nurseries	Shipdham	2	2
3PL/2011/0189/F	The Old School House	Chapel Street	Shipdham	6	6
3PL/2013/1029/O	Greenfields Service Station	Hargham Road	Shropham	3	3
3PL/2014/0565/F	Homestead	Wash Lane	Snetterton	1	1
3PL/2014/1347/F	Land West of Mulberry Cottage	North End	Snetterton	2	2
3PN/2015/0001/U C	Noodle Farm	Blo Norton Rd	South Lopham	1	1
3PL/2014/0664/F	Church Farm Bungalows	Whitwell Road	Sparham	1	1

Planning Application Reference	Site Address 1	Site Address 2	Parish	Proposed dwellings (Net)	Number remaining
3PL/2007/1680/F	Anakainoo	11 The Street	Sporle	1	1
3PL/2009/1048/F	Buildings opposite	Wolferton House	Sporle	1	1
3PL/2013/0714/F	4 Sydney Dye Court	Sporle	Sporle	1	1
3PL/2013/0481/F	Plot 10	High View	Sporle	1	1
3PL/2014/1275/F	Anakainoo	11 The Street	Sporle	1	1
3PL/2014/1318/F	Plot 9, Hill Farm	The Street	Sporle	1	1
3PL/2013/0494/F	Hill Farm	Sporle	Sporle	4	1
3PL/2011/0989/D	The Street	Sporle	Sporle	9	7
3PL/2014/1124/O	Beech Cottage	Newton Road	Sporle	1	1
3PL/2013/0036/F	Stanfield House	Whissonsett Road	Stanfield	1	1
3PL/2013/0584/F	Mere Lodge	Watton Road	Stow Bedon	1	1
3PL/2015/0081/F	Stone Leigh Cottage	Mere Road	Stow Bedon	1	1
3PL/2012/0435/F	Land adjacent to	The Vicarage	Swaffham	1	1
3PL/2014/0125/F	Stanfield House	Lynn Road	Swaffham	1	1
3PL/2013/0060/F	Site adjacent to 2	Queens Street	Swaffham	2	2
3PL/2013/0883/F	Smiths Solicitors	Market Place	Swaffham	2	2
3PL/2014/0840/F	1	Low Road	Swaffham	2	2
3PL/2013/0889/F	66 The Swans Nest	Watton Road	Swaffham	4	4
3PL/2014/0739/F	Lynn Street	Swaffham	Swaffham	4	4
3PL/2013/0398/F	SW Plastics	46 Stations Street	Swaffham	5	5
3PL/2012/1230/F	13 London Street	Swaffham	Swaffham	9	9
3PL/2010/0806/O	48 Station Street		Swaffham	2	2
3PL/2012/0600/O	NCS Depot	Brandon Road	Swaffham	4	4
3PL/2014/0708/O	11 New Sporle Road		Swaffham	1	1
3PL/2013/1008/F	Former Bakery Site	Harkers Lane	Swanton Morley	1	1
3PL/2014/0085/F	Woodgate Farmhouse	Swanton Morley	Swanton Morley	1	1
3PL/2014/0727/F	6	Keats Close	Thetford	2	2
3PL/2007/1971/F	Plat adjacent 22 Melford Bridge Road	Thetford	Thetford	1	1
3PL/2013/0558/F	Land adjacent 16 Orchard Way	Thetford	Thetford	1	1
3PL/2014/1054/F	12	Norfolk Probation Service	Thetford	1	1
3PL/2014/1173/F	3A Norwich Road	Thetford	Thetford	1	1
3PL/2014/0857/F	44	Wine Cellar King Street	Thetford	2	2
3PL/2014/0872/F	Land Adjacent to	Croxton Road	Thetford	2	2

Planning Application Reference	Site Address 1	Site Address 2	Parish	Proposed dwellings (Net)	Number remaining
	22				
3PL/2014/1127/F	Land to the rear of Bridge Street	Thetford	Thetford	3	3
3PL/2012/0656/F	51 Icknield Way	Thetford	Thetford	1	1
3PL/2012/1323/F	Manor House Farm	Tittleshall	Tittleshall	4	4
3PL/2011/1165/F	10 Griston Road	Watton	Watton	1	1
3PL/2012/0692/C U	Clayland	1 Norwich Road	Watton	1	1
3PL/2012/0992/C U	Neaton Gate	Watton	Watton	1	1
3PL/2013/1212/F	2 Dowding Road	Watton	Watton	1	1
3PL/2014/0300/D	26 Watton Green	Watton	Watton	1	1
3PL/2014/0861/F	1	Norwich Road	Watton	1	1
3PL/2014/0887/F	Adjacent Fengate Lodge	Shadwell Close	Watton	1	1
3PL/2012/0534/F	Swaffham Road	Watton	Watton	2	2
3PL/2013/0755/F	Quinton House	Harvey Street	Watton	9	9
3PL/2007/0227/O	Swaffham Road		Watton	2	2
3PL/2008/1622/O	10 Monkams Drive		Watton	8	8
3PL/2013/0571/O	31 Merton Road		Watton	1	1
3PL/2013/0622/F	26 Merton Road		Watton	1	1
3PL/2009/0409/F	3 Fengate Drove	Weeting	Weeting	1	1
3PL/2012/0932/F	Home Farm	Weeting	Weeting	1	1
3PL/2014/0425/D	Uphouse Farm	Swaffham Road	Wellingham	1	1
3PL/2014/0467/F	Dykewood Farm	Former Wendling Airfield	Wendling	1	1
3PL/2014/1022/F	Shop Street	Whinburgh	Whinburgh	1	1
3PN/2015/0003/U C	Westwood Stud	Dereham Road	Whinburgh	1	1
3PL/2013/1130/F	Rose Cottage	London Street	Whissonsett	2	2
3PL/2007/1606/F	Middle Farm	Wretham	Wretham	1	1
3PL/2014/0577/D	Land Off Illngton Road	Illngton Road	Wretham	1	1
3PL/2011/0402/F	Middle Farm/ Sawpit Farm	East Wretham	Wretham	3	2
3PL/2014/0686/F	Manor Farm	Church Road	Wretham	9	9
3PL/2013/0878/O	RG Abrey Farms	Larkshall	Wretham	1	1
3PL/2013/1215/F	Red House Farm	Yaxham	Yaxham	1	1
3PL/2014/1030/D	The Rosary	Norwich Road	Yaxham	1	1
3PL/2010/0261/F	Land off Fieldings Drive	Station Road	Yaxham	3	1

#### Appendix 4: Land Allocations

Allocation	Parish	Number of dwellings	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	Five Year Total
D1	Dereham	180		40	40	40	40	20										180
D2	Dereham	220	See large site table															0
D3	Dereham	-	See large site table															0
SW1	Swaffham	250	See large site table															0
W1	Watton	110	See large site table															0
W2	Watton	80		30	30	20												80
W3	Watton	33	Complete															0
W4	Watton	17		9	8													17
NAR1	Narborough	55	See large site table															0
SH1	Shiphdham	90	See large site table															0
SM1	Swanton Morley	52	See large site table															0
Thetford SUE	Thetford	5000		368	368	368	368	368	368	368	368	368	368	368	368	368	216	5000
Attleborough UE	Attleborough	4000																0

## Appendix 5: Windfall Allowance

The following table shows the windfall development which has been completed in Breckland since 2010. Information has been taken from the Council's monitoring database.

Year	Number of Dwellings		Total
	Small sites	Large sites	
2010/2011	172	202	374
2011/2012	115	187	302
2012/2013	86	211	297
2013/2014	148	199	347
2014/2015	161	281	442