



Statement of Five Year Housing Land Supply (31.03.2016)

Published July 2016

1. Introduction

- 1.1. This Five Year Housing Land Supply Statement sets out Breckland District Council's residential land supply position as of 31 March 2016.
- 1.2. The National Planning Policy Framework (NPPF) seeks to ensure that the planning system delivers a flexible, responsive supply of housing development land to meet objectively assessed needs. It requires that Local Planning Authorities identify sufficient specific deliverable sites to deliver the next five years of housing provision.
- 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 to ensure choice and competition in the market for land.
- 1.4. This paper provides a detailed assessment of Breckland's housing land supply for the period 1st April 2016 to 31st March 2020. It identifies specific sites which the Council considers will deliver housing over this period. The 5 year land supply position will be reviewed annually; the next review will be due in 2017.

2. Housing Requirement

- 2.1. The first step in assessing a Council's 5 year land supply is to establish the correct housing requirement against which to test the identified supply.
- 2.2. The National Planning Practice Guidance (PPG) sets out at paragraph 30¹ what the starting point for calculating a five year land supply is. It states:

“Housing requirement figures in up-to-date adopted Local Plans should be used as the starting point for calculating the five year supply. Considerable weight should be given to the housing requirement figures in adopted Local Plans, which have successfully passed through the examination process, unless significant new evidence comes to light. It should be borne in mind that evidence which dates back several years, such as that drawn from revoked regional strategies may not adequately reflect current needs.

Where evidence in Local Plans has become outdated and policies in emerging plans are not yet capable of carrying sufficient weight, information provided in the latest full assessment of housing needs should be considered. But the weight given to these assessments should take account of the fact they have not been tested or moderated against relevant constraints.”

- 2.3. This guidance provides a clear steer as to the most appropriate requirement figures that should be used to calculate the five year land supply position.
- 2.4. It states that the starting point for calculating a five year land supply should be the requirement figures in an adopted Local Plan. Breckland has an adopted Core Strategy and Development Control Policies DPD. This document set the housing requirement for the Plan period 2001 – 2026 at 19,100 dwellings. The Core Strategy was produced in the context set by the East of England Regional Plan. As acknowledged in the supporting text of the Core Strategy (paragraph 3.4) Breckland has one of the highest District housing figures in the East of England Plan.
- 2.5. The revocation of the RSS and the introduction of the NPPF signalled a step change in the approach to be taken in providing for housing in England. Rather than top down figures being set by Regional Plans, which may have redistributed needs across the region, housing targets must now be worked out at a Housing Market Area level by Local Planning Authorities working together to establish their Objectively Assessed Need (OAN). This is acknowledged in the PPG where it states that evidence from revoked regional strategies may not adequately reflect current needs.
- 2.6. The Council has recently embarked on a Plan Review. As part of the new Plan production work, in conjunction with neighbouring authorities Norwich City, Broadland, North Norfolk, South Norfolk and the Broads Authority, under the Duty to Cooperate, a Strategic Housing Market Assessment (SHMA) has been produced to establish revised housing needs figures for the Housing Market Area. The SHMA concludes there is a need in Breckland for 14,313 units between 2012 and 2036, equivalent to 596 dwellings per annum (dpa)
- 2.7. The SHMA has not yet been tested at examination, and is not the only part of the evidence base which will need to be considered to establish housing targets in the new Local Plan. However, it is considered that the SHMA provides an objective and evidence based assessment of need and represents the most appropriate and up to date figure against which to assess housing supply. Using OAN instead of out-of-date regional targets has been supported in several recent S78 appeal decisions around the county.

¹ Reference ID: 3-030-20140306

2.8. The council considers that the housing requirement figures in the up-to-date SHMA provide a more appropriate assessment of need than the Core Strategy. For clarity a calculation of supply against each requirement figure is provided.

Core Strategy Annual Requirement Figure 780

Objectively Assessed Need (OAN) Requirement Figure 596

Buffer

2.9. The NPPF requires that Local Planning Authorities apply 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, and to ensure adequate market choice and competition for land.

2.10. The table below sets out the total completions since 2001. There has been a clear upward trend in completions post-recession. This is a positive indicator of the strength of housing delivery in Breckland going forward.

Year	Actual Completions
2001/2002	542
2002/2003	604
2003/2004	884
2004/2005	841
2005/2006	592
2006/2007	520
2007/2008	621
2008/2009	626
2009/2010	533
2010/2011	377
2011/2012	347
2012/2013	328
2013/2014	425
2014/2015	491
2015/2016	619
Total	8,350

2.11. When assessing delivery against the Core Strategy requirement there has been under-delivery in all but two years since 2001, and every year for the past 10 years. If assessing delivery against the OAN requirement since 2012, there has been under delivery in all but the last monitoring year. As a result it is considered appropriate to apply the 20% buffer.

Shortfall

2.12. As there has been under-delivery in recent years against the requirement the Council has accumulated a shortfall. The amount of shortfall (un-delivered requirement) to be taken into account will be different depending on which requirement is adopted.

2.13. If using the Core Strategy requirement: Between 2008² and 2016 3,746 dwellings have been completed in Breckland out of the required 6,240. This has led to a shortfall of 2,494 units.

2.14. If using the OAN requirement: As stated in the PPG “Objective current assessments of need will reflect the consequences of past under or over delivery of housing and should therefore address the question of how to deal with past delivery rates”. The Council therefore considers that only shortfall accrued since 2012, the base date of the SHMA period, should be addressed. Between 2012 and 2016 1,863 dwellings have been completed in Breckland out of the required 2,384. This has led to a shortfall of 521 units.

Core Strategy Shortfall 2,494

Objectively Assessed Need (OAN) Shortfall 521

2.15. There are two different approaches to making up the accumulated shortfall, the Liverpool method and the Sedgefield method. Using the Liverpool methodology, the past undersupply of housing is spread equally across the remainder of the plan period. The Sedgefield 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 Sedgefield approach.

2.16. However, Local Planning Authorities are not required to use the Sedgefield method and can take use the Liverpool method if it is more appropriate to do so. 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 clarity the calculation using the Sedgefield method is also presented.

Core Strategy Requirement Sedgefield methodology:

Housing Target 2016 - 2021 (780 dwellings p/a)	3,900
Housing Target 2016 - 2021 (20% buffer applied)	4,680
Housing Shortfall (2008 - 2016)	2,494
Shortfall spread across next five years (2016 - 2021)	499 (2,494 / 5 years)
Total Housing Requirement 1st April 2016 – 31st March 2021	7,174 (4,680 + 2,494)
Annualised Housing Requirement 2016 - 2021	1,435 (780 + 20% buffer + 499)

Core Strategy Requirement Liverpool methodology:

Housing Target 2016 - 2021 (780 dwellings p/a)	3,900
Housing Target 2016 - 2021 (20% buffer applied)	4,680
Housing Shortfall (2008 - 2016)	2,494
Shortfall spread across remaining plan period (2016 - 2026)	249 (2,494 / 10 years)
Total Housing Requirement 1st April 2016 – 31st March 2021	5,925 (4,680 + 249*5)
Annualised Housing Requirement 2016 - 2021	1,185 (780 + 20% buffer + 249)

² In 2008, the East of England Plan (the Regional Spatial Strategy) was adopted and the existing housing shortfall (since 2001) was carried forward into the increase in required completions.

OAN Requirement Sedgefield methodology:

Housing Target 2016 - 2021 (596 dwellings p/a)	2,980
Housing Target 2016 - 2021 (20% buffer applied)	3,576
Housing Shortfall (2012 - 2016)	521
Shortfall spread across next five years (2016 - 2021)	104 (521 / 5 years)
Total Housing Requirement 1st April 2016 – 31st March 2021	4,097 (3,576 + 521)
Annualised Housing Requirement 2016 - 2021	819 (596 + 20% buffer + 104)

OAN Requirement Liverpool methodology:

Housing Target 2016 - 2021 (596 dwellings p/a)	2,980
Housing Target 2016 - 2021 (20% buffer applied)	3,576
Housing Shortfall (2012 - 2016)	521
Shortfall spread across remaining plan period (2016 - 2036)	27 (521 / 20 years)
Total Housing Requirement 1st April 2016 – 31st March 2021	3,711 (3,576 + 27*5)
Annualised Housing Requirement 2016 - 2021	742 (596 + 20% buffer + 27)

3. Housing Supply

3.1. Paragraph 47 of the NPPF sets out the requirements for a housing site to be considered a deliverable site for the purposes of the 5 year land supply. It 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

3.2. In addition to the NPPF, the PPG identifies the type of sites which can be considered against these criteria. It 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. It also states that a windfall allowance may be included, where appropriate.

3.3. For Breckland, the housing land supply is made up of the following components:

- 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
- Allocations in the Local Plan: sites that are allocated in the Site Specific Policies and Proposals DPD or the Thetford Area Action Plan
- Windfalls: the Council is satisfied that there is compelling evidence that such sites have consistently become available in the local area, and will continue to provide a reliable source of supply.

3.4. It is considered that sites with planning permission are suitable and available, as this test was made at the planning application stage. When assessing sites achievability within a five year period, sites have been considered as either large or small sites. Large sites are those for 10 or more dwellings³, whilst small sites are those for less than ten dwellings. To further test deliverability of large sites with planning permission a questionnaire was sent 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 10% discount has been applied to the site to account for uncertainty.

3.5. 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. In concluding the delivery rate for small site permissions, the calculation has distributed projected completions evenly across the five years.

3.6. Allocations are regarded as deliverable; the Council has regular contact with the developers of these sites and is confident in their deliverability.

3.7. 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

³ Large sites were defined having regard to the threshold for major planning applications.

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. A windfall allowance of 50 units per year has been applied in years 2-5.

3.8. The table below sets out the year on year expected delivery from the different components of supply – full site details are provided in appendices 2 – 4.

	2016/17	2017/18	2018/19	2019/20	2020/21	Total
Large sites with planning permission	395	563	614	508	396	2311 ⁴
Small sites with planning permission ⁵	100	100	100	100	99	499 ⁵
Windfall Development	0	50	50	50	50	200
Allocations without planning permission	0	62	80	167	190	499
Total	495	775	844	825	735	3,509

3.9. The total deliverable supply in Breckland is **3,509** units.

⁴ 10% discount applied to sites where delivery has not been confirmed by developer. See Appendix 2.

⁵ This is the total small sites with permission with the 10% lapse rate applied. There are currently 555 units with permission. This is discounted by a rounded up 10% (-56) to a new total of 499 deliverable units, spread evenly over the 5 year period.

4. Conclusions

- 4.1. As established in section 3 of this paper the Council has a supply of 3,509 deliverable dwellings which are expected to be built out over the next five year period. These include sites with planning permission, allocations and windfall sites.
- 4.2. To assess whether the Council has a five year supply of housing land the amount of deliverable supply must be compared to the requirement as established in section 2 of this paper. As discussed a number of scenarios are presented using both the Core Strategy targets and the emerging OAN target, and also both the Liverpool and Sedgefield methodological approaches.

Core Strategy Requirement Sedgefield methodology:

Annualised housing Requirement	Total annual housing requirement (2016 - 2021) including 20% buffer and meeting shortfall in the next 5 years		1,435
Total five year supply breakdown	Large sites with planning permission	2311	3,509
	Small sites with planning permission	499	
	Windfall Development	200	
	Allocations	499	
Total five year supply	Supply / Requirement (3,509 / 1,435)		2.44

Core Strategy Requirement Liverpool methodology:

Annualised housing Requirement	Total annual housing requirement (2016 - 2021) including 20% buffer and meeting shortfall over the plan period		1,185
Total five year supply breakdown	Large sites with planning permission	2311	3,509
	Small sites with planning permission	499	
	Windfall Development	200	
	Allocations	499	
Total five year supply	Supply / Requirement (3,509 / 1,185)		2.96

OAN Requirement Sedgefield methodology:

Annualised housing Requirement	Total annual housing requirement (2016 - 2021) including 20% buffer and meeting shortfall in the next 5 years		819
Total five year supply breakdown	Large sites with planning permission	2311	3,509
	Small sites with planning permission	499	
	Windfall Development	200	
	Allocations	499	
Total five year supply	Supply / Requirement (3,509 / 819)		4.28

OAN Requirement Liverpool methodology:

Annualised housing Requirement	Total annual housing requirement (2016 - 2021) including 20% buffer and meeting shortfall over the plan period		742
Total five year supply breakdown	Large sites with planning permission	2311	3,509
	Small sites with planning permission	499	
	Windfall Development	200	
	Allocations	499	
Total five year supply	Supply / Requirement (3,509 / 742)		4.73

- 4.3. As can be seen from the calculations above using either the Core Strategy target (on either methodology) or the OAN target (on either methodology) the Council cannot demonstrate a five year supply of housing land.
- 4.4. This statement sets out the position as at 31st March 2016. This is the base date at which full information on both completions and commitments is available. However, it is interesting to note that since the base date the Council has already permitted 405 dwellings since 1st April 2016 (as at 1st July 2016). These units have not been counted in the 5 year land supply statement as they have been granted permission after the base date of the Statement; nevertheless, they show that the pipeline of sites coming forward in Breckland is strong. Within the first 3 months of the monitoring year the Council have permitted 69% of the annual OAN requirement.
- 4.5. This is a strong indication of the direction of travel for housing provision in the district. It is highly likely that the Council will be able to demonstrate a 5 year supply of housing land in the near future.

Appendix 1: Questionnaire

Please complete this questionnaire, scan and email back to planningpolicyteam@breckland.gov.uk

Planning reference number	
Site address	
Preferred contact details	
Name	
Address	
Telephone	
Email	

Site deliverability

Proposed units	
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Is this site still expected to be developed? **Y / N** (*Please delete as appropriate*)

If you answered yes to the above, please indicate the actual (if applicable) and projected number of dwelling completions for each tax year (April –March).

2016/17	
2017/18	
2018/19	
2019/20	
2020/21	
2021/22	
2022/23	
2023/24	
2024/25	
2025/26	
Post 2026	

Appendix 2: Large sites with planning permission

The table below shows the sites with extant planning permission for more than 10 units. The Council has contacted developers of the sites to discuss the deliverability of their permission. Where a developer's intentions were unclear a judgement has been made on likely build out based on local evidence. To add robustness where the developer has not confirmed the expected build out a 10% discount has been applied to the units on that site.

Planning Application Reference	Site Address	Proposed Dwellings	Number Remaining	Approval Date	2016/17	2017/18	2018/19	2019/20	2020/21	Expected 5 Year Delivery	10 % Discount applied where applicable
3PL/2014/1105/D	Land off Dunnetts Close, Ashill	25	25	26.02.15		10	15			25	25
3PL/2012/0958/H	Land at London Road, Attleborough	375	308	20.12.12	45	45	45	45	45	225	202
3PL/2011/0489/O	Hamilton Acorn Limited, Attleborough	86	86	31.10.14			30	30	26	86	77
3PL/2013/1161/O	Land north of Norwich Road, NR17 2JY	350	350	31.3.15			15	30	30	75	67
3PL/2013/1039/O	Land Adjacent Oak Tree Park, Norwich Road	25	25	14.10.15		10	15			25	22
3PL/2012/1259/F	Land between London Rd & New Rd, Attleborough	73	70	22.7.14	30	30	10			70	70
3PL/2014/1006/O	Land adjacent to Kenninghall Road	43	43	16.2.16		25	18			43	43
3PL/2008/0162/D	Part of former technical site, RAF Watton, Carbrooke	113	113	29.4.08		23	45	45		113	113
3PL/2013/0976/F	Site off Norwich Road, Dereham	127	67	18.3.14	25	25	17			67	60
3PL/2011/0898/O	Greenfields Road/Wheatcroft Way,	220	220	16.5.14			15	40	40	95	85

Planning Application Reference	Site Address	Proposed Dwellings	Number Remaining	Approval Date	2016/17	2017/18	2018/19	2019/20	2020/21	Expected 5 Year Delivery	10 % Discount applied where applicable
	Dereham										
3PL/2010/1142/F	Land north of Norwich Road, Dereham	100	10	07.9.11	10					10	9
3PL/2015/0441/F	Long Street, NR17 1LU	12	12	19.2.16		6	6			12	12
3PL/2012/1045/O	Former Quantrills Industrial Estate, church Road, Griston	37	37	10.7.14		20	17			37	33
3PL/2010/0374/F	Land east of Lopham Road, Harling	15	8	18.8.10	8					8	7
3PL/2012/0946/F	Cloverfield, Lopham Road, Harling	17	17	09.8.13	4	8	5			17	15
3PL/2014/0945/O	Land West of Heath Road and east of the playing field	18	18	24.7.15	5	5	8			18	16
3PL/2014/0486/O	Land off Heath Road, Hockering	10	10	26.2.15	10					10	9
3PL/2008/0206/F	Memorial Hall, School Close, Kenninghall	12	5	17.9.09	5					5	4
3PL/2014/0495/F	Honingham Welding & Fabrication Services, Kensington Forge, Dereham Road	11	11	12.12.14	11					11	10
3PL/2015/0761/D	Burghwood Drive, Mileham	11	11	20.10.15	11					11	11
3PL/2015/0926/D	Chalk Lane	55	55	19-Feb-16	15	20	20			55	55
3PL/1990/0747/D	Part OS plot nos. 353, Holme Hale Road	130	95	05.6.91		30	30	35		95	85

Planning Application Reference	Site Address	Proposed Dwellings	Number Remaining	Approval Date	2016/17	2017/18	2018/19	2019/20	2020/21	Expected 5 Year Delivery	10 % Discount applied where applicable
3PL/2013/0983/O	The Necton Diner, Necton	26	26	09.2.15		10	16			26	23
3PL/2013/1045/O	The Old Station Yard, North Elmham	19	19	03.7.14		10	9			19	17
3PL/2013/1123/O	Land at Station Road, Quidenham	24	24	29.1.15		24				24	24
3PL/2013/0869/F	Cley Lane, Sanham Toney	29	20	29.1.14	20					20	20
3PL/2013/0095/O	Old Wagon & Horses, Chapel Street, Shipdham	90	90	28.5.14		20	30	30	10	90	90
3PL/2015/0562/F	Land off Parklands Avenue, Shipdham	24	24	24.06.16						24	21
3PL/2014/0090/F	7A Whitsands Road, Swaffham	14	14	19.2.15	14					14	13
3PL/2014/0358/O	Land off New Sporle Road, Swaffham	55	55	14.10.15		25	25	5		55	49
3PL/2014/0359/D	Swans Nest Site, Land East OF Brandon Road, Swaffham	82	82	06.8.14	39		3			42	42
3PL/2012/0576/O	Swans Nest Site	250	168	08.2.14	10	40	40	40	38	168	168
3PL/2012/0527/F	Former Sixth Form College, Market place, Swaffham	16	16	19.11.12		16				16	14
3PL/2014/1346/O	Land off New Sporle Road, PE37 7	92	92	03.12.15		30	30	30	2	92	82
3PL/2011/0868/F	Land East of Brandon Road, Swaffham	335	172	19.12.12	25	25	25	25	25	125	112

Planning Application Reference	Site Address	Proposed Dwellings	Number Remaining	Approval Date	2016/17	2017/18	2018/19	2019/20	2020/21	Expected 5 Year Delivery	10 % Discount applied where applicable
3PL/2014/0083/F	Land off Rectory Road, Swanton Morley	52	40	22.1.15	34	6				40	40
3PL/2011/0805/O	CROXTON & KILVERSTONE, Land North of Thetford	5000	5000	27.11.15				100	150	250	225
3PL/2011/0088/D	Former RAF Radar Site, Norwich Road, Watton	154	122	13.2.12	25	25	25	25	22	122	110
3PL/2012/0158/O	Drome Garage, Norwich Road, Watton	19	19	10.7.13		10	9			19	17
3PL/2013/0510/F	Thetford Road, Watton, Thetford	110	65	20.11.14	38	18	26			82	82
3PL/2014/1314/O	Plaswood, Griston Road	31	31	29.10.15		15	16			31	28
3PL/2011/1102/F	Land North of Cromwell Road, Weeting	35	35	16.8.12	5	10	10	10		35	35
3PL/2013/0258/O	Land to East of The Beeches, Lynn Road, Weeting	24	24	23.12.13	6	12	6			24	24
3PL/2014/0820/O	Land off Elm Close	45	45	11.1.16		10	25	10		45	45
Total					395	563	614	508	396	2476	2311

Appendix 3: Small sites with planning permission

Planning Application Reference	Site Address 1	Proposed dwellings	Number remaining
3PL/2015/1387/F	Land adjacent to Redmoor, Cressingham Road	1	1
3PL/2014/1059/F	Land on Hale Road, Ashill	3	3
3PL/2012/0051/F	Low Common Farm, Ashill	1	1
3PL/2015/0239/F	The Firs, Ashill	1	1
3PL/2013/0934/F	Old Hall Farm, Cressingham Road, Ashill	6	6
3PL/2015/0395/F	113 Besthorpe Road, Attleborough	2	2
3PL/2013/1138/F	2 Connaught Plain, Attleborough	1	1
3PL/2010/0008/F	Land behind Ladbrokes, Church Street, Attleborough	3	3
3PL/2015/0486/F	Land adjacent to Hawthorndon, London Road	3	3
3PL/2016/0006/F	Dingle Toyota, Buckenham Road	3	3
3PL/2015/1351/F	Pixie Paddock, Leys Lane	1	1
3PL/2015/1425/F	Cecil C Amey, 11 Church Street, Attleborough	2	2
3PL/2015/0543/F	Plot Adjoining the Paddocks, Leys Lane	1	1
3PL/2011/1010/O	Rear of 7 Edensdale Drive, 16-26 Connaught Road, Attleborough	6	6
3PL/2013/1084/F	London Road, Attleborough	4	3
3PL/2015/0698/O	Land off Deopham Road	1	1
3PL/2015/1186/O	Coombe-Martin, Hargham Road	2	2
3PL/2015/1058/F	Building Plot, Leys Lane	1	1
3PL/2015/0063/F	Adj to The Foundry, Foundry Corner	1	1
3PL/2015/0499/F	86 Norwich Road, Attleborough	4	4
3PL/2015/0196/F	Hulsig, Hargham Road	1	1
3PL/2015/0190/O	Woods View, Poplar Road	1	1
3PL/2016/0249/O	Church Street, Attleborough	4	4
3PL/2016/0013/O	Rear of 6 Church Street	3	3
3PL/2012/0667/F	The Barn, Crown Street, Banham	2	2
3PL/2015/0249/F	Brickyard Farm, Grove Road	5	5

Planning Application Reference	Site Address 1	Proposed dwellings	Number remaining
3PL/2015/0775/F	Hill Farm, Heath Road	1	1
3PL/2014/0975/O	Reynolds Workshop, Kenninghall Road, Banham	1	1
3PN/2015/0008/UC	Wilby House Farm, Wilby	2	2
3PL/2015/1049/F	Land Between Greenway Garage & October cottage, Langwade Green	1	1
3PL/2013/0172/F	Land at Dereham Road, Beeston	2	2
3PL/2015/1290/F	The Bungalow, Drury Square	1	1
3PL/2013/1104/O	Valley Farm, Watery Lane, Beeston	1	1
3PL/2015/1233/F	Land East of Northview Cottage, Norwich Road	1	1
3PL/2009/0420/F	Attleborough Fish Farm, Norwich Road, Besthorpe	1	1
3PL/2011/1347/F	Carr Farm, Black Carr, Besthorpe	5	5
3PL/2015/0446/F	Compass Garage, Bunwell Road	4	4
3PL/2014/1341/F	Plot 2 Silver Street, Besthorpe	1	0
3PL/2015/1188/F	Land adjacent to Northview Cottage, Norwich Road	2	2
3PL/2012/1160/F	Foulsham Road, Bintree	1	1
3PL/2015/1317/F	Bintree Game Farm, Field Barn Lane	1	1
3PN/2014/0015/UC	Blo Norton Farm	1	1
3PN/2015/0043/UC	Blo Norton Farm	2	2
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, Snarehill	1	0
3PL/2014/1101/F	Land At Dream Catcher, Church Street	2	2
3PL/2015/0124/F	Plot 2 Dream Catcher, Church Street, Carbrooke	1	1
3PL/2009/0990/D	Neighbourhood Centre, Blenheim Grange, Carbrooke	8	8
3PL/2015/0147/F	Land East of Walnut Tree Cottage, Attleborough Road	4	4
3PL/2014/1002/F	The White House, The Street, Caston	8	8
3PL/2014/0608/F	Northacre Farm Pool, Northacre	1	1
3PL/2015/1503/F	St Mary's Cottage	1	1
3PI/2015/0625/O	2 Whissonsett Road	1	1
3PL/2012/0671/F	Land adj to the Crown Inn, Crown Road, Colkirk	2	2

Planning Application Reference	Site Address 1	Proposed dwellings	Number remaining
3PL/2013/1162/F	Woodfarm Barn, Woodfarm, Woodrising	1	1
3PL/2014/1343/F	Grove Farm, High Common	1	1
3PN/2015/0030/UC	Inland Revenue	6	6
3PL/2014/0685/D	Land adj Peartree Cottage, Dereham	4	4
3PL/2014/0675/D	Land Adj 2 Middlemarch Road, Toftwood	1	1
3PL/2014/0200/F	Lorina, kings Road, Dereham	1	1
3PL/2014/0576/F	Old Nurseries, Dumpling Green, Dereham	2	2
3PL/2016/0123/F	Merrywinds, Dumpling Green	1	1
3PL/2013/0545/F	54 & 56 Yaxham Road, Dereham	3	3
3PL/2013/1154/F	40 Norwich Street, Dereham	3	3
3PL/2015/0379/F	2 Baxter Row, Dereham	8	8
3PL/2006/1771/F	Rear of 15 Norwich Street, Dereham	1	1
3PL/2015/0729/CU	65 Stone Road	1	0
3PL/2014/0785/F	Land Adj Garden House, Stanton Close, Dereham	1	1
3PL/2014/0979/O	159 Shipdham Road, Dereham	8	8
3PL/2013/1113/F	9 Quebec Street, Dereham	1	1
3PL/2014/0646/O	Land Adj Garden House, Stanton Close, Dereham	1	1
3PL/2014/0542/F	Adjacent to 9 Brook Grove	1	1
3PL/2015/1165/F	6 Aldiss Avenue	1	1
3PL/2015/0877/F	Land adjoining 33 Mattishall Road	1	0
3PL/2014/0901/F	Tollgate Farm, Mattishall Road, East Tuddenham	1	1
3PL/2015/1287/F	Garden land adjacent to Woodforde Cottage, Mill Street	1	1
3PL/2014/0497/F	Fransham Motor Company, Fransham	4	4
3PL/2014/0109/F	Land at Street Farm, The Street, Garboldisham	2	2
3PL/2015/0607/D	Street Farm, Dereham Road	1	1
3PL/2015/0297/F	Barn Manor Farm, Town Lane	1	1
3PL/2013/0038/F	Gunton's Farm Barn, Reymerston	1	1
3PL/2013/0939/F	Reymerston Golf Club, Hingham Road	3	1
3PL/2015/0482/F	Former Reymerston Golf Club, Hingham Road, Garvestone	4	4
3PL/2014/1153/F	HayJon, Mile Road, Reymerston	1	1

Planning Application Reference	Site Address 1	Proposed dwellings	Number remaining
3PL/2013/0002/F	The Bungalow, Reymerston Road, Garvestone	3	1
3PL/2015/0205/F	Hillcrest, Dereham Road, Garvestone	1	1
3PL/2007/1272/D	Land opposite Gooderstone Manor, The Street, Gooderstone	1	1
3PL/2011/1088/F	Land opposite Gooderstone Manor, The Street	2	2
3PL/2015/0870/D	Adjacent No. 12, The Street, Gooderstone	1	1
3PL/2015/1131/F	Land between Harvest Lodge &, Old School, The Street	1	1
3PL/2012/0871/F	Priory Farm Barn, Priory Lane, Great Cressingham	2	2
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/2008/1549/D	Echo Farm, Palgrave Road, Great Dunham	1	1
3PL/2015/0415/O	GB Commercials, Attleborough Road	5	5
3PL/2015/1475/F	Brick Kiln Farm, Hingham Road	1	1
3PL/2015/0688/D	Shiloh, Deopham Road	1	1
3PL/2015/1500/F	Development Plot at 68, Long Street	4	4
3PL/2014/0725/F	21 Land Adbinging	1	1
3PN/2015/0041/UC	Barn at Town Green Farm	1	1
3PL/2005/1655/F	Long Street, Great Ellingham	4	2
3PL/2014/1049/O	Breckland Roofing Services, Great Ellingham	8	8
3PL/2015/0386/O	Chequers Lane	2	2
3PL/2015/0191/F	3-8 St Nicholas Court, Gressenhall	3	3
3PL/2014/1150/F	Land at The Old Dairy, Caston Road, Griston	1	1
3PL/2015/1021/O	Land North of Manor House, Church Road	2	2
3PL/2014/1004/F	55 Manor Road, Griston	3	3
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/2015/0955/F	Carnalea, Watery Lane	1	1
3PL/2015/0394/F	Old Dairy Mews, White Hart Street	1	1
3PL/2013/1006/F	Cloverfield, East Harling	8	8
3PL/2011/1071/F	Lopham Road, East Harling	8	8
3PL/2014/0402/O	Land Adjacent 26 West Harling Road, East Harling	3	3

Planning Application Reference	Site Address 1	Proposed dwellings	Number remaining
3PL/2014/1130/F	Land Adjacent To Hamblings Piece, East Harling	1	1
3PL/2013/1185/F	George And Dragon PH, Market Street, East Harling	2	2
3PL/2014/0700/F	Rear of The Cottage, Market Street, East Harling	1	1
3PL/2012/0067/F	The George and Dragon, Market Street, East Harling	2	2
3PL/2014/0081/F	Furneaux, West Harling Road, East Harling	1	1
3PL/2014/0575/F	Crow Hyrne Farm, Hilborough	1	0
3PL/2015/1244/O	57 Heath Road	2	2
3PL/2014/1333/F	Lake View Lodge, The Street, Hockering	1	0
3PL/2015/0362/F	Land Adj Meadow View, Chapel Lane	2	2
3PL/2014/1040/O	The Old Cock, The Street, Hockering	1	1
3PL/2015/0316/F	North Farm Barn, Shropham Barn, Great Hockham	1	0
3PL/2008/0524/F	Land adj to Manor Farm, Hockham	3	0
3PL/2015/0409/O	Crossways Farm, Cook Road	2	2
3PL/2014/0763/F	12 Site adj No 12 Station Road	1	1
3PL/2015/0001/F	The Old Rectory, Ashburton Road	8	8
3PN/2015/0038/UC	Barns at Dam Green Farm, Fersfield Road	1	1
3PN/2015/0066/UC	Barn 2, Dam Green Farm, Fersfield Road	2	2
3PN/2015/0036/UC	Shop (Hair Flair), Market Place	1	1
3PL/2015/0585/F	Post Office, Market Place	2	2
3PL/2014/0054/F	Cobweb Barn, Quidenham Road, Kenninghall	1	0
3PL/2015/0493/O	Walnut Tree House, The Butts	1	1
3PL/2013/1163/F	Grove Farm Barn, Grove Farm, East Harling Road	1	1
3PL/2014/0707/F	Iroko Lodge, West Church Street	2	1
3PL/2015/1084/F	Pilgrims Barn, 38 Church Street	1	1
3PL/2015/0460/F	Adj. Lime Kiln House, Back Lane	1	1
3PL/2015/0184/F	Land off Drury Lane, Litcham	1	1
3PL/2013/1111/O	8, Church Street, Litcham	3	3
3PL/2014/0965/F	Land at Fairstead Lane, Little Cressingham	1	1

Planning Application Reference	Site Address 1	Proposed dwellings	Number remaining
3PL/2014/0612/F	Cannister Hall, Little Dunham	1	1
3PL/2014/1169/O	The Chestnuts, Necton Road, Little Dunham	1	1
3PL/2015/1236/F	2 School Lane	1	1
3PL/2014/0611/F	Cannister Hall, Little Dunham	1	1
3PL/2013/0888/F	Brick Kiln Pightle, Barrows Hole Lane, Little Dunham	4	4
3PL/2015/0329/F	Willow Acre Cottage, Barrows Hole Lane	3	3
3PL/2015/1412/F	Anchor Villa, Anchor Corner	1	1
3PL/2016/0372/O	Manor Cottage, Wendling Road, Longham	1	1
3PL/2014/0309/F	Longham Village Hall, Chapel Road	1	1
3PL/2016/0127/VAR	1 Wooden Bungalow, West Tofts	1	1
3PL/2014/1012/F	Land to the rear of The Fox & Hounds, The street, Lyng	3	3
3PL/2015/1149/F	28/30 Richmond Place	2	2
3PL/2014/0471/D	Plot At Front Of Priory view, Rectory Road	1	1
3PL/2015/0252/F	Land adj The Priory View, Rectory Road	1	1
3PL/2014/1327/F	Old Rectory, The Street	1	1
3PL/2011/0820/F	Summerfield, Elsing Road, Lyng	1	1
3PL/2014/0080/F	34 - 36 Dereham Road, Mattishall	1	1
3PL/2014/1287/F	Adj no. 6 South Green, Mattishall	1	1
3PL/2015/1337/F	The Paddocks, Mill Road	1	1
3PL/2015/1175/F	Ballards Bridge Farm, West End	1	1
3PL/2014/1067/F	Rayners Farm, Dereham Road	4	0
3pl/2015/0034/F	Mill Road, Mattishall	1	1
3PL/2013/0410/D	Holbrook House, 75 Dereham Road, Mattishall	1	1
3PL/2014/0288/F	Apple Dale Cottage, Mill Road, Mattishall	1	1
3PL/2014/0463/F	Holme Farm Barn, Old Hall Road, Mattishall	2	2
3PL/2015/1090/F	Broomhill Farm, Broomhill Lane	1	1
3PL/2013/1077/O	Land adjacent Red Roofs, The street, Mileham	2	2
3PL/2015/1394/F	Game Farm, The Street	1	1

Planning Application Reference	Site Address 1	Proposed dwellings	Number remaining
3PL/2014/0350/F	62 Post Office, St. Leonards Street	2	2
3PL/2010/0643/D	5 Swaffham Road, Mundford	1	1
3PL/2015/1085/D	4 Lynford Road	1	1
3PL/2014/1081/O	S & P Graphics, Main Road, Narborough	2	2
3PL/2013/0395/O	Former Necton V A Infant School, School Road, Necton	6	6
3PL/2014/0528/F	Land at Tuns Road, Necton	1	1
3PL/2014/1362/O	Former V A Infant School, School Road, Necton	4	4
3PL/2015/0594/O	2 Tuns Road, Necton	4	4
3PL/2014/0590/O	Town Farm, Chantry Lane, Necton	4	4
3PL/2012/0833/O	Necton Garden Centre, Tuns Road, Necton	9	9
3PL/2015/1441/O	Castle Hill Garage, Castle Hill Road	2	2
3PL/2015/1232/F	The Kings Head Hotel, 2 Holt Road	1	1
3PL/2013/0136/F	Podshole, north Elmham, Dereham	1	0
3PL/2013/1078/F	Granary Buildings, Eastgate Street, North Elmham	2	2
3PL/2015/0694/F	Vicarage Farm Barns, Church Lane	3	3
3PL/2015/0576/F	59a Caravan, Eastgate Street	1	1
3PL/2015/0783/F	Land adjacent Cabeidh, Pump Street	4	4
3PL/2014/1213/F	Land adjacent to 24 The Street, North Lopham	2	2
3PL/2015/0797/F	Land to the front of 75 The Street	1	1
3PL/2015/0639/F	North Lopham Methodist Church, The Street	1	1
3PL/2015/0637/O	King's Head Lane	6	6
3PL/2014/1212/F	Land behind 29 & 31, Kings Head Lane	1	1
3PL/2015/0542/F	Land at Mill Road	1	0
3PL/2011/0406/F	High Tower, Low Road, North Tuddenham	1	1
3PL/2015/0513/F	Keele Cottage, The Green	2	2
3PL/2012/0691/F	56 Fen Street, Old Buckenham	2	1
3PL/2015/1410/F	Orchard House, Hargham Road	1	1
3PL/2016/0075/D	In the grounds of the White House, Sandfield Lane	2	2

Planning Application Reference	Site Address 1	Proposed dwellings	Number remaining
3PL/2014/0474/F	Shangri La, Gallows Lane	1	1
3PL/2015/1239/F	Stud Farm, Knettishall Road	1	1
3PI/2015/0640/F	Land South of The Spinney, Low Road	1	1
3PL/2014/1225/F	Land adj 17 The Street, Rocklands	2	1
3PL/2013/0261/F	Rocklands Mere Fishery, Chapel Street, Rockland St Peter	1	1
3PL/2015/0815/F	5 The Street, Rockland St Peter	1	1
3PL/2014/1016/F	16 The Street, Rocklands	1	1
3PL/2012/1057/F	Holly Cottage, Chapel Street, Rocklands	1	1
3PL/2015/1173/F	Land adjacent Mon-Arch, The Street	1	1
3PN/2016/0003/UC	Former piggery to rear of Meadow View, Ploughboy Lane	2	2
3PL/2015/0817/F	Pages Place Lodge, Pages Lane	1	1
3PL/2015/0134/F	Mill Corner, Cley Lane, Saham Toney	1	1
3PL/2014/0602/F	Greys Farm, Hild road, Saham Hills	3	3
3PL/2015/0944/F	Green Acre, Chequers Lane	1	1
3PL/2015/1336/F	Scarning Fen	1	1
3PL/2012/0426/D	Riversdale, Dereham Road, Scarning	8	4
3PL/2008/1179/F	Brookside Farm, Chapel Lane, Scarning	1	1
3PL/2015/1206/D	8 Jessopp Close	1	1
3PL/2015/1473/F	Land affronting Dereham Road	1	1
3PL/2011/0189/F	The Old School House, Chapel Street, Shipdham	6	6
3PI/2015/0690/F	Glebe House, Oak Meadow	1	1
3PL/2003/0433/F	Old Chapel Site, Chapel Street	1	1
3PL/2013/0482/F	Shrublands Bungalow, Cranworth Road, Shipdham	1	0
3PL/2015/0228/F	Manor Farm, Rocklands Road	3	3
3PL/2013/1029/O	Greenfields Service Station, Hargham Road, Shropham	3	3
3PL/2014/0565/F	Homestead, Wash Lane, Snetterton	1	0
3PL/2015/0338/F	Bridge Farm, Low Common Road	1	1
3PN/2015/0001/UC	Noodle Farm, Blo Norton Road, South Lopham	1	1
3PL/2014/0664/F	Church Farm Bungalows, Whitwell Road	1	0

Planning Application Reference	Site Address 1	Proposed dwellings	Number remaining
3PL/2014/1124/O	Beech Cottage, Newton Road, Sporle	1	1
3PL/2014/1275/F	Anakainoo, 11 The Street, Sporle	1	1
3PL/2015/0537/O	Rear of Thatched Cottage Too 29 The Street	1	1
3PL/2013/0481/F	Plot 10, high View, The Street	1	0
3PL/2015/0788/F	Land off 'The Street', Sporle	1	1
3PL/2013/0714/F	4 Sydney Dye Court, Sporle	1	1
3PL/2011/0989/D	The Street	7	4
3PL/2015/0500/F	Plot 7, High View	1	1
3PL/2009/1048/F	Buildings opposite, Wolfreton House, Sporle	1	1
3PL/2013/0036/F	Stanfield House, Whissonsett Road, Stnfield	1	1
3PL/2015/0293/O	Wagtail Farm, Back Lane	1	1
3PL/2015/0880/F	Sally Meadow, Back Lane	1	1
3PL/2015/0461/F	Land forming a part of the Sandwade Estate	1	1
3PN/2015/0045/UC	Home Farm	1	1
3PL/2013/0584/F	Mere Lodge, Watton Road, Stow Bedon	1	1
3PI/2015/0950/O	Chapel Farm, Mere Road	1	1
3PL/2015/1136/F	39 King Street	1	1
3PL/2013/0060/F	Site adjacent to 2 Queens Street, Swaffham	2	2
3PL/2013/0398/F	SW Plastics, 46 Stations Street, Swaffham	5	5
3PL/2015/1335/O	Spinners Lane Garage, Spinners Lane	4	4
3PL/2012/0557/O	Land between 44 and 46 Sandringham Way, Swaffham	2	0
3PL/2012/0435/F	Land adjacent to The Vicarage, White Cross Road	1	1
3PL/2014/0708/O	11 New Sporle Road, Swaffham	1	1
3PL/2013/0883/F	Smiths Solicitors, Market Place, Swaffham	2	2
3PL/2015/0203/F	Ambleside, 20 Theatre Street	1	1
3PL/2013/0889/F	66 The Swans Nest, Watton Road, Swaffham	4	4
3PL/2015/0604/F	Pit Lane	1	1
3PL/2014/0840/F	1 Low Road, Swaffham	2	0

Planning Application Reference	Site Address 1	Proposed dwellings	Number remaining
3PL/2014/0125/F	Stanfield House, Lynn Road, Swaffham	1	1
3PL/2016/0065/VAR	Swans Nest Farm, 64 Watton Road	4	4
3PL/2015/0337/O	NCS Depot, Brandon Road, Swaffham	5	5
3PL/2015/1478/O	The Warehouse, Whitsands Road	2	2
3PL/2015/1172/F	The Papermakers Public House, Town Street	1	1
3PL/2014/0085/F	Woodgate Farmhouse, Swanton Morley	1	1
3PL/2015/0367/F	Papermarket Arms, Town Street, Swanton Morley	1	0
3PL/2014/1127/F	Land to the rear of Bridge Street, Thetford	3	3
3PL/2015/0327/F	Land adjacent to 25 Bury Road, Thetford	2	2
3PL/2014/0746/O	The Hollies, Church Street, Griston	4	4
3PL/2015/0910/F	Tanner House, Tanner Street	9	9
3PL/2015/0471/F	1 Castle Street, Thetford	2	2
3PN/2015/0011/UC	Anglia House, 24-26 Bridge Street	1	1
3PL/2014/0630/F	55 Hawthorn Walk, Thetford	1	0
3PL/2014/0727/F	6 Keats Close, Thetford	2	2
3PL/2014/1054/F	12 Norfolk Probation Service, Raymond Street	1	1
3PL/2015/0408/F	Woodfield Farm, Thetford Road, Thompson	1	1
3PL/2015/1135/F	Model Farm, Back Street	1	1
3PL/2012/1323/F	Manor House Farm, Tittleshall	4	4
3PL/2015/0477/F	Swaffham Road, Watton	2	2
3PL/2015/0021/F	115 Brandon Road, Watton	1	1
3PL/2014/0887/F	Adjacent Fengate Lodge, Shadwell Close, Weeting	1	1
3PL/2015/0458/F	12 Saham Road	1	1
3PL/2013/1212/F	2 Dowding Road, Watton	1	1
3PL/2015/0534/F	3 & 3a Dereham Road, Watton	5	5
3PL/2013/0622/O	26 Merton Road, Watton	1	1
3PL/2013/0571/O	31 Merton Road, Watton	1	1
3PL/2015/0769/O	Rear of Audley House, 121A Brandon Road	9	9

Planning Application Reference	Site Address 1	Proposed dwellings	Number remaining
3PL/2015/0920/F	14 Vincent Place	1	0
3PL/2014/0672/F	Red Hill Park, Redhill Lane	1	1
3PL/2009/0409/F	3 Fengate Drove, Weeting	1	1
3PL/2012/0932/F	Home Farm, Weeting	1	1
3PL/2014/0467/F	Dykewood Farm, Former Wendling Airfield, Beeston	1	1
3PL/2015/1429/F	Land Adjacent Sundance, Shop Street	1	1
3PN/2015/0003/UC	Westwood Stud, Dereham Road, Westfield	1	1
3PL/2014/1022/F	Shop Street, Whinburgh	1	1
3PL/2015/0401/F	Land adjacent Mill Lane, Whissonsett	1	1
3PL/2015/0930/F	Rose Cottage, London Street	2	2
3PL/2014/0577/D	Land Off Illington Road, Wretham	1	1
3PL/2014/1030/D	The Rosary, Norwich Road, Yaxham	1	1
3PL/2015/1416/O	Overdunit, 4 Fielding Drive	1	1
3PL/2013/1215/F	Red House Farm, Yaxham	1	1
Total		600	555

There are a total of 555 units on extant planning permissions remaining to be built out. Applying a rounded up 10% discount to this figure (- 56 units) the total number of units to be counted from small sites is 499.

Appendix 5: Windfall analysis

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. Analysis starts from 2010 as this was when the definition of residential gardens altered from brownfield to greenfield land.

Year	Small sites (windfalls)	Large sites (windfalls)	Total windfalls	Total Completions	% of total completions that are windfalls
2010/2011	172	202	374	377	99%
2011/2012	115	187	302	347	87%
2012/2013	86	211	297	328	90%
2013/2014	148	199	347	425	82%
2014/2015	161	281	442	491	90%
2015/2016	174	307	481	619	77%
Total	856	1,387	2,243	2,587	
Average	143	231	374		

The analysis above shows that Breckland District has a strong track record of windfall delivery.

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.

Over the last six years, the average annual windfall development on small sites is **143** units.

To further avoid double counting with small sites that currently have planning permission, the windfall allowance has only been applied from the second year of the five year period.

The Council is adopting a cautionary approach to expected delivery from windfall sites and an annual expectation of **50** units per year from windfalls is adopted in the five year supply (years 2-5).