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**CAPITA SYMONDS**

# **Five Year Supply of Housing Assessment**

**2012**

## 1. Background

- 1.1 The National Planning Policy Framework (NPPF) sets out the planning framework for Housing. 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%. 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
- 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 2017. The assessment includes sites which are currently under construction, sites with the benefit of planning permission for housing and sites which have been allocated for housing that will be delivered within the five year period. The assessment also includes brownfield sites identified in the District's Strategic Housing Land Availability Assessment 2010 (SHLAA) as deliverable in five years. The SHLAA can also be found on the Council's website.
- 1.4 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.
- 1.5 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 applicants seeking their intentions for development on the site. The questionnaire can be seen in **Appendix 1**. Where a developers intentions were not available a judgement has been made on the achievability of the site based on local experience. However,

the response to this questionnaire was very poor this monitoring year, 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 2012 there were 491 dwellings to be built on small-scale sites (Under 10 dwellings) with Planning Permission. Therefore, it is seen as 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.

## 2. Breckland Five Year Housing Requirement

- 2.1 Policy H1 of The East of England Plan (Regional Spatial Strategy) required Breckland to deliver at least **15,200** dwellings over the plan period to 2021. This document still forms part of the Development Plan system at the time of writing this document and is valued for the purpose of this assessment. This figure has been extrapolated until 2026, which creates Breckland's total housing requirement to be 19,100 dwellings as set out in the adopted Core Strategy. This equates to **760** a year. However, the East of England Plan (RSS) was not adopted until May 2008. At this point, to make up for the previous shortfall and to reach the housing requirements Breckland needed to build **780** dwellings per year. **Table 1** shows the housing requirement in detail. Between the financial year 2001/2002 and 2011/2012, **6,466** net new dwellings have been completed in Breckland. Following the adoption of the East of England Plan in 2008, with the need to complete **780** dwellings, Breckland has completed **1,857** dwellings. The East of England Plan required **3,120** dwellings to be completed over this period. This results in a shortfall of 1,263 dwellings. It is considered that the shortfall from earlier in the plan period needs to be accommodated over the short term. To accommodate the shortfall within the next five years of the plan period this would require a yearly requirement of **1,032** new dwellings per annum until 2017, and then 780 dwellings per annum for the remainder of the plan period.

**TABLE 1**

<b>Year</b>	<b>Actual Completions</b>	<b>Required Completions</b>	<b>Shortfall/Surplus</b>
2001/2002	543	760	-217
2002/2003	605	760	-155
2003/2004	884	760	124
2004/2005	840	760	80
2005/2006	592	760	-168
2006/2007	520	760	-240
2007/2008	625	760	-135
<b>Adoption of the RSS (Previous shortfall has been removed and included within new required completions field)</b>			
2008/2009	607	780	-173
2009/2010	528	780	-252
2010/2011	376	780	-404
2011/2012	346	780	-434
<b>TOTAL since RSS adoption</b>	<b>1,857</b>	<b>3,120</b>	<b>-1,263</b>
<b>Dwellings Remaining to be built over the plan period</b>	<b>11,400</b>		
2012/2013		1,032	
2013/2014		1,032	
2014/2015		1,032	
2015/2016		1,032	
2016/2017		1,032	
<b>FIVE YEAR HOUSING REQUIREMENT</b>		<b>5,160</b>	

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

**3.1** As stated in Paragraph 1.3 above, this assessment includes only sites with planning permission. As of April 2012 2066 dwellings had the benefit of planning permission. In addition to this the assessment has also included sites which have been allocated within Development Plan Documents, and are expected to be delivered within the next five years. In Breckland this includes sites within the Site Specific Policies and Proposals DPD. In total this amounts to a further 897 number of dwellings, within the first five years. Breckland is also in receipt of a sound Inspectors Report into the Thetford Area Action Plan DPD, which allocates land for 5,000 new dwellings. A Planning Application has also been submitted for these dwellings. It is considered that the site will deliver the first phase of housing development within the five year period, amounting to 1,160 additional dwellings.

**3.2** It is expected that not all of these dwellings will be completed within the five year period of this assessment. As described in Paragraph 1.6 identified sites with planning permission were split into two categories, large sites (10+ dwellings) and small sites (less than 10 dwellings).

**3.3** **Table 2** shows the expected delivery of housing on identified sites.

**TABLE 2**

	<b>2012/13</b>	<b>2013/14</b>	<b>2014/15</b>	<b>2015/16</b>	<b>2016/17</b>	<b>Total</b>
<b>Large Sites with Planning Permission</b>	372	617	271	207	123	<b>1,590</b>
<b>Small Sites with Planning Permission</b>	243	233	0	0	0	<b>476</b>
<b>SHLAA Sites</b>	0	92	65	57	29	<b>243</b>
<b>Land Allocations</b>	0	47	656	707	507	<b>1917</b>
<b>Total</b>	<b>615</b>	<b>989</b>	<b>992</b>	<b>971</b>	<b>659</b>	<b>4226</b>
<b>Requirement</b>	1,032	1,032	1,032	1,032	1,032	5,160
<b>Shortfall/ Surplus</b>	<b>-417</b>	<b>-43</b>	<b>+10</b>	<b>-239</b>	<b>-373</b>	<b>-934</b>

**3.4** **Appendix 2** and **3** shows the identified large sites and how they contribute to the housing projections in **Table 2**. The phasing for the land allocations is contained within **Appendix 4**.

**3.5** It is evident from **Table 2** that the projected completions over the next 5 years are below the required completions. From **Table 2** it can be concluded that Breckland has a **4.09** year deliverable housing supply and is 934 dwellings short of the 5 year target.

**3.6** As described within paragraph 1.2 above, the National Planning Policy Framework requires local authorities to include either a 5% or 20% buffer of housing land to ensure choice and competition in the market. The advice contained within paragraph 47 of the NPPF suggest that where there has been a record of persistent under delivery local authorities should plan for an additional 20%. From Table 1 it is observed that Breckland has failed to meet its housing target for 9 out of the past 11 years. As such, it is considered that Breckland would be required to apply a 20% buffer to its five year housing land supply.

**3.7** Therefore, when applying a 20% buffer to the existing five year housing supply, this creates a total housing requirement of **6,192** dwellings to 2017. When considering this in relation to the total existing supply of dwellings within the district, this would result in a **3.41** year supply of deliverable 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 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.

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

- 5.1** Section 3 outlines that as of 2012 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 Attleborough and Snetterton Heath Area Action Plan is currently being prepared by the Council, and will allocate land for a further 4,000 new dwellings which will go a considerable way to remedying the current temporary shortfall.
- 5.3** This 5 Year Supply of Housing Assessment will be monitored and updated annually linked to the results.







3PL/2010/1142/F	Land north of Norwich Road	Dereham	Dereham	200	8	6	24	18	22	14	24	14	24	10	Yes	Schedule dependent on market conditions and review of viability in line with the s106 agreement
3PL/2011/0565/D	Land at Fleece Meadow	Norwich Road	Dereham	14	14	0	0	0	0	0	0	0	0	0	No	
3PL/2009/0204/F	19 Jubilee Avenue	Harling	Harling	12	0	0	0	12	0	0	0	0	0	0	Yes	
3PL/2010/0374	Land east of Lopham Road	Harling	Harling	14	3	3	5	3	0	0	0	0	0	0	No	
3PL/2008/0206/F	Memorial Hall	School Close	Kenninghall	12	4	0	4	0	4	0	0	0	0	0	No	
3PL/1990/0747/D	Part OS plot nos. 353	683 684 & 685	Necton	95	0	0	0	0	0	0	0	0	0	0	Yes	We are unable to give information due to the slow housing market
3PL/1991/1231/D	Part O.S. 5222		Necton	40	5	0	5	0	5	0	5	0	5	0	Yes	
3PL/2010/1345/F	Mill Street	Necton	Necton	30	6	0	12	12	0	0	0	0	0	0	Yes	
3PL/2008/1427/F	Land adj St Andrews Close	Old Buckenham	Old Buckenham	14	0	0	0	14	0	0	0	0	0	0	Yes	
3PL/2009/0310/F	Riverside Garden Centre	Swaffham Road	Scarning	14	0	14	0	0	0	0	0	0	0	0	No	
3PL/2007/1234/F	Land off Chuch Close	Shipdham	Shipdham	43	8	0	18	14	3	0	0	0	0	0	Yes	
3PL/2010/0293/O	36 Letton Road	Shipdham	Shipdham	11	0	0	11	0	0	0	0	0	0	0	No	
3PL/2007/1341/F	Land to rear of Conservative club	London Street	Swaffham	22	0	0	16	6	0	0	0	0	0	0	No	



3PL/2008/1288/F	Watton Surgery	St Giles Road	Watton	14	5	0	5	4	0	0	0	0	0	0	No	
3PL/2009/1084/F	119 Norwich Road	Watton	Watton	14	7	0	7	0	0	0	0	0	0	0	No	
3PL/2010/0706/O	Drome Garage	Norwich Road	Watton	19	0	0	7	7	5	0	0	0	0	0	No	
3PL/2011/0088/D	Former RAF Radar Site	Norwich Road	Watton	154	25	20	25	20	25	6	33	0	0	0	No	
3PL/2004/1811/D	Land off Fengate Drove	Part of site also in Brandon (Forest Heath)	Weeting	21	0	0	7	0	7	0	7	0	0	0	No	
3PL/2007/1569/F	Stonebridge Camp	Thetford Road, Stonebridge	Wretham	27	0	0	10	8	9	0	0	0	0	0	No	

### Appendix 3: Small Sites

Planning Application Reference	Site Address 1	Site Address 2	Site Address 3	Proposed dwellings	Number remaining
3PL/2011/0670/F	The Firs	Watton Road	Ashill	2	2
3PL/2006/0752/O	Mill Croft	Hale Road	Ashill	1	1
3PL/2005/0733/O	The Old Crown	The Green	Ashill	1	1
3PL/2007/0503/O	Old School Swimming Pool	Watton Road	Ashill	1	1
3PL/2007/1178/F	The Paddocks	Fir Park	Ashill	1	0
3PL/2011/1408/D	Butterfly Hall	Carvers Lane	Attleborough	3	3
3PL/2009/0359/O	Adjacent to 11 Warren Lane	Attleborough		1	1
3PL/2009/0155/F	Land at 38 Dodds Road	Attleborough		2	2
3PL/2008/1522/O	The Foudary	Foundary Corner, Buckenham Road	Attleborough	1	0
3PL/2011/0563/F	Westcroft	London Road	Attleborough	1	1
3PL/2011/1083/F	Robelle	Foundry Corner	Attleborough	1	1
3PL/2009/0563/F	Park Farm Bungalow	Morley Road	Attleborough	1	1
3PL/2007/1485/O	The Foundry	Foundry Corner	Attleborough	1	1
3PL/2005/1381/O	65 Leys Lane	Attleborough		1	1
3PL/2007/1122/O	111 and 113 Besthorpe Road		Attleborough	1	1
3PL/2011/1266/F	Rookwood Dental Surgery	21 Connaught Road	Attleborough	1	1
3PL/2011/1175/F	54 Cyprus Road	Attleborough		1	1
3PL/2004/1039/O	G Ellis Butcher	Church Street	Attleborough	4	4
3PL/2008/0599/O	26 Besthorpe Road	Attleborough	NR17 2NA	5	5
3PL/2011/0802/CU	Connaught House	Connaught Road	Attleborough	2	2

3PL/2010/0008/F	Land behind Ladbrokes	Church Street	Attleborough	3	3
3PL/2010/1138/D	49 New North Road	Attleborough		2	1
3PL/2011/1392/D	Wood Farm	Deopham Road	Attleborough	1	1
3PL/2005/1749/O	Plot between 30 + 34 Crown Street	Banham		1	1
3PL/2011/0990/O	Land to the rear of The Willows	Kenninghall Road	Banham	1	1
3PL/2011/0537/F	Land situated between	8 Crown Way and 1 Pound Close	Banham	1	1
3PL/2010/0789/F	The Great Barn	Shingham	Beachamwell	1	1
3PL/2003/0246/F	Plot adjacent to The Cottage	Mill Drift	Beeston	1	1
3PL/2006/1235/O	Catoria	The Street	Beeston	3	3
3PL/2010/0516/O	The Ploughshare PH	The Street	Beeston	2	2
3PL/2005/0971/O	April Cottage	Church Road	Beetley	1	1
3PL/2009/0207/F	Vale Farm	Beetley		1	1
3PL/2011/0623/F	29 Fakenham Road	Beetley		1	1
3PL/2009/0420/F	Attleborough Fish Farm	Norwich Road	Besthorpe	1	1
3PL/2009/0473/D	Hartlands	Norwich Road	Besthorpe	1	1
3PL/2008/0467/O	Land adj Village Farm	Silver Street	Besthorpe	2	2
3PL/2005/1239/O	Bottle Corner	Besthorpe		1	1
3PL/2011/1125/F	Norwich Road	Besthorpe		2	2
3PL/2011/1347/F	Carr Farm	Black Carr	Besthopre	5	5
3PL/2010/0030/F	The Forge	Bintree Road	Billingford	2	1
3PL/2011/0107/F	The Forge	Bintree Road	Billingford	1	0
3PL/2009/0875/F	Village Hall	Foulsham Road	Bintree	3	3
3PL/2008/0096/F	Willow Cottage	Foulsham Road	Bintree	1	1
3PL/2004/0402/O	Allotments	The Street	Bintree	3	3
3PL/2008/0103/F	Site at Church Lane	Blo' Norton		4	4
3PL/2009/0684/O	Oak House	The Street	Blo' Norton	1	1
3PL/2005/1845/O	61 Hale Road	Bradenham		1	1
3PL/2005/0170/O	Carbrooke Equine Centre	Cowslip Lodge	Drury Lane	1	1
3PL/2004/0571/O	20 Newall Avenue	Maid Marion Way	Carbrooke	1	1
3PL/2009/0990/D	Neighbourhood Centre	Blenheim Grange	Carbrooke	8	8
3PL/2007/1420/F	Allcrest	The Street	Caston	4	4
3PL/2010/0108/F	The Red Lion Pub	Attleborough Road	Caston	2	1
3PL/2007/1709/F	Hall Farm	Caston Road	Caston	3	3
3PL/2008/1055/F	Barn at Woodland Farm	Rayners Falgate	Caston	1	1
3PL/2005/0202/O	Site at Grid reference TF771032	Shingham	Cockley Cley	1	1
3PL/2007/1687/F	Manor Farm	Oxwick	Colkirk	1	1
3PL/2008/1072/O	The Rectory	Market Hill	Colkirk	2	2
3PL/2008/0311/F	Land adj to The Crown Inn	Crown Road	Colkirk	1	1
3PL/2011/0747/F	Plot 2 Market Hill	Colkirk		1	1
3PL/2010/0228/F	Plot at rear of Ty-Cae	The Street	Croxton	1	1
3PL/2007/0663/O	Didlington Hall Gardens		Didlington	1	1
3PL/2006/1771/F	Rear of 15 Norwich Street		Dereham	1	1
3PL/2008/1382/F	Water Tower	Cemetery Road	Dereham	2	2

3PI/2009/0829/O	45 Quebec Road	Dereham		1	1
3PL/2011/1274/F	Sheldrick Place	Dereham		1	1
3PL/2007/1783/F	Rear of 1-5 Clifton Terrace	Dereham		9	9
3PL/2008/0318/F	West Lodge	Quebec Road	Dereham	4	4
3PL/2007/0670/F	Rear of Glendower House	Commercial Road	Dereham	1	1
3PL/2006/1713/F	Rear of 17 Norwich Road		Dereham	1	1
3PL/2007/1895/F	Rookery Farm	Elsing Lane	Dereham	3	3
3PL/2007/0158/O	Punchards	236 Norwich Road	Dereham	1	1
3PL/2008/0852/O	38 Stone Road	Toftwood	Dereham	1	1
3PL/2009/0390/F	Plot adjacent 153 Shipdham Road	Toftwood	Dereham	1	0
3PL/2011/0636/F	Amberley	Littlefields	Dereham	2	2
3PL/2007/1777/F	48 Norwich Street	Dereham		2	2
3PL/2011/0177/O	Land adj Peartree Cottage	Neatherd Moor	Dereham	4	4
3PL/2004/1311/O	17 Norwich Road	Dereham		1	1
3PL/2004/0130/O	Land off Westfield Road	Toftwood	Dereham	1	1
3PL/2006/0223/O	2 Stanton Close	Dereham		1	1
3PL/2011/0330/F	Land to the rear of Edovale	Kings Park	Dereham	4	4
3PL/2010/0791/F	42 Theatre Street	Dereham	Norfolk	1	1
3PL/2006/0966/O	Pound Cottage	Cemetary Road	Dereham	2	1
3PL/2010/0907/O	Lyndon	Littlefields	Dereham	2	1
3PL/2011/1142/F	The Baynings	The Street	East Tuddenham	5	5
3PL/2007/0547/O	The Natterjack P H	Chapel Road	Foxley	4	0
3PL/2006/1847/O	Cherry Tree Cottage	Chapel Road	Foxley	1	1
3PL/2008/0498/D	The Fransham Motor Company	Main A47	Fransham	4	4
3PL/2010/0830/D	Plot adj The Manor	Main Road	Fransham	1	1
3PL/2007/1328/F	Church Farm	Station Road	Fransham	1	1
3PL/2008/1060/F	The Hall House	Manor Road	Garboldisham	1	0
3PL/2009/0001/O	Common Farm	Smallworth Common	Garboldisham	2	2
3PL/2008/1679/F	Hill House	Dereham Road	Garvestone	4	2
3PL/2008/0288/O	Greenfields	Mattishall Road	Garvestone	1	1
3PL/2007/0570/O	Hill House	Dereham Road	Gravestone	4	4
3PL/2008/1506/O	Greenfields	Mattishall Road	Garvestone	1	1
3PL/2010/0670/F	Land adj Lingwell House	The Lings	Reymerston	1	1
3PL/2010/0950/O	Street Farm	Dereham Road	Garvestone	1	1
3PL/2010/0188/F	Cart Shed Barn	Gateley Hall	Gateley	1	1
3PL/2009/0616/F	Church Farm	The Street	Gooderstone	4	2
3PL/2006/0960/O	Mill House	The Street	Gooderstone	1	1
3PL/2005/0642/O	Vine Cottage	The Street	Great Cressingham	1	1
3PL/2006/1698/O	2 Watton Road		Great Cressingham	1	1
3PL/2010/0710/O	Vine Cottage	The Street	Great Cressingham	1	1
3PL/2011/0652/F	Rookery Farm	Beeston Road	Great Dunham	1	1
3PL/2011/0539/F	Riceland	2 Litcham Road	Great Dunham	2	2
3PL/2008/0826/F	Land adjacent to The Cottage	Castle Acre Road	Great Dunham	1	1

3PL/2010/0996/F	Keswick	Castleacre Road	Great Dunham	1	1
3PL/2008/1549/D	Echo Farm	Palgrave Road	Great Dunham	1	1
3PL/2005/1655/F	Long Street	Great Ellingham		4	3
3PL/2008/1415/O	68 Long Street	Great Ellingham		1	1
3PL/2009/0353/F	Ellister	Swamp Lane	Great Ellingham	1	1
3PL/2011/0704/D	Timberhill Lodge	41 Church Street	Great Ellingham	1	1
3PL2010/0555/F	21 Long Street	Great Ellingham		2	2
3PL/2007/0408/O	Residential Development	Bittering Street	Gressenhall	4	2
3PL/2007/1484/F	Watton Road	Griston		3	3
3PL/2011/1404/F	The Bluff	Church Road	Griston	1	1
3PL/2005/0072/O	Land adjacent The Hollies	Church Road	Griston	1	
3PL/2008/0804/D	1 Carbrooke Road		Griston	1	1
3PL/2008/0508/O	The Hollies	Church Road	Griston	4	4
3PL/2007/1558/O	Manor House	Church Road	Griston	1	1
3PL/2009/0917/F	The Hollies	Church Road	Griston	1	1
3PL2011/0857/F	Manor Road	Griston		3	3
3PL/2011/0491/F	Brownes Farm	Dereham Road	Hardingham	1	0
3PL/2007/1243/F	Land adjoining East Harling Post Office	Market Street	Harling	1	1
3PL/2008/1289/O	Exton House	White Hart Street	Harling	1	1
3PL/2008/0683/F	Lime Kiln House	Harling		1	1
3PL/2011/0291/F	Plot to the front of Somerleyton House	White Hart Street	Harling	1	1
3PL/2007/1449/O	Mattishall Road	Hockering		3	0
3PL/2004/1746/O	The Willows	Chapel Lane	Hockering	1	1
3PL/2007/1739/F	Land adjacent to 46 Manor Close	Hockering		1	1
3PL/2009/0838/O	Hockering Nursery	Dereham Road	Hockering	1	1
3PL/2008/0525/F	Adjacent Manor Farm	Hockham		1	1
3PL/2005/1014/F	Unicorn Garage	Harling Road		3	3
3PL/2010/0418/O	Church Farm	Church Road	Holme Hale	3	2
3PL/2010/0863/O	12 Station Road	Holme Hale		1	1
3PL/2008/1236/F	Bluebell Cottage	Cook Road	Holme Hale	2	2
3PL/2008/0273/O	Building plot at Bilmar	Station Road	Holme Hale	1	1
3PL/2005/0206/O	Bilmar	Station Road	Holme Hale	1	1
3PL/2009/0428/F	Ivy Farm	Thumb Lane	Horningtoft	1	1
3PL/2004/0981/O	4 West Park Farm Close			1	1
3PL/2009/0549/F	Grange Farm	East Church Street	Kenninghall	4	4
3PL/2004/1367/F	Former Egg Packing Station	Garboldisham Road	Kenninghall	8	0
3PL/2004/1406/F	The Stables/squash court	Kilverstone Hall	Kilverstone	1	1
3PL/2006/0311/CU	Crow Hall Farm Barns	Lexham		2	2
3PL/2005/1333/O	Off Manor Drive to rear of Cedarville	Front Street		1	1
3PL/2008/0292/O	4 Necton Road	Little Dunham		1	1
3PL/2004/1711/F	Manor Farm			2	2
3PL/2011/0676/O	Plot 2 adjacent to Chesnut	Necton Road	Little Dunham	1	1

	House				
3PL/2006/1052/O	Adjacent Walton House	Wending Road	Longham	1	1
3PL/2005/1901/O	Manor Cottage	Wending Road	Longham	1	1
3PL/2008/1049/O	Priory View	Rectory Road	Lyng	1	1
3PL/2011/0820/F	Summerfield	Elsing Road	Lyng	1	1
3PL/2011/0586/F	Malverne	The Common	Lyng	2	2
3PL/2011/0647/F	Holme Farm Barn	Old Hall Road	Mattishall	1	1
3PL/2007/2008/F	Rayners Farm Barn	Dereham Road	Mattishall	1	1
3PL/2010/1344/F	Land adj Burgh End	Burgh Lane	Mattishall	1	1
3PL/2010/0435/D	105 Dereham Road	Mattishall		2	2
3PL/2011/0573/F	Burgh Farm	Norwich Road	Mattishall	1	1
3PL/2011/0894/F	Plot 3	Land adjacent 6 South Green	Mattishall	1	1
3PL/2007/1306/O	105 Dereham Road	Mattishall		2	2
3PL/2007/1114/O	Rear of Holbrook House	75 Dereham Road	Mattishall	1	1
3PL/2006/0329/O	8 South Green	MATTISHALL		1	1
3PL/2011/0752/D	Earlsmead	The Street	Mileham	3	3
3PL/2011/0935/O	Garden plot adjacent High Trees	The Street	Mileham	1	1
3PL/2011/0192/O	60-62 Malsters Close	Mundford		2	2
3PL/2008/1056/F	Land adj Barton Hay	St Leonards Street	Mundford	1	1
3PL/2009/0102/O	17 Adeane Meadows	off The Lammas	Mundford	1	0
3PL/2010/0478/F	The Mill	Main Road	Narborough	1	1
3PL/2005/0007/O	Clairmarlyn	Dennys Walk		1	1
3PL/2005/1685/O	Land at 29 Hale Road	Necton		1	1
3PL/2007/1617/O	Adjacent to 21 Ketts Hill	Necton		1	1
3PL/2009/0548/D	Site adjacent 18 Mill Street	Necton		3	3
3PL/2011/0910/D	18 Mill Street	Necton		1	1
3PL/2008/0418/O	Oakleigh	Station Road	North Elmham	5	5
3PL/2011/1425/F	Meadow Farm Barn	39 The Street	North Lopham	1	1
3PL/2005/0313/F	Barn at Ferndale House	Harling Road	North Lopham	1	1
3PL/2007/1121/O	Site adj. Hill House	Hillside	North Pickenham	1	1
3PL/2008/0028/O	1 Latimer Way	North Pickenham		1	1
3PL/2008/1653/F	Wysteria Barn	Church Farm, Low Road East	North Tuddenham	1	1
3PL/2011/1035/F	Land adjacent 12 Hargham Road	Old Buckenham		1	1
3PL/2004/1067/F	High House Farm	Fen Street	Old Buckenham	1	1
3PL/2008/1352/O	1, 2 & 3 Hill Cottages	Dereham Road	Ovington	3	0
3PL/2011/0640/F	Riddlesworth Hall	Hall Lane	Riddlesworth	1	1
3PL/2011/0411/F	Barn at Holly Farm	Fen Street	Rocklands	1	1
3PL/2008/1137/O	17 The Street	Rocklands		1	1
3PL/2008/1527/F	Toad Hall	Rocklands		1	0
3PL/2011/1123/F	Spring Meadows	Bell Road	Rocklands	1	0
3PL/2007/0177/D	Barkers Farm	Larling	Roudham/Larling	1	1
3PL/2011/0557/O	The Cottage	Ploughboy Lane	Saham Toney	1	1



3PL/2008/0749/F	Land adj The Hobbit	Cley Lane	Saham Toney	1	1
3PL/2006/1201/O	Goffes School House	Pound Hill	Saham Toney	1	1
3PL/2011/0468/F	Cherry Tree Cottage	Coburge Lane, Hills Road	Saham Toney	1	1
3PL/2005/1478/O	Adj 151 Hills Road	Saham Hills		1	1
3PL/2010/1328/O	Bowers	Richmond Road	Saham Toney	2	2
3PL/2008/0512/O	Land adjacent Werf House	Ovington Road	Saham Toney	1	1
3PL/2009/0197/O	Riversdale	Dereham Road	Scarning	8	7
3PL/2008/0124/F	Site to rear of 1 Dereham Road	Scarning		3	3
3PL/2008/1179/F	Brookside Farm	Chapel Lane	Scarning	1	1
3PL/2009/0798/F	Scarning Dale	Dale Road	Scarning	1	1
3PL/2007/1572/O	23 Park Lane	Scarning		1	1
3PL/2007/0554/F	Fir Acre	Fen Road	Scarning	1	1
3PL/2005/0077/O	S & G Motor Engineers	Chapel Lane	Scarning	1	1
3PL/2006/1177/F	The Homestead	Dereham Road	Scarning	1	1
3PL/2011/0006/F	Barn 4 Tollgate Farm	Norwich Road	Scoulton	1	1
3PL/2008/0686/O	79 Pound Green Lane	Shipdham		1	1
3PL/2008/0111/O	3 Fen Folgate	Shipdham		1	1
3PL/2008/1153/O	Land adj Park Grange	High Street	Shipdham	1	1
3PL/2010/1358/F	Land adj 58 Parklands Avenue	Shipdham		1	1
3PL/2003/0433/F	Old Chapel Site	Chapel Street		1	1
3PL/2007/1779/O	The Hedgerows	11 Letton Road	Shipdham	1	1
3PL/2007/1553/F	New Road	Shipdham		1	1
3PL/2005/1831/O	9 Watton Rd	Shropham		1	1
3PL/2011/0600/D	Land adjacent 14 Watton Road	Shropham		1	1
3PL/2009/0961/O	Bradcar Road	Shropham		1	1
3PL/2006/1483/O	Plot 1 Church Farm	Well Lane	Sparham	1	1
3PL/2010/1233/F	Plot 1	Church Farm	Well Lane Sparham	1	1
3PL/2007/1680/F	Anakainoo	11 The Street	Sporle	1	1
3PL/2009/1048/F	Buildings opposite	Wolferton House	Sprole	1	0
3PL/2011/0989/D	The Street	Sporle		9	9
3PL/2007/1303/O	Hill Farm	The Street	Sporle	8	8
3PL/2007/2032/F	Ebony House	21 The Street	Sporle	3	3
3PL/2009/0856/F	South View	Stanfield		1	1
3PL/2004/1886/O	Land at River Cottage	Lower Stow Bedon	Stow Bedon	1	1
3PL/2011/1205/D	8 Hickling Close	Swaffham		1	1
3PL/2006/0251/O	8 Oaks Drive	Swaffham		1	1
3PL/2010/1314/F	Swaynsnest Farm	Bayfied Way	Wattton Road	3	3
3PL/2012/0022/F	40 Station Street	Swaffham		2	1
3PL/2011/0785/O	75 The Oaklands	Swaffham		1	1
3PL/2008/1376/F	100 London Street	Swaffham		1	1
3PL/2004/0906/O	Part of garden	of 63 Mill Farm Nurseries		1	1
3PL/2004/1955/O	10 Watton Road			1	1
3PL/2011/0644/F	Chiff Chaff	19 Lynn Road	Swaffham	2	1

3PL/2010/1087/O	Land off New Sporle Road	Swaffham		4	4
3PL/2010/1082/F	3-8 Plowright Place	Swaffham		4	4
3PL/2011/1340/F	25a Market Place	Swaffham		1	1
3PL/2008/0401/F	Chiffchaff	19 Lynn Road	Swaffham	3	3
3PL/2007/1300/F	Land to rear of Greyhound Pub	Swaffham		4	4
3PL/2005/1623/O	Land between 44 & 46 Sandringham Way	Swaffham		2	2
3PL/2005/1304/O	45 Watton Road	Swaffham		1	1
3PL/2010/0806/O	48 Station Street	Swaffham		2	2
3PL/2011/0825/O	11 New Sporle Road	Swaffham		1	1
3PL/2011/0622/F	Site Adjacent 1 Mill lane	Swaffham		1	1
3PL/2011/1377/F	7 Whitsands Road	Swaffham		4	4
3PL/2007/0594/O	Land adjacent to	1 Spinners Lane	Swaffham	1	1
3PL/2007/0234/F	Land adj. 2 Queens Street	Whitsands Road	Swaffham	2	2
3PL/2006/1454/O	Land adjoining The Octagon House	Town Street	Swanton Morley	1	1
3PL/2007/1043/O	The Elms	Woodgate	Swanton Morley	3	3
3PL/2011/0638/F	12 & 14 St Giles Lane	Thetford		1	1
3PL/2003/1825/F	Broom Covert	Kilverstone Park	Thetford	2	2
3PL/2007/1971/F	Plat adjacent 22 Melford Bridge Road	Thetford		1	1
3PL/2008/0756/F	3 Norwich Road	Thetford		1	1
3PL/2010/0655/F	12 Station Road	Thetford		3	3
3PL/2009/1154/F	23 Old Market Street	Thetford		3	3
3PL/2006/0186/O	89 Norwich Road	Thetford		4	4
3PL/2007/1765/O	Garage Court at the end of	Bracken Road	Thetford	2	2
3PL/2009/0803/F	21 Highlands	Thetford		1	1
3PL/2012/0048/F	11 Airey Houses	Tottington Road	Thompson	1	1
3PL/2008/1697/F	Tottington Road	Thompson		3	1
3PL/2008/1542/F	Manor Farm	Fakenham Road	Tittleshall	4	4
3PL/2005/0679/O	35 Thetford Road	Watton		1	1
3PL/2011/1232/F	The Old Stable	Norwich Road	Watton	1	1
3PL/2012/0040/F	The Bull Hotel	High Street	Watton	2	2
3PL/2008/1622/O	10 Monkshams Drive	Watton		8	8
3PL/2004/0699/O	88 Norwich Road	Watton		1	1
3PL/2005/0211/O	34 Akrotiri Square	Watton		1	1
3PL/2008/1621/O	Westbury	51 Thetford Road	Watton	5	5
3PL/2011/1127/F	63 Jubilee Road	Watton		1	1
3PL/2009/0579/F	67 Norwich Road	Watton		1	1
3PL/2007/1846/F	99 Dereham Road	Watton		8	6
3PL/2011/1165/F	10 Griston Road	Watton		1	1
3PL/2008/1503/O	1 West Road	Watton		1	1
3PL/2007/0227/O	Swaffham Road		Watton	2	2
3PL/2011/0356/D	2 West Road	Watton		1	1
3PL/2007/0902/O	31 Merton Road	Watton		1	1
3PL/2010/0122/F	Loch Farm	Loch Lane	Watton	1	0

3PL2011/1427/F	Station Way	Norwich Road	Watton	1	1
3PL/2005/0611/O	9 East Road	Watton		1	1
3PL/2011/1390/D	10 Monkams Drive	Watton		8	7
3PL/2011/1067/F	128/130 Dereham Road	Watton		2	2
3PL/2008/1561/F	Grooms Cottage	Rougham End	Weasenham All Saints	3	3
3PL/2005/1621/O	West of Rectory Lane	Weeting		3	3
3PL/2008/0578/O	Land adj Fengate Lodge	Shadwell Close	Weeting	1	1
3PL/2009/0409/F	3 Fengate Drove	Weeting		1	0
3PL/2003/1669/O	Moat Farm	Shop Street		2	1
3PL/2006/0303/O	Clovelly	Dereham Road	Whinburgh	2	1
3PL/2008/0999/F	Hamrow Farm	Whissonsett		1	1
3PL/2007/0697/O	Land adjoining Top Driftway	Illington	Wretham	1	1
3PL/2011/0849/F	Old Barn	Illington Road	Wretham	1	1
3PL/2009/0650/O	Land to the rear of The Fieldings	Station Road	Yaxham	3	1
3PL/2004/0627/O	Brake Farm	Brakefield Green		1	1
3PL/2009/0751/F	Land of Station Road	Yaxham		1	1
3PL/2011/1379/F	Plot B	Station Road	Yaxham	1	1
3PL/2011/0404/F	Land off Station Road	Yaxham		1	1
3PL/2010/0261/F	Land off Fieldings Drive	Station Road	Yaxham	4	4
3PL/2004/1806/O	The Fieldings	Station Road	Yaxham	4	3
3PL/2009/0669/F	Hill House	Mattishall Road	Clint Green	2	2
3PL/2010/0072/D	Land at Hill Farm	Well Hill	Yaxham	1	1

#### Appendix 4: Land Allocations

Site Reference	Number of Units Allocated	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017
D1	180	0	0	30	30	30
D2*	220	0	0	50	50	40
D3	200	0	12	42	36	34
SW1	250	0	0	50	50	50
W1	100	0	12	33	33	0
W2	72	0	5	33	34	0
W3	25	0	0	12	13	0
W4	17	0	0	7	10	0
NAR1	50	0	10	15	25	0
SH1	85	0	10	25	50	0
SM1	50	0	10	15	25	0
Thetford SUE	5000	0	0	387	387	386

\*Site D2 is included within the sites with planning permission