

Breckland Council

Statement of Five-Year Housing Land Supply (March 2021)

Published September 2021

SUMMARY

Breckland Council can demonstrate a 5-year supply of housing land as set out below. The Council will review the 5-year land supply position in March 2021.

Breckland Council's 5 Year Housing Position Statement (March 2021)			
Housing Requirement			
A	Local Plan annual target		612
B	5 Year Target	612*5	3,060
C	Shortfall in delivery since 2011		736
D	Requirement with shortfall (Sedgefield)	3,060 +736	3,796
E	5% Buffer	5% of 3,796	189
F	Total Requirement (April 2021 – March 2026)	D+E	3,985
G	Annual Requirement	F/5	797
Housing Supply			
H	Major Sites with Planning Permission- majors with confirmed delivery, unconfirmed, five year supply from each with discount		3,196
I	Minor sites with planning permission (left to be delivered-10% discount)		768
J	Local Plan allocations with undetermined planning applications		193
K	Windfall		300
L	Total Supply		4,457
M	5 Year Housing Supply (5% buffer)	L/G	5.59

1 Introduction

- 1.1 This Five-Year Housing Land Supply Statement sets out Breckland District Council's residential land supply position as at 31 March 2021. The Council is required to make provision for land to be available to build a certain number of houses either through allocations in Local Plans or by approving applications on suitable sites. The scale and location of development is governed by national and local plan policy that essentially is to develop in sustainable locations and to meet objectively assessed local needs. In Breckland this means a predominantly urban orientated strategy.

The National Planning Policy Framework (2021)

- 1.2 The National Planning Policy Framework (the Framework) is a material planning consideration in both plan and decision making and therefore it must be given due weight. Strategic policies should include a trajectory of housing delivery illustrating the expected rate over the plan period, and all plans should consider whether it is appropriate to set out the anticipated rate of development for specific sites. Local planning authorities should identify and update a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their agreed housing requirement.
- 1.3 The requirement should also include an additional figure (a buffer) that is taken from later years in the plan period. This could be:
- 5% to ensure choice and competition in the market for land; or
 - 10% where the local planning authority wishes to demonstrate a 5-year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
 - 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.
- 1.4 A five-year supply of deliverable housing sites, with the appropriate buffer, can be demonstrated where it has been established in a recently adopted plan, or in a subsequent annual position statement which:
- has been produced through engagement with developers and others who have an impact on delivery, and been considered by the Secretary of State; and
 - incorporates the recommendation of the Secretary of State, where the position on specific sites could not be agreed during the engagement process.
- 1.5 If there is compelling evidence, the Framework supports the inclusion of a windfall allowance in the 5-year supply figures.

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 what the starting point for calculating a 5-year land supply is. It states¹

Housing requirement figures identified in adopted strategic housing policies should be used for calculating the 5-year housing land supply figure where:

*the plan was adopted in the last 5 years, or
the strategic housing policies have been reviewed within the last 5 years and found not to need updating.*

- 2.3 This guidance provides a clear steer as to the most appropriate requirement figures that should be used to calculate the 5-year land supply position. In 2019, Breckland adopted its Local Plan with an annual housing requirement of 612 dwellings.
- 2.4 Over the next 5-year period the requirement is therefore 3,060 dwellings (612*5)

Shortfall

- 2.5 Table 1 below sets out the total completions since 2011. After a slow start from 2011, recent years (up to 2021) have shown there to be an upward trend in completions post-recession. This was a positive indicator of the strength of housing delivery in Breckland going forward.
- 2.6 Between April 2020 and March 2021 551 dwellings were completed. This can be assessed against the required target of 612 dwellings for the period.
- 2.7 This represents a shortfall over the 12-month period of 61 dwellings.
- 2.8 Table 2, below, shows these adjusted figures as part of the cumulative completions since the beginning of the Plan period (2011)

¹ Paragraph: 005 Reference ID: 68-005-20190722

Year	Actual Completions (net)	Local Plan Target	Surplus or Shortfall (-) against Local Plan Target
2011/2012	342	612	-270
2012/2013	321	612	-291
2013/2014	416	612	-196
2014/2015	486	612	-126
2015/2016	609	612	-3
2016/2017	789	612	177
2017/2018	530	612	-82
2018/2019	753	612	141
2019/2020	587	612	-25
2020/2021	551	612	-61
Total	5384	6120	-736

2.9 There has been under-delivery of housing when assessed against target across the Plan period. Since 2011, a total of 5,384 dwellings have been completed compared to the requirement of 6,120. This has led to a shortfall of 736 units. The Planning Policy Guidance and the Inspector who considered the Local Plan confirm that shortfalls are included within the next five-year period (the Sedgefield approach). Despite the clear detrimental impact that the covid pandemic has had on the delivery of dwellings in recent months, the Government has not revised the methodology by which Housing Land Supply Reports are produced.

2.10 The requirement for the next 5-year period is 3,796 dwellings (3,060 + 736)

Buffer

2.11 To ensure that there is a realistic prospect of achieving the planned level of housing supply, the NPPF and PPG requires local planning authorities to add an appropriate buffer, applied to the requirement in the first 5 years (including any shortfall), bringing forward additional sites from later in the plan period. This will result in a requirement over and above the level indicated by the strategic policy requirement or the local housing need figure. One of the of the following buffers should be applied, depending on circumstances:

- 5% - the minimum buffer for all authorities, necessary to ensure choice and competition in the market, where they are not seeking to demonstrate a 5-year housing land supply;
- 10% - the buffer for authorities seeking to 'confirm' 5 year housing land supply for a year, through a recently adopted plan or subsequent annual position statement (as set out in paragraph 74 of the National Planning Policy Framework), unless they have to apply a 20% buffer;
- 20% - the buffer for authorities where delivery of housing taken as a whole over the previous 3 years, has fallen below 85% of the requirement, as

set out in the last published Housing Delivery Test results.

- 2.12 Information from the Government's 2020 Housing Delivery Test Measurement (January 2021) found that Breckland had achieved a 110% delivery and therefore none of the measures to be applied to local authorities who under deliver apply in the District and therefore the Council considers that a 5% buffer should be applied to the 5-year supply.
- 2.13 Applying a 5% buffer to the requirement results in a new requirement as follows:
- Basic requirement = 3,060 (612*5 years)
 - Requirement with shortfall = 3,796 (3,060 + 736)
 - Requirement with shortfall and 5% buffer = 3,796*1.05 = 3,985 dwellings
- 2.14 For information, applying a 10% buffer to the requirement results in a requirement of 4,175 and a 20% buffer a figure of 4,555 dwellings.

Standard Method for Local Housing Need

- 2.15 The National Planning Policy Framework expects strategic policy-making authorities to follow the standard method for assessing local housing need. The standard method uses a formula to identify the minimum number of homes expected to be planned for, in a way which addresses projected household growth and historic under-supply. The standard method identifies a minimum annual housing need figure. This figure would be the starting point for the review of the Breckland Local Plan or if the relevant part of the Plan is 'out of date' Following the release of new affordability ratios on 25 March 2021 the figure for Breckland was 643 dwellings per annum. For completeness, Section 4 of this Report also sets out the Housing Supply position were this figure to be used.

3 Housing Supply

- 3.1 The NPPF requires local planning authorities to demonstrate a 5-year land supply of specific deliverable sites sufficient to provide 5 years' worth of housing (and appropriate buffer) against its housing requirement.
- 3.2 The latest NPPF contains a definition of 'deliverable' sites.

To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years.

In particular:

sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer

viable, there is no longer a demand for the type of units or sites have long term phasing plans).

where a site has outline planning permission for major development⁵); has been allocated in a development plan; has a grant of permission in principle; or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

- 3.3 East Northamptonshire Council v Secretary of State for Housing, Communities and Local Government², clarified what is considered as a 'deliverable site'. It set about establishing more precisely, what should be considered a deliverable site. This was the result of an appeal decision by a planning inspector whereby the council's 5-year housing land supply was lowered from 6.03 years to just 4.28 years. The case put forward by the council sought to emphasise that the correct test is whether there is a realistic prospect of housing being delivered on a site within five years. It was argued that the inspector should have gone on to consider whether sites which did not fall within one of the specific listed categories were "deliverable anyway".
- 3.4 The Secretary of State conceded that "the proper interpretation of the definition is that any site which can be shown to be "available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site will meet the definition"...." The examples given (in the NPPF glossary) are not exhaustive of all the categories of sites which are capable of meeting that definition. Whether a site does or does not meet the definition is a matter of planning judgement on the evidence available." This approach will be applied in the supply set out in this report.
- 3.5 For Breckland, the planning judgement is that the housing land supply is made up of the following components:
- Sites with planning permission: Major and minor sites with planning permission are considered deliverable until permission expires or unless there is clear evidence that schemes will not be implemented within five years. All site planning permissions are taken into consideration up to and including 31 March 2021.
 - Not-superseded allocations: Sites within the adopted Breckland Local Plan subject to undetermined planning applications.
 - Windfalls: The Council is satisfied that there is compelling evidence that such sites have consistently become available within the local area and will continue to provide a reliable source of supply. Analysis has been based on a reduced continuation of historic trends.
- 3.6 Breckland Council has been very proactive in recent years in approving new sites for housing development. This is in line with both the Government's aim

² East Northamptonshire Council v Secretary of State for Housing, Communities and Local Government. Case Number: CO/917/2020 <https://cached.offlinehbpl.hbpl.co.uk/NewsAttachments/RLP/CO009192020.pdf>

of boosting the supply of housing in the Country and the Council's own priority of providing housing to meet identified local needs and Local Plan targets. In March 2021 there were extant planning permissions for:

- 12,257 dwellings on major sites (including 8,923 on 2 sustainable urban extensions)
- 853 dwellings on minor sites

3.7 In addition to these there were also 874 dwellings remaining on sites allocated in the Breckland Local Plan (without permission).

3.8 In April 2021 the lead developer of the Attenborough Strategic Urban extension Ptarmigan Land announced that Homes England had purchased the first phase of a the new residential development in Attleborough amounting to some 1,200 dwellings. The Agency is yet to finalise the projected delivery of the development but it is expected that this will result in the accelerated delivery of that phase of the development. Until this is announced then this Report of 45 dwellings per annum from 2023/24. If this changes then the Report will be updated. 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 5-year period, sites have been considered as either major or minor sites. Major sites are those for ten or more dwellings, whilst minor sites are those for less than ten dwellings. To further test deliverability of major sites with planning permission a questionnaire was sent to developers of those schemes seeking their intentions for development on the site. A second follow up request was also sent. An example of this request is in Appendix 1. It is important to note that these requests included a statement that if no response was received by the Council, then the trajectories set out in the request would be assumed as being accurate.

Major sites

3.9 This Report separates major sites into 3 categories:

- Major sites with planning permission (under construction): These are 13 sites where the development is underway. It is assumed that these sites will continue to be built out with a combined delivery of 614 dwellings completed over the next 5 years.
- Major sites with planning permission (confirmed delivery): These are 18 sites where delivery trajectories have either been confirmed or provided by the developer / agent or landowner. It is assumed that these sites will be built out in accordance with these confirmed trajectories with a combined delivery of 1,333 dwellings completed over the next 5 years
- Major sites with planning permission (not started and unconfirmed delivery) These are 27 sites where delivery trajectories have not been confirmed or provided by the developer / agent or landowner. It is assumed that these sites will be built out in accordance with the Council's own trajectories, that

the relevant contacts were asked to confirm or amend. Some of these trajectories have been changed following the confirmation requests being sent out but, on all occasions, they have been changed to provide for a more cautious and reduced delivery rate than originally envisaged.

- 3.10 No major site with outline permission is projected to start before 2023/24 to allow for submission and approval of detailed permission and discharge of any relevant conditions. For outline sites, the maximum number of dwellings anticipated for 2023/24 is a maximum of 25 dwellings per outlet. This figure is then increased to a maximum of build out rate of 45 dwellings per annum that represents a cautious reflection of the current market and build out rates per year to maintain prices and sustain demand. The Council considers that any higher numbers would be self-defeating, as it could oversupply the market reducing house prices and profit margins. Therefore, the Council considers that controlled total numbers, rate of build out, phases of build out and geographical spread are part of a well-tested business plan which protects the housebuilders from the vagaries of the market.
- 3.11 The Council acknowledges that the delivery on some of these major sites could slip and therefore, where a site has not commenced, and a developer's intentions were unclear a 25% discount has been applied to the site to account for uncertainty. This reflects the discount used in the 2020/2021 5 Year Housing Land Supply Report and is significantly higher than in previous years where a 10% discount figure was considered appropriate. The figure of 25% is considered appropriate due to the high number of major sites that have the benefit of planning permission that are considered likely to commence within the next 5 years and the possibility that some may be delayed to avoid market saturation. Major sites listed are in Appendix 2.
- 3.12 In summary the following delivery is projected from major sites
- Major sites with developer confirmed delivery (18 sites with 1,333 dwellings)
 - Major sites under construction (13 sites with 614 dwellings)
 - Major sites of 50 or more dwellings with outline permission (5 sites with 330 dwellings with 25% discount applied)
 - Major sites of less than 50 dwellings with outline permission (5 sites with 81 dwellings (with 25% discount applied)
 - Major sites of 50 or more dwellings with full permission but not started (8 sites with 683 dwellings with 25% discount applied)
 - Major sites of less than 50 dwellings with full permission but not started (9 sites with 155 dwellings with 25% discount applied)
- 3.13 The total delivery expected from major sites (including discount) over the next 5 year period is 3,196 dwellings

Minor sites

- 3.14 There are 853 dwellings (number left to be completed) with planning permission on minor sites. Due to this high number, it is not practical to

appraise each site individually. Therefore, a 10% “lapse rate” (90% of the dwellings left) has been applied to provide flexibility. This produces a total delivery of 768 dwellings. The projected completions from minor sites have been distributed evenly across the five years. These sites are in Appendix 3.

Windfalls

- 3.15 An assessment of windfall development within Breckland is included at Appendix 4 of this report. The analysis shows that Breckland has a strong track record of windfall delivery. Over the last 11 years, the average annual windfall development on minor sites is 181 units and 423 across all major and minor sites. Following the adoption of the Local Plan in November 2019 and the expectation that the remaining allocations will be brought forward, it is considered that windfall development from major sites will reduce. To avoid double counting with minor sites that currently have planning permission the windfall allowance has only been applied from the third year of the five-year period. The Council is adopting a precautionary approach to expected delivery from windfall sites and an annual expectation of 100 units per year from all windfall sites is adopted in the 5-year supply (years 3-5).
- 3.16 This increase from 50 to 100 dwellings per annum is supported by the Inspector’s Report into the adopted Local Plan who states in paragraph 171 *‘The housing trajectory has assumed an annual delivery of 50 dwellings over the plan period. I consider this to be conservative and the trajectory could feasibly have included a greater amount. However, a conservative approach in this regard does not make the Plan unsound³.*

Local Plan Allocations

- 3.17 There are 6 Local Plan Allocations that are the subject of undetermined planning applications. As these allocations are in an up to date Local Plan it is reasonable to assume that these are available and suitable as the principle of development has been established through the Local Plan process. As with the unconfirmed sites with planning permission the Council has adopted a cautious approach by applying a 25% discount to these sites. It is therefore assumed that 257 (193 with 25% discount) dwellings will be delivered from these sites over the next 5 years. These sites are in Appendix 5.

Summary of Housing Supply

- 3.18 Table 3 below sets out the year on year expected delivery from the different components of supply.

³ https://www.breckland.gov.uk/media/14546/Report-of-the-Inspector-2019/pdf/Report_of_the_Inspector_2019.pdf?m=637078649603070000

	2021 /22	2022 /23	2023 /24	2024 /2025	2025/2 026	Total
Major sites with planning permission (under construction)	221	147	130	71	45	614
Major sites with planning permission (Confirmed delivery)	211	359	393	235	135	1333
Major sites of more than 50 dwellings with outline planning permission (not started and unconfirmed delivery) ⁴	0	0	75	120	135	330
Major sites of more than 50 dwellings with detailed planning permission (not started and unconfirmed delivery) ⁵	0	203	215	161	104	683
Major sites of 50 or less dwellings with outline planning permission (not started and unconfirmed delivery) ⁶	0	0	73	8	0	81
Major sites of 50 or less dwellings with detailed planning permission (not started and unconfirmed delivery) ⁷	0	64	68	23	0	155
Minor sites with planning permission ⁸	154	154	154	153	153	768
Local Plan allocations with undetermined planning applications ⁹	0	0	113	65	15	193
Windfall Development	0	0	100	100	100	300
	586	927	1321	936	687	4,457

3.19 The Council notes that the delivery projections set out in this Report represent a step change in delivery from 2023/24 this is considered to be realistic and necessary for the Council to achieve its ambitious delivery rates and reflects the number of sites currently with permission. This step change in delivery remains below that set out in the Housing Trajectory as set out in the

⁴ 25% discount applied to unconfirmed delivery estimates

⁵ 25% discount applied to unconfirmed delivery estimates

⁶ 25% discount applied to unconfirmed delivery estimates

⁷ 25% discount applied to unconfirmed delivery estimates

⁸ This is the total from minor sites with permission with the 10% lapse rate applied. There are currently 853 units with permission. This is discounted by 10% (-85) to a new total of 768 deliverable units.

⁹ 25% discount applied to undetermined applications on Local Plan Allocations

adopted Local Plan that was considered and supported by the Inspector and adopted in November 2019.

Table 4: Comparison of Local Plan Trajectory and Housing Land Supply Report			
Year	Local Plan	5 Year Report	Difference
2021/22	1,113	586	- 527
2022/23	1,123	927	- 196
2023/24	955	1,321	366
2024/25	901	936	- 35
2025/26	809	687	- 122
Totals	4,901	4,457	- 444

4 Conclusions

- 4.1 As established in section 3 of this paper the Council has a supply of 5.59 deliverable dwellings which are expected to be built out over the next five year period. These include sites with planning permission, allocations with undetermined planning applications and windfall sites.
- 4.2 Table 5 sets out the position as at 31 March 2021. The Council will review the 5- year land supply position in March 2022.

Table 5: Breckland Council's 5 Year Housing Position Statement (March 2021)			
Housing Requirement			
A	Local Plan annual target		612
B	5 Year Target	612*5	3,060
C	Shortfall in delivery since 2011		736
D	Requirement with shortfall (Sedgefield)	3,060 +736	3,796
E	5% Buffer	5% of 3,796	189
F	Total Requirement (April 2021 – March 2026)	D+E	3,985
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Housing Supply			
H	Major Sites with Planning Permission- majors with confirmed delivery, unconfirmed, five year supply from each with discount		3,196
I	Minor sites with planning permission (left to be delivered- 10% discount)		768
J	Local Plan allocations with undetermined planning applications		193
K	Windfall		300
L	Total Supply		4,457
M	5 Year Housing Supply (5% buffer)	L/G	5.59

Breckland Council's 5 Year Housing Position Statement (March 2021)			
Standard Housing Method			
Housing Requirement			
A	Local Plan annual target		643
B	5 Year Target	643*5	3,215
C	5% Buffer	5% of 3,215	161
D	Total Requirement (April 2021 – March 2026)	B+C	3,376
E	Annual Requirement	D/5	675
Housing Supply			
F	Major Sites with Planning Permission- majors with confirmed delivery, unconfirmed, five year supply from each with discount		3,196
G	Minor sites with planning permission (left to be delivered- 10% discount)		768
H	Local Plan allocations with undetermined planning applications		193
I	Windfall		300
J	Total Supply		4,457
K	5 Year Housing Supply (5% buffer)	K/G	6.60

Appendix 1: Example email

Good Afternoon,

Breckland Council is currently monitoring progress on the delivery of housing sites across the District.

Our records indicate that you are developing the following site:

Swaffham	<u>3PL/2019/0713/D</u>	Reserved matters	Land to the west of Watton Road Swaffham	Reserved matters for 175 dwellings	175
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In accordance with paragraph 74 of the National Planning Policy Framework the Council is required to demonstrate a five year supply of deliverable housing sites, produced through engagement with developers and others who have an impact on delivery.

To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years.

In particular sites with detailed planning permission should be considered deliverable, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

In respect of the above site the Council considers the following build out rate to be reasonable

Year	Anticipated number of completions
2020/21	0
2021/22	25
2022/23	45
2023/24	45
2024/25	45

Please can you consider these rates and either

- Confirm that you consider these to be reasonable or
- Provide your own delivery estimates for the above time periods

Please note that if we do not receive a response from you by 31 July 2021 then we will assume that our suggested rates are correct for use in the 5 Year Housing Supply Report

Appendix 2: Major Sites with Planning Permission

Major sites with planning permission (under construction)

Settlement	Reference	Type	Address	Total Dwellings	Remaining dwellings	21/22	22/23	23/24	24/25	25/26
Dereham ¹⁰	3PL/2016/1454/H	Outline	Former Malthouse	127	127	0	0	25	45	45
Great Ellingham	3PL/2018/1021/F	Full	Hingham Road	95	75	45	30	0	0	0
Mattishall ¹¹	3PL/2017/1112/F	Full	Kensington Forge	12	12	0	12	0	0	0
Necton	3PL/2019/1184/F	Full	Land off North Pickenham Road	46	46	10	15	15	6	0
North Elmham	3PL/2016/0848/F	Full	Eastgate Street	11	1	1	0	0	0	0
Old Buckenham	3PL/2018/0719/F	Full	March Field Way	12	12	12	0	0	0	0
Saham Toney	3PL/2016/0766/F	full	Site off Mill View Ovington Road	10	10	10	0	0	0	0
Shipdham	3PL/2015/0562/F	Full	Parklands Avenue	24	24	24	0	0	0	0
Swaffham	3PL/2019/0270/D	Reserved Matters	Norwich Road Swaffham	165	140	45	45	45	5	0
Swaffham	3PL/2017/1351/F	Full	Swans Nest Site	97	12	12	0	0	0	0
Swaffham	3PL/2019/0713/D	Reserved Matters	Watton Road Swaffham	175	150	45	45	45	15	0
Watton	3PL/2017/1358/D	Reserved Matters	Town Green Road	98	11	11	0	0	0	0
Wretham	3PL/2007/1569/F	Full	Thetford Road	27	6	6	0	0	0	0
				899	626	221	147	130	71	45

¹⁰ Works undertaken on the existing building and ground clearance

¹¹ 3PL/2020/0890/LU Proposed Residential Development for 12 dwellings lawfully implemented

Major sites with planning permission (Confirmed delivery)

Settlement	Reference	Type	Address	Total Dwellings	Remaining dwellings	21/22	22/23	23/24	24/25	25/26
Attleborough	3PL/2012/0958/H	Hybrid	Land at London Road	375	70	39	31	0	0	0
Attleborough	3PL/2019/0500/O	Outline	Hargham Road	200	200	0	0	45	45	45
Colkirk	3PL/2017/1354/F	Full	Whissonsett Road	21	21	0	11	10	0	0
Dereham	3PL/2016/0952/O	Outline	Greenfields Road	48	48	0	0	25	23	0
Dereham	3PL/2019/1556/F	Full	Dev site Fruehauf - South Green	39	39	0	26	13	0	0
Dereham	3PL/2019/1526/D	Reserved Matters	East of Westfield Road	100	100	0	60	40	0	0
Great Ellingham	3PL/2016/0648/O	Outline	Mellor Metals	75	75	0	0	45	30	0
Great Ellingham	3PL/2020/1036/D	Reserved Matters	Church Street	60	60	0	16	44	0	0
Hockham	3PL/2019/0474/F	Full	North of Wretham Road	18	18	0	18	0	0	0
Narborough	3PL/2015/1180/O	Outline	west of Chalk Lane	40	40	15	25	0	0	0
Shipdham	3PL/2019/1056/O	Outline	Chapel Street	36	36	12	12	12	0	0
Swanton Morley	3PL/2018/1246/F	Full	Residential Allocation 1	85	85	6	40	37	2	0
Thetford	3PL/2019/1565/F	Full	3 Old Market Street	14	14	14	0	0	0	0
Thetford SUE	3PL/2011/0805/O	Outline	Thetford SUE	4527	4527	0	0	0	0	0
Thetford SUE	3PL/2020/1047/D	Reserved Matters	Land north of Victoria Way, Kingsfleet Phase 1A Norwich Road	130	130	10	10	30	50	50

Settlement	Reference	Type	Address	Total Dwellings	Remaining dwellings	21/22	22/23	23/24	24/25	25/26
Thetford	3PL/2017/1576/D	Reserved Matters	Red House Norwich Road	343	246	40	40	40	40	40
Watton	3PL/2019/1554/D	Reserved Matters	Land at Thetford Road	180	180	45	45	45	45	0
Watton	3PL/2016/0084/F	Full	Lancaster Avenue	101	62	30	25	7	0	0
				6392	5951	211	359	393	235	135

Major sites of more than 50 dwellings with outline planning permission (not started and unconfirmed delivery)

Settlement	Reference	Type	Address	Total Dwellings	Remaining dwellings	21/22	22/23	23/24	24/25	25/26
Attenborough ¹²	3PL/2017/0996/O	Outline	Attleborough SUE	4,000	4,000	0	0	25	45	45
Dereham	BLR/2017/0003/PIP	PIP	Former Malthouse	53	53	0	0	0	0	45
Dereham ¹³	3PL/2015/1487/O	Outline	Land off Swanton Road	216	216	0	0	25	45	45
Mattishall ¹⁴	3PL/2015/0498/O	Outline	Dereham Road	50	50	0	0	25	25	0
Swaffham ¹⁵	3PL/2017/1487/O	Outline	West of Brandon Road	160	160	0	0	25	45	45
Totals				4,479	4,479	0	0	100	160	180
Totals with a 25% discount				330		0	0	75	120	135

Major sites of more than 50 dwellings with detailed planning permission (not started and unconfirmed delivery)

¹² Homes England has purchased the first phase of this development (1,200 dwellings)

¹³ 3OB/2020/0008/OB to modify S106 agreement. Mountleigh Dereham Ltd

¹⁴ 3PL/2020/0462/F Erection of 50 Residential Dwellings Approved July 2021 Hopkins and Moore developments

¹⁵ 3PL/2021/0748/D Reserved Matters application for 64 bed care home (use class C2), 40 assisted living dwellings (use class C2), 650 sqm retail use (class A1-A5), 160 residential dwellings. Undetermined: Abel Homes

Settlement	Reference	Type	Address	Total Dwellings	Remaining dwellings	21/22	22/23	23/24	24/25	25/26
Attleborough ¹⁶	3PL/2017/1615/D	Reserved Matters	Former Malthouse	327	327	0	45	45	45	45
Attleborough ¹⁷	3PL/2019/0097/D	Reserved Matters	Former Grampian Food Site	165	165	0	45	45	45	30
Dereham ¹⁸	3PL/2020/1197/D	Reserved Matters	Norwich Road Dereham NR20 3PX	62	62	0	45	17	0	0
Great Ellingham ¹⁹	3PL/2018/0852/F	Reserved Matters	Land between Hingham Road and Watton Road	153	153	0	45	45	45	18
Necton ²⁰	3PL/1990/0747/D	Reserved Matters	Part OS plot nos. 353 (Heron Way)	130	95	0	0	0	0	0
Shipdham ²¹	3PL/2017/0757/D	Reserved Matters	D D Dodd and Sons	90	90	0	45	45	0	0
Swaffham ²²	3PL/2020/0729/D	Reserved Matters	Land south of Norwich Road	185	185	0	45	45	45	45
Watton ²³	3PL/2014/1378/F	Reserved Matters	Portal Avenue	80	80	0	0	45	35	0

¹⁶ 10 Discharge of Conditions applications approved 2019. 3OB/2021/0024/OB: Undetermined application to revise the phases of the beginning of construction. Clarion Housing Group

¹⁷ 6 Discharge of Conditions applications submitted in 2021: Matthew Homes Ltd.

¹⁸ 3 Discharge of Conditions applications submitted in 2021

¹⁹ 2 Discharge of Conditions applications submitted in 2020 and 2021. 3PL/2020/0741/VAR: Variation of Condition relating to House Types and Site Layout Conditions: Davidge Developments Ltd

²⁰ Part completed. No prospect of delivery within next 5 years.

²¹ 4 Discharge of Conditions applications in 2019: Bowbridge Homes

²² 7 Discharge of Conditions applications in 2021 Barratt Homes

²³ 5 Discharge of Conditions applications in 2018 – 2020: Bennett Homes

Settlement	Reference	Type	Address	Total Dwellings	Remaining dwellings	21/22	22/23	23/24	24/25	25/26
Totals				1192	1157	0	270	287	215	138
Totals with a 25% discount						0	203	215	161	104

Major sites of 50 or less dwellings with outline planning permission (not started and unconfirmed delivery)

Settlement	Reference	Type	Address	Total Dwellings	Remaining dwellings	21/22	22/23	23/24	24/25	25/26
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Banham ²⁴	3PL/2018/1102/O	Outline	Grove Road Banham	33	33	0	0	25	8	0
Foulton ²⁵	3PL/2017/1603/O	Outline	Site at School Road	21	21	0	0	21	0	0
Hockering	3PL/2016/1262/O	Outline	Heath Road	12	12	0	0	12	0	0
Hockering ²⁶	3PL/2017/1574/O	Outline	Land west of Heath Road	28	28	0	0	25	3	0
Thetford ²⁷	3PN/2019/0030/UC	Prior Approval	Fairstead House 5-7 Bury Road	14	14	0	0	14	0	0
Totals				108	108	0	0	97	11	0
Totals with a 25% discount						0	0	73	8	0

Major sites of 50 or less dwellings with detailed planning permission (not started and unconfirmed delivery)

²⁴ 3pl/2021/0800/D Reserved matters for 29 dwellings: Undetermined

²⁵ 3PL/2021/0437/D Reserved matters for 21 undetermined

²⁶ 3PL/2021/0653/O Outline Planning Permission for the Development of up to 31 Dwellings undetermined

²⁷ 3PL/2020/1386/F Conversion of existing buildings (Fairstead House and The Gate House) for up to 15 dwellinghouses undetermined

Settlement	Reference	Type	Address	Total Dwellings	Remaining dwellings	21/22	22/23	23/24	24/25	25/26
Attleborough ²⁸	3PL/2018/0331/F	Full	6 High Street / Hargram Road	11	11	0	0	0	11	0
Attleborough ²⁹	3PL/2017/0342/F	Full	Land north-west of Chapel Road School	10	10	0	0	10	0	0
Griston ³⁰	3PL/2017/0773/D	Reserved Matters	Quantrill Structural Engineers Ltd	37	37	0	12	12	13	0
Mattishall ³¹	3PL/2019/0849/D	Reserved Matters	Poplar Farm, 41 South Green	23	23	0	12	11	0	0
Necton ³²	3PL/2019/1183/F	Full	Land off North Pickenham Road	27	27	0	10	10	7	0
North Elmham ³³	3PL/2019/0874/F	Full	Brookside Farm	25	25	0	12	13	0	0
Quidenham ³⁴	3PL/2017/1608/D	Reserved Matters	Land at Station Road	24	24	0	12	12	0	0
Weeting ³⁵	3PL/2016/1412/D	Reserved matters	Land east of The Beeches	24	24	0	12	12	0	0
Yaxham ³⁶	3PL/2019/1346/D	Reserved matters	Land north of Norwich Road	25	25	0	15	10	0	0

²⁸ 3DC/2021/0038/DOC Discharge of Condition No's 3 & 7 on 3PL/2018/0331/F DOC complete

²⁹ 3NM/2018/0034/NMA Amendments to planning permission 3PL/2017/0342/F - Changes to approved plans for residential development of 10 houses 11 applications for DOC latest 3DC/2021/0045/DOC Discharge of Condition No's 15 & 18 on 3PL/2017/0342/F

Breckland Bridge

³⁰ 3DC/2020/0033/DOC Discharge of Condition No 5 & 6 on 3PL/2017/0773/D DOC complete Norfolk Land Development Ltd

³¹ 5 Discharge of Conditions applications 2021: Fleur Homes

³² same developer as currently developing adjoining site (Partner Construction Ltd) 3DC/2021/0056/DOC Discharge of Condition No's 3,4,7,9,10,13,14,15,16,17,19,20 and 22 on 3PL/2019/1183/F

³³ 3DC/2021/0068/DOC Discharge of Condition No's 4,5,6,7,9,10,13,14,19,20,22 on 3PL/2019/0874/F Orchard Homes Ltd

³⁴ 4 Discharge of Conditions applications 2021: Eccles Developments Ltd

³⁵ Delivery of this site unlikely as there is an undetermined planning application to consolidate 2 sites for 76 dwellings. 3PL/2020/0743/F with developer attached: Longhurst Group

³⁶ 3PL/2021/0642/VAR Variation of Condition No's 2 & 3 on 3PL/2019/1346/D - Change in layout, materials and house types Badger Building (E. Anglia) Ltd

Settlement	Reference	Type	Address	Total Dwellings	Remaining dwellings	21/22	22/23	23/24	24/25	25/26
Totals				206	206	0	85	90	31	0
Totals with a 25% discount						0	64	68	23	0

Appendix 3: Minor Sites

Parish	Reference	Address	Description of development	Total Dwellings	Total completed	under construction	Not started	Remaining Dwellings
Ashill	3PL/2018/1089/O	Dunnetts Close	8 dwellings	8	0	0	8	8
Ashill	3PL/2018/0447/O	The Willows	8 Dwellings	8	0	0	8	8
Ashill	3PL/2019/1343/O	Adjacent to 'Seaview'	Residential Development	5	0	0	5	5
Ashill	3PL/2019/0939/O	Adjacent to Reeves Farm	Residential Development	3	0	0	3	3
Ashill	3PL/2017/1492/F	Ashill Precision Engineering	Conversion to dwelling	2	0	1	1	2
Ashill	3PL/2017/1077/O	6 Hale Road	7 dwellings	7	0	0	7	7
Ashill	3PL/2018/0734/F	Brick Kiln Farm	Change of use to dwelling,	1	0	0	1	1
Attleborough	3PL/2020/0202/F	Wayside, Buckenham Road,	9 dwellings	9	0	0	9	9
Attleborough	3PL/2016/0486/H	Warrens Lane	8 dwellings	8	0	0	8	8
Attleborough	3PL/2019/0828/O	London Road	8 dwellings	8	0	0	8	8
Attleborough	3PL/2016/0249/O	A and G Butchers	4 flats	4	0	0	4	4
Attleborough	3PL/2020/0855/O	Adj Meadow Cottage, Hillsend Lane	2 dwellings	2	0	0	2	2
Attleborough	3PL/2018/1571/D	Coombe Martin Hargham Road	2 dwellings	2	0	2	0	2
Attleborough	3PL/2020/0827/D	Coronation Villa, New North Road	2 dwellings	2	0	0	2	2
Attleborough	3PL/2019/1435/F	7 Dodds Lane	2 dwellings	2	0	2	0	2
Attleborough	3PL/2020/0157/PIP	West Carr Road	6 self build dwellings	6	0	0	6	6
Attleborough	3PL/2020/1157/F	7 Edenside Drive	2 Flats	2	0	0	2	2
Attleborough	3PL/2019/0684/F	Holly Court Surrogate Street	Conversion of flat into 2 flats	1	0	0	1	1

Parish	Reference	Address	Description of development	Total Dwellings	Total completed	under construction	Not started	Remaining Dwellings
Attleborough	3PL/2019/0632/D	Land at Leys Lane Attleborough	1 dwelling	1	0	0	1	1
Attleborough	3PL/2019/0693/O	Land at Leys Lane Attleborough	1 dwelling	1	0	0	1	1
Attleborough	3PL/2018/1150/F	Land off Long Street	1 dwelling	1	0	1	0	1
Attleborough	3PL/2020/0821/D	The Bungalow Fiddlers Green	1 dwelling	1	0	0	1	1
Banham	3PN/2020/0012/UC	Land at Hunts Corner	conversion to 5 dwellings	5	0	0	5	5
Banham	3PL/2017/1203/F	Eddisdene	3 dwellings	3	2	1	0	1
Banham	3PL/2017/0609/F	Rosary Farm	Erection of 4 dwellings	4	2	2	0	2
Banham	3PL/2020/0803/F	Blacksmith Cottage	Reinstatement as a dwelling	1	0	0	0	1
Banham	3PL/2019/1173/F	Dinas Greyhound Lane	1 dwelling	1	0	0	1	1
Banham	3PL/2020/0933/F	Rede Farmhouse Barn	Conversion to 1 dwelling	1	0	0	1	1
Banham	3PL/2020/0582/F	Stanmar and East View, Grove Road	2 replacement dwellings	0	0	0	2	0
Banham	3PL/2020/1168/D	Land East of Mill Road	5 dwellings	5	0	0	5	5
Banham	3PL/2020/1397/O	Land North of Church Hill	4 dwellings	4	0	0	4	4
Banham	3PL/2019/1444/O	Mill Road	2 dwellings	2	0	0	2	2
Beachamwell	3PL/2019/0995/O	4 Beachamwell Road	1 dwelling	1	0	0	1	1

Parish	Reference	Address	Description of development	Total Dwellings	Total completed	under construction	Not started	Remaining Dwellings
Beachamwell	3PL/2020/1002/F	6 Reeves Close	1 dwelling	1	0	0	1	1
Beeston	3PL/2016/0836/F	Church Farm Barns	Convert to 3 dwellings	3	0	3	0	3
Beeston	3PN/2017/0046/UC	Crossways Farm Barns	Change of use barns into 2 dwellings	2	0	0	2	2
Beeston	3PL/2018/0043/F	Roehampton Syers Lane	3 dwellings and demolition of existing property	2	0	2	0	2
Beeston	3PL/2019/0715/O	White Pillars, London Road	2 dwellings	2	0	0	2	2
Beeston	3PL/2019/0993/F	Hill Common Farm Barn	Conversion to 1 dwelling	1	0	0	1	1
Beeston	3PL/2016/1293/F	Chinnock Dereham Road	1 dwelling	1	0	1	0	1
Beeston	3PL/2020/1184/F	5 Burrells Meadow	1 dwelling	1	0	0	1	1
Beeston	3PL/2020/1187/F	School Farm	1 dwelling	1	0	0	1	1
Beeston	3PL/2020/1462/O	New Farm	1 dwelling	1	0	0	1	1
Beetley	3PN/2019/0036/UC	Beck Farm	Change of use to 4 dwellings	4	0	0	4	4
Beetley	3PL/2017/0478/D	The Paddocks	4 dwellings	4	2	2	0	2
Beetley	3PL/2019/1062/O	Whitemill	3 dwellings	3	0	0	3	3
Beetley	3PL/2020/0407/F	16A Fakenham Road	Conversion to 1 dwelling	1	0	1	0	1
Beetley	3PL/2020/0797/F	Cedarville, Holt Road	Replacement Dwelling	0	0	1	0	0
Beetley	3PL/2018/1547/D	Hall Farm Barn	1 dwelling	1	0	0	1	1
Besthorpe	3PN/2019/0063/UC	Black Carr	Conversion to 1 dwelling	1	0	0	1	1

Parish	Reference	Address	Description of development	Total Dwellings	Total completed	under construction	Not started	Remaining Dwellings
Besthorpe	3PL/2019/0599/F	The Haven	1 dwelling	1	0	0	1	1
Besthorpe	3PL/2020/0485/D	Decoy Farm	3 dwellings	3	0	0	3	3
Besthorpe	3PL/2021/0139/F	Mayfield Farm	Conversion to 1 dwelling	1	0	0	1	1
Billingford	3PL/2018/1254/O	Old Bells Farm	2 dwellings	2	0	0	2	2
Billingford	3PL/2017/1613/F	Bintree Road	1 dwelling	1	0	1	0	1
Bintree	3PL/2020/1115/D	Foulsham Road	4 dwellings	4	0	0	4	4
Blo'Norton	3PL/2020/0518/F	Martins Nest	Replacement dwelling	0	0	0	0	0
Blo'Norton	3PL/2020/1311/F	The Hollies	Replacement Dwelling	1	0	0	1	1
Bradenham	3PL/2019/0517/F	Westbrook Barn West End	1 self build dwelling	1	0	0	1	1
Bradenham	3PL/2020/0823/F	Oak Leaf	1 dwelling	1	0	0	1	1
Bridgham	3PL/2020/1110/F	Manor Farm	Change of use to 4 dwellings	4	0	0	4	4
Brisley	3PN/2019/0027/UC	Maltings Farm	Conversion to 1 dwelling	1	0	1	0	1
Brisley	3PL/2020/0859/F	Maltings Farm, Gateley Road	Conversion to 2 dwellings	2	0	2	0	2
Brisley	3PL/2020/0710/F	Maltings Farm, Gateley Road	1 dwelling	1	0	1	0	1
Bylaugh	3PL/2019/0176/F	lavender house (the old piggery) Elsing Lane	Conversion to 1 dwelling	1	0	1	0	1
Bylaugh	3PL/2020/0683/F	3 Bylaugh Park Woods	Replacement dwelling	0	0	0	0	0
Carbrooke	3PL/2018/0815/F	Manor Farm	sub-division to 2 dwellings;	4	0	0	4	4
Carbrooke	3PN/2019/0023/UC	Barns at Shrublands	Conversion to 3 dwellings	3	0	0	3	3

Parish	Reference	Address	Description of development	Total Dwellings	Total completed	under construction	Not started	Remaining Dwellings
Carbrooke	3PL/2019/0880/D	Carbrooke Service Station	2 dwellings	2	0	0	2	2
Carbrooke	3PL/2019/0178/F	11 Cranwell Road	2 dwellings	2	0	0	2	2
Carbrooke	3PL/2018/1244/F 3PL/2018/0190/F	The Crown House	2 bungalows	2	0	0	2	2
Carbrooke	3PN/2020/0060/UC	The Low Barn	4 dwellings	4	0	0	4	4
Caston	3PL/2019/0518/F	The Barns Attleborough Road	2 Self-build Dwellings	2	0	0	2	2
Caston	3PL/2021/0075/F	Kings Landing	2 dwellings	2	0	0	2	2
Caston	3PL/2021/0002/F	Chase Farm, The Street NR17 1DD	Construction of new farm house	1	0	0	1	1
Caston	3PL/2017/1267/O	Caston Primary School	5 dwellings	5	0	0	0	5
Colkirk	3PL/2020/0044/F	The Pightle Gormans Lane	Demolition of existing bungalow and erection of 2 dwellings	1	0	1	0	1
Colkirk	3PL/2021/0001/D	Oakridge	2 dwellings	2	0	0	2	2
Colkirk	3PL/2020/0973/D	The Oaks	1 dwelling	1	0	0	1	1
Colkirk	3PN/2019/0015/UC	Long Barn	change of use to 1 dwelling	1	0	0	1	1
Cranworth	3PL/2020/0270/F	Homestead Hook Lane Building C	Conversion to residential	1	0	0	1	1
Croxton	3PL/2018/1417/F	10 Church Avenue	Conversion of existing house to 2	2	0	0	2	2
Croxton	3PL/2019/0815/F	40 The Street	1 dwelling	1	0	0	1	1

Parish	Reference	Address	Description of development	Total Dwellings	Total completed	under construction	Not started	Remaining Dwellings
Croxton	3PL/2020/0889/F	3 White Lion Cottages	Change of use to 1 dwelling	1	0	0	1	1
Dereham	3PL/2019/0335/F	116 Sandy Lane	9 apartments	9	0	0	9	9
Dereham	3PL/2019/1549/F	Ex Splitz/Auroura Borealis	Change of use 6 flats	6	0	0	6	6
Dereham	3PL/2020/0063/D	Land at Old Hall	5 dwellings	5	2	3	0	3
Dereham	3PL/2019/0515/F	Green Farm	5 dwellings	5	0	5	0	5
Dereham	3PL/2018/1419/H	Dereham Hockey Club	4 dwellings	4	0	0	4	4
Dereham	3PL/2020/0336/O	Unit 1 Crown Road	Residential Development	4	0	0	4	4
Dereham	3PL/2020/0097/F	Unit 3 Wellington Road	Change of use to 4 apartments	4	3	1	0	1
Dereham	3PL/2019/1502/F	51 Windmill Avenue	3 Bungalows	3	0	3	0	3
Dereham	3PL/2017/1281/F	Grange Farm	2 dwellings and conversion to 1 dwelling	3	0	3	0	3
Dereham	3PL/2019/1287/O	The Nurseries Mattishall Road	2 dwellings	2	0	0	2	2
Dereham	3PL/2016/1058/F	24 Swanton Road	Demolition of exiting dwelling and replace with 2 dwellings	1	0	1	0	1
Dereham	3PL/2020/0569/F	24A Market Place	1 dwelling	1	0	1	0	1
Dereham	3PL/2020/0902/F	28 Market Place	Change of use to residential	1	0	0	1	1
Dereham	3PL/2016/0385/F	Former Water Tower	change of use to dwelling	1	0	1	0	1
Dereham	3PL/2020/0034/D	Humbletoft Farm Sandy Lane	1 Dwelling	1	0	0	1	1

Parish	Reference	Address	Description of development	Total Dwellings	Total completed	under construction	Not started	Remaining Dwellings
Dereham	3PL/2018/0640/F	Lorina, Kings Road Dereham	Construction of a bungalow	1	0	0	1	1
Dereham	3PL/2018/1282/O (3PL/2021/0186/D)	Orchard View Dumpling Green	1 dwelling	1	0	0	1	1
Dereham	3PL/2020/0388/O	Russell House, 47 Commercial Road	residential dwelling.	1	0	0	1	1
Dereham	3PN/2018/0011/UC	Spotlights Hair Salon Theatre Street	Change of use to one dwelling	1	0	0	1	1
Dereham	3PL/2020/1121/D	Russell House, 47 Commercial Road	residential dwelling	1	0	0	1	1
Dereham	3PL/2020/0922/F	11 Market Place	Change the use to 1 dwelling	1	0	0	1	1
Dereham	3PL/2020/1380/O	Mill Vue Farm	1 dwelling	1	0	0	1	1
East Tuddenham	3PL/2016/0905/O	Mattishall Road	7 dwellings	7	0	0	7	7
East Tuddenham	3PL/2019/0842/F	Green Farm	4 dwellings	4	0	4	0	4
East Tuddenham	3PL/2018/1153/F	Mock Beggar Hall	Conversion to Dwelling	1	0	1	0	1
East Tuddenham	3PL/2019/0504/F	The Old Hall Mattishall Road	Conversion to 1 dwelling	1	0	0	1	1
East Tuddenham	3PL/2019/1595/D	Well Green Farm Mattishall Road	3 dwellings	3	0	0	3	3
East Tuddenham	3PL/2020/1100/D	Common Farm	1 No. New dwelling (Self build)	1	0	1	0	1
East Tuddenham	3PL/2020/0120/D	Felgate Farm	1 dwelling	1	0	1	0	1

Parish	Reference	Address	Description of development	Total Dwellings	Total completed	under construction	Not started	Remaining Dwellings
Foulden	3PL/2016/0308/O	White Hart Street	1 dwelling	1	0	0	1	1
Foulden	3PL/2020/0115/F	Cold Harbour Barn	Conversion of barn to single dwelling	1	0	0	1	1
Foxley	3PL/2020/0389/D	Site At Junction Of A1067	7 dwellings	7	0	0	7	7
Fransham	3PN/2019/0022/UC	Manor Farm	Change of Use to 4 dwellings	4	0	4	0	4
Fransham	3PL/2019/0371/D	Land Off Station Road	2 dwellings	2	1	1	0	1
Fransham	3PL/2018/1019/F	Station Road	conversion to 1 dwelling	1	0	1	0	1
Fransham	3PL/2019/0740/D	Land off Station Road	4 dwellings	4	1	1	2	3
Fransham	3PL/2021/0055/D	Crown Lane	5 dwellings	5	0	0	5	5
Fransham	3PL/2021/0056/D	Top Farm	1 dwelling (plot 1)	1	0	0	1	1
Fransham	3PL/2020/1361/F	Main Road	4 Bungalows	4	0	4	0	4
Fransham	3PL/2021/0078/F	Station Road	Conversion to 1 dwelling	1	0	0	1	1
Garboldisham	3PL/2019/0514/O	Hopton Road	7 dwellings	7	0	0	7	7
Garboldisham	3PL/2019/0428/O	The Grange	4 Dwellings	4	0	0	4	4
Garboldisham	3PL/2017/1008/F	Cherry Tree Barn	Conversion to 1 dwelling	1	0	1	0	1
Garboldisham	3PL/2020/0545/F	Puddledock, Smallworth	conversion to 2 dwellings	2	0	0	2	2
Garvestone	3PL/2019/0019/O	Thorncroft Clematis Nursery	3 dwellings	3	0	0	3	3
Garvestone	3PL/2018/0753/F	Land at Park Lane/Hingham Road	2 dwellings	2	1	1	0	1

Parish	Reference	Address	Description of development	Total Dwellings	Total completed	under construction	Not started	Remaining Dwellings
Garvestone	3PL/2019/1510/D	Land off Dereham Road	4 bungalows	4	2	2	0	2
Garvestone	3PL/2018/0865/F	Dereham Road	1 dwelling	1	0	0	1	1
Garvestone	3PL/2013/0038/F	Gunton's Farm Barn	Conversion to 1 dwelling	1	0	1	0	1
Garvestone	3PL/2020/1093/D	Hillcrest, Dereham Road	1 bungalow	1	0	1	0	1
Garvestone	3PL/2019/0630/F	Chase End Batemans Lane	1 self-build eco-dwelling	1	0	0	1	1
Garvestone	3PL/2019/1542/D	Thuxton Grange Station Road	single dwelling	1	0	1	0	1
Garvestone	3PL/2018/0575/O	Reymerston Road	detached 3/4 bedroom house	1	0	0	1	1
Garvestone	3PL/2020/0366/F	Land at Rectory Barn,	Erection of Self-Build	1	0	0	1	1
Gateley	3PL/2018/1020/F	Primrose Cottage	Replacement dwelling	0	0	0	0	0
Gooderstone	3PL/2018/0833/F	The Old Bakehouse Chalk Road	Conversion to 1 dwelling	1	0	1	0	1
Great Ellingham	3PL/2018/1404/F	Mill Farm Fisheries	5 dwellings and 1 replacement dwelling	5	0	2	3	5
Great Ellingham	3PL/2017/0451/F	Conifers	Demolition of existing prefabricated dwelling and erection of 4 dwellings	3	2	1	0	1
Great Ellingham	3PL/2019/0421/F	Land off Watton Road	Residential Development	4	0	0	4	4

Parish	Reference	Address	Description of development	Total Dwellings	Total completed	under construction	Not started	Remaining Dwellings
Great Ellingham	3PL/2019/0561/F	Aldercarr House	3 dwellings	3	2	1	0	1
Great Ellingham	3PL/2018/0294/F	Misty Dawn	3 dwellings	3	0	0	3	3
Great Ellingham	3PL/2018/1584/F	The Cottage	2 dwellings	2	0	0	2	2
Great Ellingham	3PL/2019/1188/F	1a The Barn	1 dwelling	1	0	1	0	1
Great Ellingham	3PL/2019/0349/F	452nd Barn	Conversion to dwelling	1	0	0	1	1
Great Ellingham	3PL/2018/0260/F	Brick Kiln Barn	Conversion to Dwelling	1	0	0	1	1
Great Ellingham	3PL/2020/0002/F	Hollytree House 80 Long Street	Proposed Single Dwelling	1	0	0	1	1
Great Ellingham	3PL/2019/1217/F	Bury Hall Deopham Road	1 dwelling	1	0	1	0	1
Great Ellingham	3PL/2005/1655/F	Long Street	4 dwellings	2	1	1	0	1
Great Ellingham	3PL/2019/0675/F	Low Common Barn	Change of use to 1dwelling	1	0	0	1	1
Great Ellingham	3PL/2019/1270/F	Thornwood Stalland Common	Conversion to dwelling	1	0	0	1	1
Great Ellingham	3PL/2020/0232/F	Greenpiece, Attleborough Road	Change of use to dwelling	1	0	0	1	1
Gressenhall	3PL/2019/1034/O	Bridge Street	1 dwelling	1	0	0	1	1
Gressenhall	3PL/2018/0329/F	Rougholme Close	1 dwelling	1	0	1	0	1

Parish	Reference	Address	Description of development	Total Dwellings	Total completed	under construction	Not started	Remaining Dwellings
Gressenhall	3PL/2017/1561/O	White House Bushy Common	Demolition of dwelling, and replace with 2 dwellings,	1	0	0	1	1
Griston	3PL/2019/0426/F	J W Morris Mouldings	5 dwellings	5	0	0	5	5
Griston	3PL/2018/1501/F	Low Meadow Park	5 dwellings	5	0	0	5	5
Griston	3PL/2019/0170/O	Harlequin House Church Road Griston	4 dwellings	4	0	0	4	4
Griston	3PL/2018/1361/O	Watton Road Griston	3 dwellings	3	0	0	3	3
Griston	3PL/2019/1200/F	Caston Road	Bungalow	1	0	1	0	1
Griston	3PL/2019/1191/F	1 Carbrooke Road	1 dwelling	1	0	0	1	1
Guist	3PL/2019/0633/D	Bridge Road	6 self build bungalows	6	0	6	0	6
Hardingham	3PL/2019/1594/F	Gresham Farm	Conversion to 1 dwelling	1	0	0	1	1
Harling	3PL/2020/0055/F	Land North of Lime Kiln House	4 dwellings	4	0	0	4	4
Harling	3PL/2019/1210/O	Middle Harling Farm	4 dwellings	4	0	0	4	4
Harling	3PL/2017/0800/F	George and Dragon Public House	2 dwellings	2	0	0	2	2
Harling	3PL/2019/1402/D	Mauleys Meadow	1 dwelling	1	0	1	0	1
Harling	3PL/2020/0528/F	8 Taylor Drift	3 dwellings	3	0	0	3	3
Harling	3PL/2020/0314/F	32A West Harling Road	1 dwelling	1	0	0	1	1

Parish	Reference	Address	Description of development	Total Dwellings	Total completed	under construction	Not started	Remaining Dwellings
Harling	3PL/2019/1518/D	West Harling Road	1 dwelling	1	0	0	1	1
Harling	3PL/2020/0843/D	Plot 2, Mauley's Meadows	1 dwelling	1	0	0	1	1
Harling	3PL/2020/0091/F	The Nags Head	3 dwellings	3	0	0	3	3
Harling	3PL/2020/0921/F	Telephone Exchange	Conversion to 1 dwelling	1	0	0	1	1
Harling	3PL/2020/0790/F	Flint Hall Farm	1 dwelling	1	0	0	1	1
Hilborough	3PL/2020/0429/F	28A Westgate Street	1 dwelling	1	0	0	1	1
Hockering	3PL/2017/1520/O	Meadow View	1 dwelling	1	0	0	1	1
Hockham	3PL/2017/0903/O	Primary School	4 dwellings	4	0	0	4	4
Hockham	3PL/2018/1392/D	Beechwood House	1 dwelling	1	0	0	1	1
Hockham	3PL/2020/0124/F	Land off Watton Road	4 dwellings	4	0	0	4	4
Hockham	3PL/2019/1085/F	Vicarage Road Great Hockham	1 self- build dwelling	1	0	0	1	1
Hoe	3PN/2020/0042/UC	Worthing Barn Church Road	change of use to 3 dwellings	3	0	0	3	3
Holme Hale	3PL/2017/0838/O	Cook Road	4 dwellings	4	0	0	4	4
Holme Hale	3PL/2016/0955/F	5 & 7 Cook Road	Demolition of 2 bungalows and erection of 2 dwellings	0	0	0	2	0
Holme Hale	3PL/2018/1167/F	Common Road	Change of use to 1 dwelling	1	0	0	1	1
Holme Hale	3PL/2019/0115/O	land at Ivy Farm Cook Road	Proposed residential development	1	0	0	1	1

Parish	Reference	Address	Description of development	Total Dwellings	Total completed	under construction	Not started	Remaining Dwellings
Holme Hale	3PL/2020/0565/D	Plot 3 , Crossways Farm	erection of dwelling (plot 3)	1	0	1	0	1
Horningtoft	3PN/2019/0054/UC	Ivy Farm	Conversion to 1 dwelling	1	0	0	1	1
Ickburgh	3PL/2015/0472/F	Ashburton Road	6 dwellings	6	0	6	6	6
Ickburgh	3PL/2018/1061/F	50 Ashburton Road	3 dwellings	3	0	0	3	3
Ickburgh	3PL/2018/1163/F	Iceni Brewery Foulden Road	3 dwellings	3	0	0	3	3
Ickburgh	3PL/2018/0425/F	3 Ashburton Road	2 dwellings	2	0	0	2	2
Ickburgh	3PL/2017/1199/F	3 Hawthorn Drive	1 dwelling	1	0	0	1	1
Ickburgh	3PL/2020/0459/D	3 Ashburton Road	1 dwelling	1	0	0	1	1
Ickburgh	3PL/2020/1264/F	Manor Farm	3 Self Build Dwellings	3	0	0	3	3
Kenninghall	3PL/2018/0381/F	Barn to the rear of Wood View	Conversion to 2 dwellings	2	0	2	0	2
Kenninghall	3PL/2020/0037/F	Land at the Garden House	1 dwelling	1	0	0	1	1
Kenninghall	3PL/2019/0745/F	The Chapel	1 dwelling	1	0	0	1	1
Kenninghall	3PL/2020/1164/F	Garden House	1 dwelling	1	0	0	1	1
Kenninghall	3PL/2020/0072/F	Dam Green Farm	1 dwelling	1	0	0	1	1
Lexham	3PL/2020/0667/F	Old School House	Sub-division into 2 dwellings	1	0	1	0	1
Litcham	3PL/2018/0698/O	Weasenham Road	8 dwellings	8	0	0	8	8
Litcham	3PL/2017/1519/O	18 Wellingham Road	1 dwelling	1	0	0	1	1
Little Cressingham	3PL/2019/0816/F	6B Watton Road	3 dwellings	3	0	0	3	3

Parish	Reference	Address	Description of development	Total Dwellings	Total completed	under construction	Not started	Remaining Dwellings
Little Cressingham	3PL/2018/1512/F	6A Watton Road	1 dwelling	1	0	0	1	1
Little Dunham	3PL/2019/1276/D	43 Necton Road	2 dwellings	2	1	1	0	1
Longham	3PL/2019/0121/O	Manor Cottage	1 dwelling	1	0	0	1	1
Lyng	3PL/2020/1434/F	Lyng House Farm Cottage	Replacement dwelling	0	0	0	0	0
Matishall	3PL/2018/1409/O	Gregs Close	6 self/custom build	2	0	0	0	2
Matishall	3PL/2019/0375/F	Four Winds Mill Road	3 dwellings	3	0	0	3	3
Matishall	3PL/2015/1175/F	Ballards Bridge Farm	barn and stable conversion	1	0	1	0	1
Matishall	3PL/2018/0252/F	Daryll Farm	1 dwelling	1	0	1	0	1
Matishall	3PL/2017/0625/D	Longacre Mill Road	1 dwelling	1	0	0	1	1
Matishall	3PL/2015/0034/F	Mill Road	1 dwelling	1	0	1	0	1
Matishall	3PL/2019/0631/F	Walnut Tree Farm Mill Road	1 dwelling	1	0	1	0	1
Mattishall	3PL/2019/1295/F	South Green	conversion to 1 dwelling	1	0	1	0	1
Mattishall	3PL/2020/1172/F	Water Treatment Works	1 dwelling	1	0	1	0	1
Mattishall	3PL/2021/0080/D	Plot 2 Gregs Close	1 dwelling	1	0	1	0	1
Mattishall	3PL/2021/0048/D	Plot 1 Gregs Close	1 dwelling	1	0	1	0	1
Mattishall	3PL/2020/1492/D	Plot 3 Gregs Close	1 dwelling	1	0	1	0	1
Mattishall	3PL/2020/1489/D	Plot 6 Gregs Close	1 dwelling	1	0	0	1	1
Mileham	3PL/2018/1564/O	Litcham Road	6 dwellings	6	0	0	6	6

Parish	Reference	Address	Description of development	Total Dwellings	Total completed	under construction	Not started	Remaining Dwellings
Mileham	3PL/2020/0754/F	Firs Bungalow	Replacement dwelling	0	0	0	0	0
Mileham	3PL/2020/0170/O	Land North of The Street	3 dwellings	3	0	0	0	3
Mileham	3PL/2020/1151/F	Mill House Farm	1 dwelling	1	0	0	1	1
Mundford	3PL/2017/0059/F	Land off Crown Road	4 dwellings	4	2	2	0	2
Munford	3PL/2020/0943/F	2 The Lammas Mundford	1 dwelling	1	0	0	0	1
Mundford	3PL/2020/0121/D	6 Green Lane	1 dwelling	1	0	0	1	1
Narborough	3PL/2019/0327/F	31 Eastfields	1 dwelling	1	0	0	1	1
Narborough	3PL/2019/0357/F	Veltshaw Builders Pentney Road	change of use to 1 dwelling	1	0	1	0	1
Narborough	3PL/2017/0768/F	Willowbank	3 dwellings	3	0	0	3	3
Necton	3PL/2019/1015/O	Ex School Playing Field School Road	6 dwellings	8	0	0	8	8
Necton	3PL/2017/0992/O	Brackenwoods	7 dwellings	7	0	0	7	7
Necton	3PL/2018/1340/F	Town Farm	5 dwellings	5	4	1	0	1
Necton	BLR/2017/0002/PI P	Former V A Infant School	4-8 dwellings	4	1	0	3	3
Necton	3PL/2018/0859/F	Damson Cottage	2 dwellings	2	0	2	0	2
Necton	3PL/2017/1496/O	26 Hale Road	1 dwelling	1	0	0	1	1
Necton	3PL/2019/0558/O	Lodge Cottage	1 dwelling	1	0	0	1	1
Necton	3PL/2020/1265/O	18 Mill Street	2 dwellings	2	0	0	2	2
Necton	3PL/2020/0405/D	Lawn Cottage	1 dwelling	1	0	0	1	1
New Buckenham	3PL/2016/0228/F	Grange Road	1 dwelling	1	0	0	1	1

Parish	Reference	Address	Description of development	Total Dwellings	Total completed	under construction	Not started	Remaining Dwellings
North Elham	3PL/2017/0361/F	Granary Buildings	Change of use to residential.	8	0	8	0	8
North Lopham	3PL/2018/1118/F	Meadow Lane	7 dwellings	7	0	0	7	7
North Lopham	3PL/2017/1327/F	Kings Head Lane	3 dwellings	3	1	0	2	2
North Lopham	3PL/2018/0456/O	Meadow Grange	1 dwelling	1	0	0	1	1
North Lopham	3PL/2017/1261/F	Solly's Piece	1 dwelling	1	0	0	1	1
North Lopham	3PL/2020/0298/D	The Gables,	2 dwellings	2	0	0	2	2
North Lopham	3PL/2020/0244/F	Willow Tree Farm	1 dwelling	1	0	0	1	1
North Lopham	3PL/2020/1211/F	The Rushes	replacement dwelling	0	0	0	0	0
North Pickenham	3PL/2018/0793/O	Houghton Lane	4 self-build dwellings	4	0	0	4	4
North Pickenham	3PL/2019/1561/D	Orchard House	1 dwelling	1	0	1	0	1
Old Buckenham	3PL/2014/0976/F	Shrublands	Change of use to 9 dwellings	9	0	0	9	9
Old Buckenham	3PL/2019/0333/F	Harlingwood Lane	2 dwellings	2	0	2	0	2
Old Buckenham	3PL/2018/0387/F	Asparagus Field	1 dwelling	1	0	0	1	1
Old Buckenham	3PN/2019/0055/UC	Downmore Farm	Change of use to 1 dwelling	1	0	0	1	1
Old Buckenham	3PL/2019/1405/PIP	29 Fen Street	1 dwelling	1	0	1	0	1

Parish	Reference	Address	Description of development	Total Dwellings	Total completed	under construction	Not started	Remaining Dwellings
Old Buckenham	3PL/2020/0117/PIP	49 Hargham Road	4 dwellings	4	0	1	3	4
Old Buckenham	3PL/2020/1009/F	Poplar Farm	1 dwelling	1	0	0	1	1
Quidenham	3PL/2019/1093/F	Station Road	Conversion to 2 dwellings	2	0	0	2	2
Riddlesworth	3PL/2019/0892/F	Lodge Farm Estate	Conversion to 3 dwellings	3	0	0	3	3
Riddlesworth	3PL/2018/0408/F	Knettishall Road	Conversion to 1 dwelling	1	0	1	0	1
Riddlesworth	3PL/2019/1316/F	Lodge Farm Estate, Lodge Lane	Conversion to 1 dwelling	1	0	1	0	1
Riddlesworth	3PL/2019/1472/F	The Old Pool House Hall Lane	change of use to Residential	1	0	0	1	1
Rocklands	3PL/2017/0899/F	Green Lane	7 dwellings	7	0	0	7	7
Rocklands	3PL/2018/0794/F	Foxhill	1 dwelling	1	0	0	1	1
Rocklands	3PL/2019/0868/F	The Coach House	1 dwelling	1	0	1	0	1
Rocklands	3PL/2018/0740/F	Model Farm	1 self build dwelling	1	0	1	0	1
Rocklands	3PL/2019/0971/F	Allisons Farm	1 dwelling	1	0	1	0	1
Rocklands	3PL/2020/0395/F	Magna Farm	Change use to 1 dwelling	1	0	0	1	1
Roundham	3PL/2018/1260/F	Larling	3 dwellings	3	0	0	3	3
Roundham	3PL/2019/0135/F	The Chapel	1 dwelling	1	0	1	0	1
Roudham	3PL/2020/0719/F	Cherry Trees	3 dwellings	3	0	0	3	3
Saham Toney	3PL/2020/0589/D	Richmond Hall	5 dwellings	5	0	0	5	5
Saham Toney	3PL/2015/0242/F	Stanway Farm	5 dwellings	5	3	2	0	2

Parish	Reference	Address	Description of development	Total Dwellings	Total completed	under construction	Not started	Remaining Dwellings
Saham Toney	3PL/2019/0808/D	Saham Tythe Barn Chequers Lane	4 dwellings	4	0	0	4	4
Saham Toney	3PL/2019/0011/F	Meadows Farm	3 dwellings	3	1	2	0	2
Saham Toney	3PL/2018/0162/D	Land Adj Cranford House	1 dwelling	1	0	0	1	1
Saham Toney	3PL/2019/1140/F	Plot 1 Ploughboy Lane Saham Hills	1 dwelling	1	0	0	1	1
Saham Toney	3PL/2020/0419/D	Stanway Farm	3 dwellings	3	0	0	3	3
Saham Toney	3PL/2020/0119/F	Meadow View	5 dwellings	5	0	0	5	5
Saham Toney	3PL/2020/0280/F	Plot 2, Ploughboy Lane	1 dwelling	1	0	0	1	1
Saham Toney	3PL/2020/0159/F	Plot 3 Ploughboy Lane	1 dwelling	1	0	0	1	1
Saham Toney	3PL/2020/1080/F	Brick Kiln Cottage	3 dwellings	3	0	0	3	3
Scarning	3PL/2018/0185/D	The Homestead	1 dwelling	1	0	1	0	1
Scarning	3PL/2020/0856/F	Pennymeadow Nursery,	2 dwellings	2	0	2	0	2
Scoulton	3PL/2019/0139/F	Cherry Trees	1 dwelling	1	0	0	1	1
Shipdham	3PL/2016/0655/F	D D Dodd and Sons	8 flats	8	0	0	8	8
Shipdham	3PL/2011/0182/O	Land to the East of Mill Road	8 dwellings	8	0	0	8	8
Shipdham	3PL/2019/1395/F	Street Farm High Street	9 dwellings	9	8	1	0	1
Shipdham	3PL/2019/1136/F	19 Letton Road	1 dwelling	1	1	0	0	1
Shipdham	3PL/2018/1156/D	82 Market Street	1 dwelling	1	0	1	0	1
Shipdham	3PL/2020/0501/D	32 Letton Road	2 dwellings	2	0	0	2	2
Shropham	3PL/2017/0867/O	Rocklands Road	8 dwellings	8	0	0	8	8

Parish	Reference	Address	Description of development	Total Dwellings	Total completed	under construction	Not started	Remaining Dwellings
Shropham	3PL/2018/1071/F	Land off Hargham Rd	6 self-build dwellings	6	1	1	4	5
Shropham	3PL/2018/1466/O	Rose Cottage	3 dwellings	3	0	0	3	3
Shropham	3PL/2020/1025/O	Bradcar Farm	1 dwelling	1	0	0	1	1
Snetterton	3PL/2020/0309/O	Snetterton Speed Shop	2 dwellings	2	0	0	2	2
South Lopham	3PL/2016/0530/F	Poplar Tree Farm	Conversion to 3 dwellings	3	0	0	3	3
South Lopham	3PL/2020/0540/F	Land Off Church Road	2 dwellings	2	0	0	2	2
Sporle	3PL/2019/1403/F	Land off The Street Sporle	1 dwelling	1	0	1	0	1
Sporle	3PL/2020/0510/F	29 The Street	1 dwelling	1	0	1	0	1
Sporle	3PL/2020/1160/F	Plot 10, Highview	1 dwelling	1	0	1	0	1
Stanfield	3PL/2019/0498/LU	The Cottage Church Lane	restore cottage	0	0	0	0	0
Stow Bedon	3PL/2019/1363/F	Mere House Mere Road	2 dwellings	2	0	0	2	2
Stow Bedon	3PL/2019/0726/F	White Horse Farmhouse	1 dwelling	1	0	0	1	1
Stow Bedon	3PL/2019/0897/F	Pig Patch House	1 Self Build dwelling	1	0	0	1	1
Swaffham	3PL/2017/0873/F	15 Plowright Place	Change of use to 4 dwellings	4	0	4	0	4
Swaffham	3PL/2020/1273/D	Ambleside	The Demolition of Existing and erection of 4 dwellings	3	0	3	0	3
Swaffham	3PL/2018/0759/O	Spinners Lane Garage	4 dwellings	4	0	0	4	4

Parish	Reference	Address	Description of development	Total Dwellings	Total completed	under construction	Not started	Remaining Dwellings
Swaffham	3PL/2021/0097/O	11 New Sporle Road	1 dwelling	1	0	0	1	1
Swaffham	3PL/2019/1074/F	13 Market Place	change of use to 2 flats	2	0	2	0	2
Swaffham	3PL/2017/1170/F	78, The Oaklands	1 dwelling	1	0	1	0	1
Swaffham	3PL/2019/0847/F	Valley Farm	conversion to residential	1	0	1	0	1
Swaffham	3PL/2018/1487/F	Broyden Bears Lane	1 dwelling	1	0	1	0	1
Swaffham	3PL/2017/0488/F	Hillcrest	1 dwelling	1	0	1	0	1
Swaffham	3PL/2019/0853/D	64 Watton Road	1 dwelling	1	0	1	0	1
Swaffham	3PL/2020/0759/F	1 London Street	3 dwellings	3	0	3	0	3
Swaffham	3PL/2020/1020/F	34 & 34A Market Place	Conversion to 2 flats	2	0	2	0	2
Swaffham	3PL/2020/0196/F	91 Market Place	Conversion to Flat	1	0	0	1	1
Swaffham	3PL/2020/0484/O	Prinknash Way	1 dwelling	1	0	0	1	1
Swaffham	3PL/2020/0261/D	Site Adj. Tower View	3 dwellings	3	0	3	0	3
Swaffham	3PL/2020/0579/F	Land at Low Road,	1 dwelling	1	0	0	1	1
Swanton Morley	3PL/2018/0014/D	Gooseberry Hill	9 dwellings	9	7	2	0	2
Swanton Morley	3PL/2019/0679/F	Hospital Farm Woodgate	1 dwelling	1	0	1	0	1
Swanton Morley	3PL/2020/0440/F	30 Greengate	1 dwelling	1	0	1	0	1
Thetford	3PL/2019/1344/F	Thetford Cottage Hospital	9 dwellings	9	1	8	0	8

Parish	Reference	Address	Description of development	Total Dwellings	Total completed	under construction	Not started	Remaining Dwellings
Thetford	3PL/2019/0174/F	10 King Street	Change of use to 3 flats	3	0	0	3	3
Thetford	3PL/2018/0515/F	23 Old Market Street	conversion to 2 dwellings; erection of 1 dwelling	3	0	0	3	3
Thetford	3PL/2018/0985/F	8-10 Station Road	3 dwellings	3	0	0	3	3
Thetford	3PL/2017/1482/F	46 Mill Lane	1 dwelling	1	0	0	1	1
Thetford	3PL/2018/0255/F	60 Croxton Road	2 dwellings	2	0	0	2	2
Thetford	3PL/2017/1616/F	63 Vicarage Road	Conversion of 1 to 2 flats	1	0	0	1	1
Thetford	3PN/2016/0046/UC	Tanner Court	Change of use to 2 flats	2	0	0	2	2
Thetford	3PL/2018/0350/F	1 Vicarage Road	1 dwelling	1	0	0	1	1
Thetford	3PL/2019/0681/F	52 Fulmerston Road	1 dwelling	1	0	0	1	1
Thetford	3PL/2018/1499/F	Kings Head White Hart Street	Conversion to 6 flats. Convert building at the rear to 1 dwelling	7	0	0	7	7
Thetford	3PL/2019/1043/F	Dolphin Inn	Conversion to 6 dwellings	6	0	0	6	6
Thetford	3PL/2019/1531/F	Former Elm Road Day Centre	change of use to 3 flats	3	0	0	3	3
Thetford	3PL/2020/0316/F	St Nicholas House, St Nicholas Street	2 flats.	2	0	0	2	2
Thetford	3PL/2020/1223/F	18 Almond Grove	2 dwellings	2	0	0	2	2
Thompson	3PL/2020/1366/O	Marlpit Road	1 dwelling	1	0	0	1	1

Parish	Reference	Address	Description of development	Total Dwellings	Total completed	under construction	Not started	Remaining Dwellings
Thompson	3PN/2020/0005/UC	Barn at Redbrick Farm	Conversion to 1 dwelling	1	0	0	1	1
Twyford	3PL/2020/1283/F	The Gardner's Cottage	reinstatement of Cottage	0	0	0	1	1
Watton	3PL/2017/1087/F	121A Brandon Road,	9 dwellings	9	0	0	9	9
Watton	3PL/2019/0279/D	Griston Road	9 dwellings	9	3	5	1	6
Watton	3PL/2019/0251/O	3 & 3a Dereham Road	6 dwellings	6	0	0	0	6
Watton	3PL/2018/1430/F	113 Brandon Road	1 dwelling	1	0	0	1	1
Watton	3PL/2020/0160/O	30 Thetford Road	1 dwelling	1	0	0	1	1
Watton	3PL/2017/1395/O	65 Jubilee Road	1 dwelling	1	0	0	1	1
Watton	3PL/2018/0490/O	8 Saham Road	1 dwelling	1	0	0	1	1
Watton	3PL/2020/0737/O	101 Brandon Road	1 dwelling	1	0	0	1	1
Watton	3PN/2020/0024/UC	123 Brandon Road	change of use to 4 dwellings	4	0	0	4	4
Watton	3PL/2020/1491/F	8 Thetford Road	change of use to 3 dwellings	3	0	0	3	3
Watton	3PL/2021/0065/F	2 Harvey Street	Conversion 5 flats	4	0	0	4	4
Watton	3PL/2020/0046/O	51 Thetford Road	3 dwellings	3	0	0	3	3
Weasenham	3PL/2020/0731/D	Massingham Road	5 dwellings	5	0	0	5	5
Weasenham	3PL/2020/1224/F	The Fox And Hounds Public House	1 dwelling	1	0	0	1	1
Weeting	3PL/2019/1155/F	Fengate Drove	8 dwellings	8	0	0	8	8
Weeting	3PL/2017/1285/O	6 Cromwell Road	1 dwelling	1	0	0	1	1

Parish	Reference	Address	Description of development	Total Dwellings	Total completed	under construction	Not started	Remaining Dwellings
Weeting	3PL/2020/0079/F	Blackcurrant Cottage	1 dwelling	1	0	0	1	1
Weeting	3PL/2020/0111/D	New Beeches	1 dwelling	1	0	0	1	1
Whissonett	3PL/2019/1416/D	London Street	1 dwelling	5	0	0	5	5
Whissonett	3PL/2019/0408/F	The Paddocks	1 dwelling	1	0	0	1	1
Whissonett	3PL/2018/0283/D	Hall Lane	1 dwelling	1	0	0	1	1
Whissonett	3PL/2020/0004/D	Land South of the Cottage	1 dwelling	1	0	0	1	1
Whissonett	3PL/2018/1415/D	Mill Lane	1 self-build dwelling	1	0	0	1	1
Whissonett	3PL/2017/0433/O	Mill Road	1 self build dwelling	1	0	0	0	1
Whissonett	3PL/2019/0444/D	Telephone Exchange Mill lane	1 dwelling	1	0	0	1	1
Whissonett	3PL/2017/1041/F	New Road	1 replacement dwelling	0	0	0	0	1
Whissonett	3PL/2020/0629/D	The Old Pit High Street	1 dwelling	1	0	0	1	1
Whissonett	3PL/2020/0630/D	The Old Pit High Street	3 dwellings	3	0	0	3	3
Whissonett	3PL/2021/0087/D	Old Gravel Pit, Mill Road	1 dwelling	1	0	0	1	1
Whissonett	3PL/2021/0111/F	Church Farm Barn	Subdivision to 2 dwellings	1	0	0	1	1
Winburgh & Westfield	3PL/2020/0376/D	Dereham Road	5 dwellings	5	0	0	5	5
Winburgh & Westfield	3PL/2020/0255/O	Westfield Acre	1 dwelling	1	0	0	1	1
Wretham	3PL/2018/1498/F	10 Manor Cottages	2 dwellings	2	0	0	2	2

Parish	Reference	Address	Description of development	Total Dwellings	Total completed	under construction	Not started	Remaining Dwellings
Yaxham	3PL/2018/0702/F	White Cottage,	1 dwelling	1	0	0	1	1
Yaxham	3PL/2020/1254/D	Homefield	6 dwellings	6	0	0	6	6
				905	55	183	660	853
								768

Appendix 4: 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	Minor 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%
2016/2017	204	298	502	793	63%
2017/2018	158	200	358	535	67%
2018/2019	204	398	602	753	80%
2019/2020	342	160	502	587	86%
2020/2021	227	218	445	551	81%
Total	1991	2661	4652	5806	
Average	181	242	423	528	80%

Appendix 5: Local Plan Allocations with Undetermined Planning Applications

Site	Location	Number	Reference	Dwellings applied for	2021/22	2022/23	2023/24	2024/25	2025/26
Swaffham Housing Allocation 1	Off New Sporle Road south	51	3PL/2019/0483/O	51	0	0	45	6	0
Harling Housing Allocation	Kenninghall Road	85	3PL/2019/1076/O	85	0	0	20	45	20
Hockering Housing Allocation	Heath Road	25	3PL/2021/1009/O	18	0	0	18	0	0
Shipdham Housing Allocation 1	Old Post Office	23	3PL/2020/0906/F	23	0	0	23	0	0
Sporle Housing Allocation	Essex Farm	35	3PL/2019/0920/O	35	0	0	0	35	0
Watton Housing Allocation	North of Norwich Road	45	3PL/2021/0032/F	45	0	0	45	0	0
Totals					0	0	151	86	20
Totals (25% discount)					0	0	113	65	15