

Breckland Annual Monitoring Report 2009



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1 Introduction

1.1 Monitoring is essential to establish what is happening now and what may happen in the future. The planning system in the UK has moved away from a 'predict and provide' approach to allocating land, to a system of 'plan, monitor and manage' covering issues that are wider than those that are land-use based. Therefore, monitoring is central to this approach and this is reinforced by the Government through the Planning and Compulsory Purchase Act 2004 (the Act). Section 35 of the Act requires all Local Authorities to produce Annual Monitoring Reports (AMRs). The Act requires that Local Authorities' AMRs must be submitted to the Secretary of State by the end of December each year and include information covering the previous financial year.

1.2 This is the fifth AMR to be produced by Breckland Council and builds on previous data captured to monitor the adopted Local Plan and outlines the status of land supply and land take-up as well as the key economic, social and environmental characteristics of the district during the last financial year. The report has included wherever possible, additional years of data to assist in developing trends and assessing change since the base date (2001) of the East of England Plan. This report has been prepared wherever possible, to meet the expectations of 'Local development Framework Monitoring: A Good Practice Guide' and the recently published revised Core Output Indicators (Update 2/2008) .

1.3 Due to the progress of the Councils Core Strategy and Development Control Policies, this AMR follows the strategic themes outlined in that document. These are:

- Housing, Employment and Regeneration
- Natural resources
- Environment
- Accessibility

1.4 This is the first AMR produced by the council to use the indicators defined within Monitoring and Implementation Framework of the Council's Core Strategy and Development Control Policies. This has been made possible due to the council being in receipt of the inspectors binding report into the document, which was found to be sound. Future AMRs will therefore no longer look at the performance of the saved policies as these will be replaced by those within the Core Strategy.

2 Profiles

2.1 The following indicator bundle seeks to outline some key changes that have happened to the population structure of the district over time. Using these indicators will provide a benchmark from which to establish changes over consecutive monitoring periods.

Population Structure

Population 1991 (Census):	107,167
Population 2001 (Census):	121,418
Population Estimate 2008 (Norfolk County Council):	131,795
Population change since 1991:	+23%

Housing Profile

Ave Household size 2001:	2.35
Ave distance travelled to fixed place of work 2001:	14.97 Km
Housing stock 2005:	54590
Housing stock 2006:	55308
Housing stock 2009	55972+
Population density:	0.93 persons per hectare.
Ave House price 2004/05:	£167,216*
Ave House price 2005/06:	£175,000*
Ave House price 2006/07:	£189,950*
Ave House price 2007/08:	£209,995*
Ave House price 2008/09	£185,000*

2.2 *Figures provided from Breckland Housing Service using standard median of sample. + Figure provided from Regional Assembly (Housing Stock Figures)

Environmental Characteristics

Special Areas of Conservation:	4
County Wildlife Sites (CWS):	427
National Nature Reserves:	5
Local Nature Reserves:	4
Air Quality Management Area:	1 - East Wretham.
Conservation Areas:	50 in 45 Parishes
Listed Buildings:	1524
Historic Parks and Gardens:	12
Special Protection Areas	1
Scheduled Ancient Monument	123
Ramsar Sites	1

3 Housing, Employment and Regeneration

Housing

3.1 The following section outlines the status of housing land supply and completion rates over the period since the base date of the draft East of England Plan, 2001. Housing monitoring is undertaken solely by the Planning Policy Team and the numbers of completions are established by surveying all sites with planning permission each year. Housing completions data is recorded within a database system and analysed to produce more detailed breakdowns of completions by land types and dwelling types. Dwellings are recorded as being complete when the structure and internal finish of the building would indicate that the unit could reasonably be occupied. This is to ensure a consistency of approach and generate robust data.

Total Completions

3.2 Over the financial year 2008/2009, **627** dwellings were completed in Breckland. The following table breaks this down by town and year.

	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	Total
Attleborough	19	63	260	53	12	25	29	29	490
Dereham	157	200	214	162	107	61	161	134	1196
Swaffham	26	59	45	27	13	8	36	38	252
Thetford	72	96	188	277	141	130	96	104	1104
Watton	68	10	17	62	79	77	54	44	411
All other Parishes	201	176	160	260	240	219	249	278	1783
Total	543	604	884	841	592	520	625	627	5236

Table 3.1 Housing Completions

3.3 Table 3.1 'Housing Completions' shows that Breckland has failed to achieve the annual targets set out for housing delivery in the East of England Plan to date. A step change in housing delivery will be required over the remainder of the plan period to meet the target of 15,200 completed homes by 2021. Table A.1 'Residential completions by parish' shows the breakdown of housing completions by parish, this has been completed for the past three financial years, to show the developments of any trends.

Completions on Previously Developed Land

3.4 The East of England Plan sets out a regional target of 60% of new development to be completed on Previously Developed Land (PDL). Over the financial year 2008/2009, 493 of the **627** dwellings completed were on PDL, this equates to **79%** of the total. So far over the plan period **55%** of new homes have been completed on PDL. Table 3.7 'Trajectory Data' shows the expected rates of future development on both greenfield and PDL. The trajectory shows that Breckland is unlikely to achieve the regional target on PDL, this is due to Breckland's higher housing numbers and rural nature, which means that there is unlikely to be large amounts of PDL available for new developments..

Housing Mix

3.5 Monitoring the size and tenure of the mix of the new housing developed in the District is an important tool in assessing whether an appropriate mix of housing is being provided in the district to meet local needs. The following table illustrates the breakdown of completions by dwelling size and tenure for the financial year.

Tenure	Bedrooms						
	1	2	3	4	5	6	9
Affordable	30	108	47	16	1	0	0
Private	46	129	151	79	16	3	1

Table 3.2 Mix of Dwellings 2008/09

3.6 Table 3.2 'Mix of Dwellings 2008/09' shows that over the past financial year the greatest proportion of dwellings completed are 2 and 3 bedroom private housing units. Table 3.3 'Completions 2001-2009 by Bedroom Size' shows the total dwelling completions over the whole plan period. Whilst the trend for the last financial year may be for 2 and 3 bedroom houses, this table shows that so far over the plan period the majority of dwellings have been 3 and 4 bedroom houses.

Bedrooms	Number of Dwellings Built 2001-2009
1	313
2	1195
3	2008
4	1532
5	172
6	8
7	3
8	2
9	1

Table 3.3 Completions 2001-2009 by Bedroom Size

3.7 Over the financial year 2008/2009, 202 affordable houses were completed, equating to 32% of the total homes completed for the past financial year. The regional target for affordable housing, is currently set at 35%, however, the emerging Core Strategy sets a higher target of 40%. Whilst the affordable housing figure is below the recommended target, it does show an improvement on the financial year 2007/2008 when, affordable housing only accounted for 15% of the total completions. The district currently has 396 affordable houses with planning permission, that are awaiting completion.

Density

3.8 Planning Policy Statement 3 (PPS3) puts the efficient use of land as an important consideration in planning for housing. PPS3 sets a national indicative minimum of 30 dwellings per hectare (dph), this is the same target as set within the emerging Core Strategy and Development Control Policies. The following table shows the average densities of housing developments completed in the financial year 2008/2009. The table shows that 65% of housing developments in the District achieve at least the national indicative minimum density.

Density	Percentage of Dwellings Completed
Less than 30 dph	35%
30 to 50 dph	41%

Density	Percentage of Dwellings Completed
More than 50 dph	24%

Table 3.4 Density**Outstanding Allocations and Planning Permissions**

Allocation Reference	Land Type		Total
	PDL	Greenfield	
Watton H.1.	0	17	17
Total	25	17	42

Table 3.5 Remaining Allocations in Local Plan

3.9 Table 3.5 'Remaining Allocations in Local Plan' identifies only one remaining housing allocations in the Breckland Adopted Local Plan (1999) that did not have the benefit of planning permission as of 31/03/2009. This reflects the current position of the Local Plan in its lifespan and is an indication that the majority of new residential development will come forward on windfall sites until the adoption of Development Plan Documents in the LDF. Since the last AMR the only other remaining allocation, at Butterfly Hall in Attleborough, has received Planning Permission.

3.10 Table 3.6 'Outstanding Permissions' shows the number of dwellings with planning permission as of the 1st April 2009. This includes all dwellings that are not yet complete, including those that are under construction and dwellings with outline planning permission. The total for Swaffham includes 414 dwellings that have been given permission subject to the satisfactory completion of a S106 agreement on the site.

Parish name	Number Permitted
Attleborough	133
Dereham	213
Swaffham	106 (+414 awaiting S106 agreement)
Thetford	273
Watton	284
Harling	18
Narborough	0
Shipdham	64
Swanton Morley	26
All other Parishes	1111
Total	2228

Table 3.6 Outstanding Permissions**Housing Trajectory**

3.11 Housing trajectories support the 'plan, monitor and manage' approach to housing delivery. This trajectory reflects a 25 year period from the base date of the Regional Spatial Strategy timescale (2001-2026). The trajectory seeks to establish current and projected housing completions and establishes that the projected rate at which future completions will have to come forward at to meet the requirements outlined in the East of England Plan.

3.12 The trajectory has used data from past completions, outstanding planning permissions, data from the Breckland Strategic Housing Land Availability Study (SHLAA), and data from the Council's statement of 5 year housing land availability. The LDF allocation completion projections have been estimated with regard to infrastructure delivery timescales and data from the SHLAA. Large site completions have been estimated from data provided in the Council's Five Year Supply of Housing Assessment. For small sites an average of 334 units a year has been assumed based on previous completion rates. A 3% lapse rate has been applied to small site projected completions, as this has been observed from past trends. The completions for the financial year 2008/2009 has been taken as 607, this is the net figure, as 20 dwellings were demolished within the past year.

3.13 The trajectory can be seen in Figure 3.1 'Housing Trajectory'. The data behind the trajectory can be seen in Table 3.7 'Trajectory Data'.

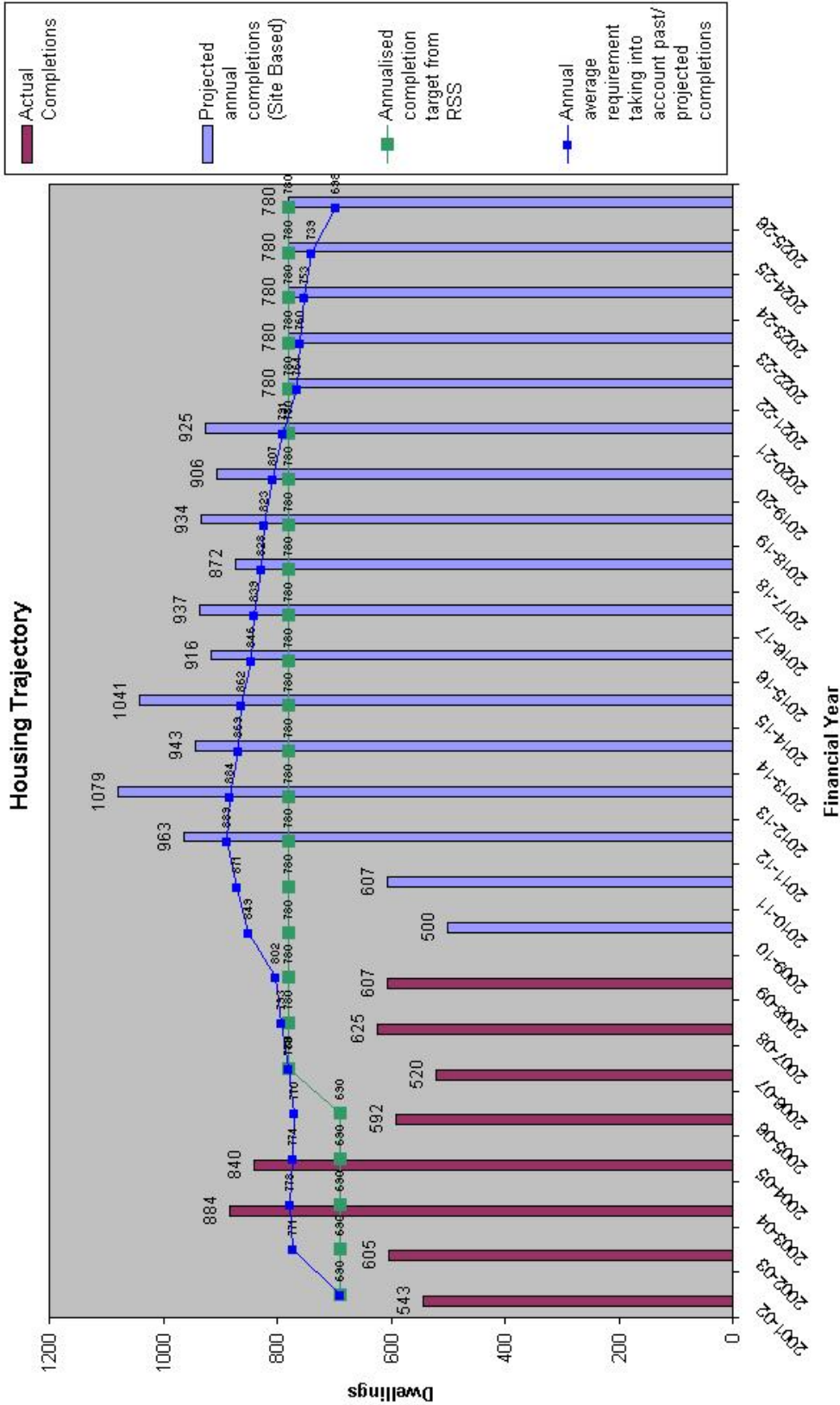


Figure 3.1 Housing Trajectory

	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
Actual Completions	PDL 215	276	261	347	384	352	543	473								
Large Sites Permitted (Projections)	Greenfield 328	329	623	493	208	168	82	134								
Small Sites Permitted (Projections)	PDL Greenfield								166	221	208	226	117	91	81	88
Allocations (Projections)									0	52	71	71	34	40	58	73
Total	543	605	884	840	592	520	625	607	500	607	712	1079	943	1041	916	937

Table 3.7 Trajectory Data

	2017-18	2018-19	2019-20	2020-21	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026
Actual Completions	PDL Greenfield								
Large Sites Permitted (Projections)	PDL Greenfield	0	0	0					
Small Sites Permitted (Projections)	PDL Greenfield	72	20	20	15				
Allocations (Projections)									
Total	872	934	906	925	780	780	780	780	780

3.14 The housing trajectory illustrates that from 2012/13 there is going to be the largest increase in the number of completions, and this will continue until 2020/21. After 2021 the number of new dwellings plateaus at 760 a year, and this is likely to come solely from housing allocations, this will be predominantly in Attleborough and Thetford, on greenfield land.

3.15 The robustness of the housing trajectory will improve in future years AMR's, as there will be more up to date housing completions information, and more refined projections will be able to occur due to a greater amount of site specific data.

Five Year Supply of Housing Land

3.16 A survey of Breckland's five year land supply was conducted in April 2009, and established that the district currently has a 2.7 year supply of housing. This is short of targets set out in Policy H1 of the East of England Plan, however, the Thetford Area Action Plan and the Site Specific Policies and Proposals document are planned to be adopted by the middle of 2011 and the allocations within these plans will help to contribute to the five year supply of deliverable housing.

The Travelling Community

3.17 The following tables outline the current position regarding the status of the travelling community within Breckland during the last financial year. The data illustrates the capacity (capacity expressed in units with 1 unit = 1 caravan) of travellers with a variety of differing planning status. This over time, this will enable an accurate recording of any gain or loss in the number of units present in Breckland. The data provided is correct as of September 2009, and is kept by Breckland's housing team. The past financial year has not seen any change in the number of sites either with or without planning permission.

Publicly Funded sites with Planning Permission

Name	Managed by	Grid reference	Opened	Refurbished	Capacity
The Splashes, Castle Acre Road, Swaffham	Norfolk County Council	587191/ 309701	1994	2006	46
Brunel Way, Thetford			2004		6
Total					52

Table 3.8 Publicly funded sites with Planning Permission

Private Sites with Planning Permission

Location (Parish)	Grid Reference	Capacity (units)
Attleborough	604295	1
Gressenhall	595313	3
Little Dunham	586313	2
Mattishall	604311	4
Stanfield	592321	2
Swaffham	581307	1
Swaffham	580308	2
Total		15

Table 3.9 Private sites with Planning Permission

Unauthorised sites without Planning Permission both tolerated and non-tolerated

3.18 The following table illustrated the number of unauthorised encampments on sites which are in the ownership of gypsies and travellers.

Location (Parish)	Grid Reference	Units tolerated	Units not tolerated
Brisley	594,322	1	0
Shipdham	598310	2	0
Total		3	0

Table 3.10 Unauthorised sites

3.19 Although the number of unauthorised encampments across the district is relatively low, it is hoped that the planning status of these encampments will change over the coming financial year in order to bring these into line with current planning policy.

Core Output Indicators for Housing

Core Output Indicator	Description	Result for 2008/2009
H1	Identifies the planned housing targets for the District	2001 to 2021: 15,200 dwellings (East of England Plan (RSS))
H2(a)	Net additional dwellings (in previous years)	See Table 3.1 'Housing Completions' (Figures are gross, however, losses are minimum over plan period)
H2(b)	Net additional dwellings (in reporting year)	See Table 3.1 'Housing Completions' (Figures are gross, however, losses are minimum over plan period)
H2(c)	Net additional dwellings (in future years)	See Figure 3.1 'Housing Trajectory' and Table 3.7 'Trajectory Data'
H2(d)	Managed delivery target	See Figure 3.1 'Housing Trajectory'
H3	New and converted dwellings - on previously developed land	79%
H4	Net additional pitches (Gypsy and Traveller)	0
H5	Gross affordable housing completions	202
H6	Building for Life Assessments	Not monitored in this AMR

Table 3.11 Core Output Indicators for Housing

Core Strategy Indicators for Housing

Core Strategy Policy Indicator	Description	Target	Result for 2008/2009
CP1a	Percentage of housing completions on PDL	25%	79%
CP1b	Amount of housing completed that is affordable	40%	32%
CP1c	Total number of housing completed	780 per annum	See Table 3.1 'Housing Completions'
CP2	Number of permanent pitches provided	15 up to 2011	0
CP5a	Affordable housing as a result of development	40%	32%
DC2a	Average density of developments	30dph	See Table 3.4 'Density'
DC2b	Number of house built by tenure and size	780 per annum, type and size to be determined by SHMA	See Table 3.1 'Housing Completions' and Table

Core Strategy Policy Indicator	Description	Target	Result for 2008/2009
			3.2 'Mix of Dwellings 2008/09'
DC4	Percentage of total dwellings that are affordable per annum	40%	32%
DC5	Number of homes built on exception sites	Maximise	Dataset not available, future AMR's will report on this.

Table 3.12 Core Strategy Indicators for Housing

Employment Development

3.20 Employment land development is monitored by the Planning Policy Team. The team conducts site visits and examines past records on an annual basis to assess the status of employment land supply. The status of defined employment sites is assessed to establish the amount of land completed and permitted each year. This allows for analysis of take-up and provides an accurate picture of the current status of employment allocations in the adopted Local Plan.

3.21 Specifically, data is collected as to the gross site area developed on employment areas in order to establish the amount of land remaining for development. In addition, the precise floor area of the employment land developed is recorded in order to illustrate the concentration of the use. This is the first AMR that will also look at employment development by protected general employment area.

Amount of Employment Land Developed

3.22 The following table shows the breakdown of additional employment floorspace by use class completed in the financial year 2008/2009. These figures refer to the gross additional floorspace, and do not include net losses that may occur with a change of use application. The site area in hectares also refers to the gross total site area. Table 3.14 'Additional Floorspace on Previously Developed Land' shows the completed floorspace on PDL.

	B1	B2	B8	B1/B2/B8 split unknown	Total
Floorspace (sqm)	1788	4787	1582	1899	10056
Site Area (ha)	6.47	1.06	1.7	1.62	10.85

Table 3.13 Employment Land Developed

	B1	B2	B8	B1/B2/B8 split unknown	Total
Floorspace (sqm)	1788	1040	1582	1825	6235
Floorspace on PDL (%)	100	22	100	96	62

Table 3.14 Additional Floorspace on Previously Developed Land

3.23 Policy TH1 of the East of England Plan identifies Thetford as a Key Centre for Development and Change, and as such the table below looks at just the development of employment land within the town..

	B1	B2	B8	B1/B2/B8 split unknown	Total
Floorspace (sqm)	0	1040	1582	1370	3992
Site area (ha)	0	0.2	1.7	0.36	2.26

Table 3.15 Additional Floorspace within Thetford

3.24 The additional floor space completed in Thetford within the financial year 2008/2009 was all on previously developed land. This equates to 39.7% of the total employment floor space (sqm) being developed within Thetford, whilst it is equivalent to 21% of the total gross site area.

Employment Land Supply

3.25 The following table shows the amount of employment land available for development in the District.

	B1	B2	B8	B1/B2/B8 split unknown	Total
Extant Planning Permissions (Ha)	1.32	7.93	4.31	20.69	34.25
Extant Allocations (Ha)	0	0	0	89.18	89.18
Total	1.32	7.93	4.31	109.87	123.43

Table 3.16 Employment Land Availability

3.26 Of the 34.25 ha of employment land with current planning permissions, only 1.06ha of this is within Thetford. This equates to just 4.7% of the total. As can be seen from Table 3.16 'Employment Land Availability' there is still a large amount of undeveloped employment land. The majority of this land is at Snetterton Heath. The land available at Snetterton Heath is constrained by lack of energy capacity. This constraint is likely to be one of the main reasons why the land allocated at Snetterton Heath has not as yet been fully developed.

Employment Land Supply by General Employment Area

General Employment Area	B1	B2	B8	B1/B2/B8 Split Unknown	Total
Bunn's Bank (Attleborough)				74	74
Ecotech Business Park (Swaffham)	1788				1788
Fison Way Business Park (Thetford)		1040	1582	1370	3992
Gaymers Industrial Estate (Attleborough)				289	289
Haverscroft Industrial Estate (Attleborough)				169	166
Threxton Road (Watton)		2352			2352
Yaxham Road Industrial Estate (Dereham)		1395			1395

Table 3.17 Additional Floorspace (sqm) by General Employment Area

3.27 Table 3.17 'Additional Floorspace (sqm) by General Employment Area' shows the breakdown of additional floorspace by general employment area. From the table it is possible to see that Attleborough has seen the lowest amount of new floorspace developed within the last financial year.

Core Output Indicators for Business Development

Core Output Indicator	Description	Result for 2008/2009
BD1	Show the total amount of additional employment floorspace	Table 3.13 'Employment Land Developed'

Core Output Indicator	Description	Result for 2008/2009
BD2	Show the total amount of additional floorspace on PDL	Table 3.14 'Additional Floorspace on Previously Developed Land'
BD3	Show the total amount of floorspace available	Table 3.16 ' Employment Land Availability'

Table 3.18 Core Output Indicators for Business Development**Core Strategy Indicators for Employment**

Core Strategy Indicator	Description	Target	Result for 2008/2009
CP3a	Employment by place of residence (%)	Maximise	
CP3b	Economic activity rate	Maximise	76.4% source nomisweb
CP3c	Amount of employment land development per annum	Maximise	Table 3.13 ' Employment Land Developed'
CP3d	Employee jobs by District (ABI)	Net increase of 6,000 jobs by 2021	Latest information from nomisweb, correct as of 2007. 41,500 jobs. 68.8% full time and 31.2% part time.
DC6	Employment land developed in hectares and floorspace (sqm)	Maximise	Table 3.13 ' Employment Land Developed'
DC7	Employment land developed outside of General Employment Areas in hectares and floorspace (sqm) per annum	No target	Table 3.17 'Additional Floorspace (sqm) by General Employment Area', all of the employment land that was completed in the past financial year was in a general employment area.
DC8a	Amount of tourist development by hectare and location	Maximise within local service centres and towns	0
DC8b	Number of tourist accommodation units developed by location	Maximise within local service centres and towns	0

Table 3.19 Core Strategy Indicators for Employment

Town Centre and Retail Development

3.28 Retail and town centre development is monitored by the Planning Policy Team utilising individual site surveys. Information regarding floorspace is gathered from planning application information and from national non-domestic rates data. Floorspace is monitored using the trading area of the site. The trading area is calculated based on the assumption that the retailing area is approximately 60% of the gross floor area.

A1 Retail Development

3.29 The following table shows the distribution of A1 retail units across the locations described in Table 2 of Annex A of Planning Policy Statement 6: Planning for Town Centres.

Location	A1 Retail Floorspace 07/08 (sqm)	A1 Retail Floorspace 08/09 (sqm)
Town Centre	44,760.80	43,479.35
Edge of Centre	3,452.45	3,452.45
Out of Centre	13,662.55	10,969.49
Out of Town	15,101.39	15,101.34
Total	76,977.19	73,002.63

Table 3.20 A1 Floorspace

Town Centre Mix

3.30 The following tables show the mix of town centre uses within the Districts 5 market towns, over the last three financial years.

Attleborough			
Use Class	2006/2007	2007/2008	2008/2009
A1	6568.61	6515.06	6561.43
A1 & A3	93.43	93.43	93.43
A2	1944.48	2323.63	2062.48
A3	395.91	798.43	761.23
A4	293.58	293.58	293.03
A5	239.03	239.03	239.03
C1	206.98	206.98	206.98
D1 & A3	148.80	127.00	127.00
D2	135.42	135.42	135.42
Sui Generis	557.33	557.33	557.32
Vacant	122.37	90.43	44.08

Table 3.21 Town Centre Uses in Attleborough

Dereham			
Use Class	2006/2007	2007/2008	2008/2009
A1	29429.31	29447.86	28636.73
A2	2786.67	3181.58	3059.61
A3	2949.83	980.40	966.90
A4	1159.04	1159.04	1159.04
A5	293.76	274.64	293.76

Dereham			
Use Class	2006/2007	2007/2008	2008/2009
B1	820.61	820.61	990.83
C1	797.91	797.91	797.91
D1	282.34	431.42	431.42
D2	243.78	24378	243.78
Sui Generis	3083.47	7426.80	7426.80
Vacant	1479.75	1239.58	2099.58

Table 3.22 Town Centre Uses in Dereham

Swaffham			
Use Class	2006/2007	2007/2008	2008/2009
A1	8015.93	7802.32	7383.24
A2	1662.86	1863.48	1868.65
A3	654.86	654.49	654.49
A4	616.35	734.17	734.18
A5	201.26	201.26	201.26
C1	436.72	436.72	436.72
D1	423.27	482.96	498.3
Sui Generis	1050.36	1447.09	1481.13
Vacant	475.86	692.53	1057.10

Table 3.23 Town Centre Uses in Swaffham

Thetford			
Use Class	2006/2007	2007/2008	2008/2009
A1	25360.50	25219.96	24703.12
A2	2621.25	2656.25	2579.68
A3	1042.02	1042.02	907.03
A4	432.47	347.45	347.45
A5	352.15	352.15	352.15
C1	1154.67	1154.67	1154.67
D1	471.88	471.88	471.88
Sui Generis	584.71	584.71	584.71
Vacant	852.06	1052.38	1605.27

Table 3.24 Town Centre Uses in Thetford

Watton			
Use Class	2006/2007	2007/2008	2008/2009
A1	5896.93	5710.34	5718.12
A1 & A3	74.77	74.77	74.77
A1 & B2	815.75	927.86	927.86
A2	1390.36	1379.56	1587.75
A3	352.52	352.52	372.28
A4	403.09	403.09	240.85
A5	241.09	241.09	241.09
B1	517.87	517.88	517.87
C1	141.40	141.40	141.4
D1	309.78	309.78	309.78
Sui Generis	765.34	940.89	828.32

Watton			
Use Class	2006/2007	2007/2008	2008/2009
Vacant	387.84	753.94	680.47

Table 3.25 Town Centre Uses in Watton

Total Town Centre Use Development

3.31 Table 3.26 'Changes in Floorspace of Town Centre Uses' shows changes in floorspace of town centre uses in the five market towns over the financial year 08/09. Newly vacant units, changes of use and demolitions count towards losses. Table 3.27 'Changes in Floorspace of Town Centre Uses in Town Centres' shows the change in the town centres of the market towns and Table 3.28 'Changes in Floorspace of Town Centre Uses in Thetford' shows change in the Thetford as the Key Centre for Development and Change.

	A1	A2	A3	A4	A5	D2	Total
Gains	0	0	0	0	19.13	0	19.13
Losses	1692.91	246.32	165.93	162.24	0	0	2267.4
Net	-1692.91	-246.32	-165.93	-162.24	19.13	0	-2248.27

Table 3.26 Changes in Floorspace of Town Centre Uses

	A1	A2	A3	A4	A5	D2	Total
Gains	0	0	9.52	0	19.13	0	28.68
Losses	1560.25	246.32	0	162.24	0	0	1968.81
Net	-1560.25	-246.32	9.52	-162.24	19.130	0	-1940.13

Table 3.27 Changes in Floorspace of Town Centre Uses in Town Centres

	A1	A2	A3	A4	A5	D2	Total
Gains	0	0	0	0	0	0	0
Losses	516.84	76.56	134.99	0	0	0	728.39
Net	-516.84	-76.56	-134.99	0	0	0	-728.39

Table 3.28 Changes in Floorspace of Town Centre Uses in Thetford

Vacant Units

3.32 The following graph shows the changing number of vacant units within the designated primary frontage of the five market towns.

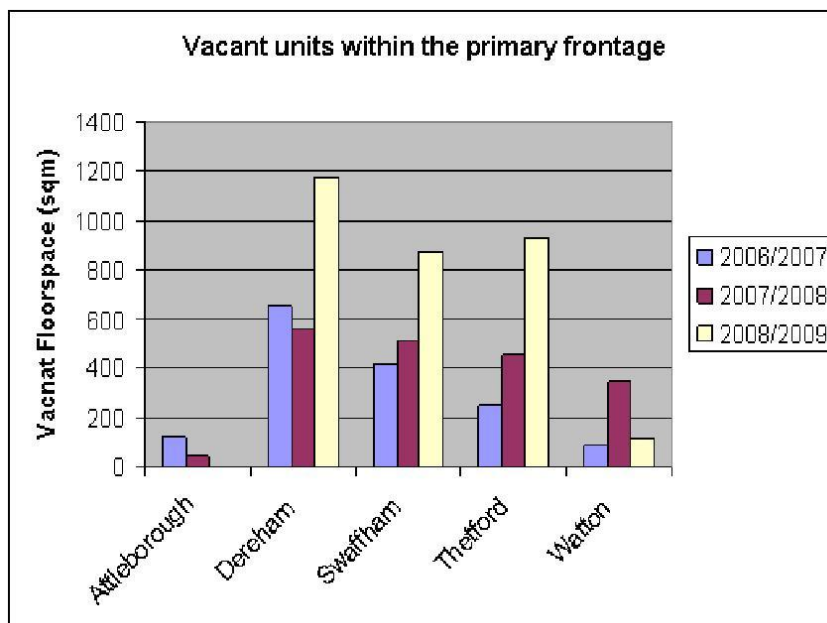


Figure 3.2 Vacant units within primary frontage

3.33 Figure 3.2 'Vacant units within primary frontage' shows a large increase in the amount of floorspace occupied by vacant properties in Dereham, Swaffham and Thetford, over the last financial year. Attleborough is the only town, not to contain any vacant units within its primary frontage. Table 3.29 ' Vacant floorspace across all locations within the market towns' shows the continuation of this trend for all retail locations within the market towns, and not just the primary frontage.

	Vacant floorspace (sqm) in the financial year 2006/2007	Vacant floorspace (sqm) in the financial year 2007/2008	Vacant floorspace (sqm) in the financial year 2008/2009
Attleborough	122.38	90.43	44.08
Dereham	1479.75	1239.58	2099.58
Swaffham	475.86	692.53	1057.10
Thetford	852.86	1052.38	1605.27
Watton	387.84	753.94	680.47
Total	3318.69	3828.86	5489.5

Table 3.29 Vacant floorspace across all locations within the market towns

3.34 Whilst the amount of vacant floorspace has increased by 1660.64 sqm over the past financial year, this equates to 67 vacant units in 2008/09 in comparison to 62 in 2007/08.

Core Output Indicators for Town Centres

Core Output Indicator	Description	Result for 2008/2009
BD4	Show the total amount of completed floorspace	Table 3.26 ' Changes in Floorspace of Town Centre Uses' (note this data is collected by street survey and not from planning permission data)

Table 3.30 Core Output Indicators for Town Centres**Core Strategy Indicators for Retail and Town Centres**

Core Strategy Indicator	Description	Target	Result for 2008/2009
CP7a	Number of vacant retail units	Minimise annually	Table 3.29 ' Vacant floorspace across all locations within the market towns'
CP7b	Retail development completed (m ²)	No target identified	Table 3.26 ' Changes in Floorspace of Town Centre Uses'
CP7c	Identification of Local Centres	No target identified	
DC9a	% of non-retail uses on defined primary frontage	Maximum 25% non A1 in primary frontage	32% across all of the primary frontage within the 5 towns, figures may differ at the individual town level
DC9b	% of non-retail uses on defined secondary frontage	Maximum 50% non-retail in secondary frontage	15% across all of the secondary frontages within the 5 towns. This figure will vary when looking at individual continuous secondary frontages.
DC9c	A class floorspace (sqm)	Maximise in accordance with Policy CP7	Table 3.20 'A1 Floorspace'

Table 3.31 Core Strategy Indicators for Retail

4 Natural Resources

4.1 This section monitors the effects of development on natural resources in the District.

Development on Greenfield land

4.2 Over the financial year 2008/2009 123 new dwellings have been completed on greenfield land, which has seen the loss of 12.9 ha of land. This total only includes sites that have been completed in their entirety, rather than individual units, these will be picked up in future monitoring documents. In regard to employment land, over the past financial year 0.89 ha of Greenfield land has been developed for this use. Development on Greenfield land, has seen just under a 50% increase in this financial year, in comparison to the financial year 2007/2008.

Flood Risk and Water Quality

4.3 The Council has published a Strategic Flood Risk Assessment for the District. Overall, very small areas of the District are at risk from flooding. However, there are localised areas at risk from surface run off and rivers. The Environment Agency are the statutory regulators for water quality and flood risk issues.

Number of Planning Permission Granted Contrary to Environment Agency Advice

Monitoring year	Number of planning applications granted contrary to Environment Agency advice on flood risk	Number of planning applications granted contrary to Environment Agency advice on water quality
2007/2008	0	0
2008/2009	3	0

Table 4.1 Planning permissions granted contrary to Environment Agency advice

4.4 2008/2009 is only the second year that planning permissions granted contrary to Environment Agency advice have been monitored, future AMR's will be able to display any trends within this data.

Number of Homes in Flood Zones 2, 3a and 3b

4.5 The total number of homes (council tax paying) in flood risk areas is shown in the following table.

Flood Zone	Number of Homes
Flood Zone 3b	108
Flood Zone 3a	360
Flood Zone 2	162

Table 4.2 Number of homes within designated flood zones

Core Output Indicators

Core Output Indicator	Description	Result for 2008/2009
E1: Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds	Only includes unresolved objections	Table 4.1 'Planning permissions granted contrary to Environment Agency advice'

Table 4.3 Core Output Indicators**Core Strategy Indicators for Natural Resources**

Core Strategy Indicator	Description	Target	Result for 2008/2009
CP8	Development on previously developed land (ha)	Maximise annually (25% target for residential development)	13.79ha
CP9	% of household waste collected which is recycled/composted	33% by 2015	The result for 2008/09 is not yet available. However, 41.79% of Breckland waste was recycled in 2007/08. Data is available from recycle for Norfolk website.
DC13a	Number of dwellings permitted in EA defined flood zones 2 or 3, or flood risk areas identified by the SFRA	Zero dwellings per annum	Table 4.2 'Number of homes within designated flood zones'
DC13b	Other development types permitted in EA defined zones or risk areas identified by the SFRA and contrary to policy	Zero ha per annum	Table 4.2 'Number of homes within designated flood zones'
DC13c	Number of permissions granted contrary to Environment Agency advice	Zero per annum	Table 4.1 'Planning permissions granted contrary to Environment Agency advice'

Table 4.4 Core Strategy Indicators for Natural Resources

5 Environment

5.1 This section monitors the state of the natural environment and renewable energy development.

Biodiversity

5.2 Breckland has 13% of all of the Sites of Specific Scientific Interest (SSSI) in the East of England. It also contains a large number of Special Areas of conservation and Special Protection Areas. The range and quality of these sites are crucial to the operation of natural processes and the overall quality of life in Breckland. The following table highlights the condition of SSSIs in the District.

	2007	2008	2009
% of SSSI in a favourable condition	81	50	55
% of SSSI in a unfavourable condition recovering	13	4	24
% of SSSI in a unfavourable condition declining	0.5	15	3
% of SSSI in a unfavourable condition no change	5.5	31	18

Table 5.1 SSSI Condition

5.3 The data for 2009 was correct as of September 2009. Over the past three monitoring years, there has been a number of changes in regard to SSSI condition, however in the past financial year the condition of the sites appears to be recovering in comparison to the previous years data..

Renewable Energy

5.4 In the financial year 2008/2009 no new commercial scale renewable energy was installed in the District. The following table identifies the current installed capacity of renewable energy in the District.

Type	Location	Developer	Date Installed	Capacity
Biomass (Animal Litter)	Mundford Road, Thetford	Fibrowatt	1999	38.5 MW
Wind Energy (1 Turbine)	Swaffham 1, EcoTech Centre	Ecotricity	1999	1.5MW
Wind Energy (1 Turbine)	Swaffham 2, EcoTech Centre	Ecotricity	2003	1.8MW
Wind Energy (8 Turbines)	North Pickenham and Swaffham	Enertrag UK	2006	16MW
Total				57.8MW

Table 5.2 Installed Renewable Energy

Core Output Indicators

Core Output Indicator	Description	Result for 2008/2009
E2: Change in Biodiversity importance	To show losses or additions to biodiversity habitat	Table 5.1 ' SSSI Condition'

Core Output Indicator	Description	Result for 2008/2009
E3:Renewable Energy Generation	To show the amount of renewable energy generation by installed capacity and type	Table 5.2 ' Installed Renewable Energy'

Table 5.3 Core Output Indicators for the Environment

Core Strategy Indicators for the Environment

Core Strategy Indicator	Description	Target	Result for 2008/2009
CP5b	Open space provided (ha)	In accordance with standards in policy DC11	
CP6a	Green Infrastructure lost due to development without replacement	No target identified	Data not available, will start monitoring from 1st April 2009.
CP6b	Amount of Green Infrastructure provided by new developments	No target identified	Data not available, will start monitoring from 1st April 2009.
CP10a	Local Nature Reserves and County Wildlife Sites identified	Improved Biodiversity – proportion of Local Sites where active conservation management is being achieved	The district has 4 Local Nature Reserves and 427 County Wildlife Sites
CP10b	% of SSSI areas in favourable or recovering condition	95% of SSSIs to be in a favourable or recovering condition by 2010	Table 5.1 ' SSSI Condition'
CP10c	Number of BAP habitats created as part of new developments	Maximise	Data not available, will start monitoring from 1st April 2009.
CP10d	Proportion of local sites where active conservation management is being achieved	Maximise annually	Data not available, will start monitoring from 1st April 2009.
CP12	Installed capacity of renewable or decentralised energy systems to support major growth locations	No target identified	Table 5.2 ' Installed Renewable Energy'
DC11a	Comparison of Open Space provision to District standard and other national standards	Meet standard	
DC11b	Area of outdoor playing space provided from developments (ha)	Maximise	Data not available, will start monitoring from 1st April 2009.
DC11c	Area of open space lost to development (ha)	Minimise	Data not available, will start monitoring from 1st April 2009.

Core Strategy Indicator	Description	Target	Result for 2008/2009
DC12a	Protected trees lost as a result of development (gross)	No target	Data not available, will start monitoring from 1st April 2009.
DC12b	Protected hedgerows lost as a result of development (m)	No target	Data not available, will start monitoring from 1st April 2009.
DC14	Number of developments as defined in the policy that provide 10% of their energy from renewable sources	Maximise	This information is not available for this AMR, future AMR's will contain this information
DC15	MW of installed renewable capacity per annum	Maximise	0
DC16	Number of developments (over 10 dwellings) meeting building for life assessments.	Maximise	This information is being monitored from 1st April 2009, future AMR's will contain this information
DC17	Number of planning permissions granted contrary to English Heritage and Conservation officer advice	Minimise	Data not available, will start monitoring from 1st April 2009.

Table 5.4 Core Strategy Indicators for the Environment

6 Accessibility

6.1 This is the first AMR to use the Core Strategy indicators to monitor the strategic theme of accessibility.

Core Output Indicators

Core Output Indicator	Description	Result for 2008/2009
T1a	% of non-residential development complying with car parking standards set in the LDF	Dataset not available, future AMR's will report on this.
T1b	% of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major health centre.	

Table 6.1

Core Strategy Indicators

Core Strategy Indicator	Description	Target	Result for 2008/09
CP13a	% of households without a car in rural areas of the District able to access a market town or local service centre by public transport in 30 minutes at least twice per week	Maximise	
CP13b	% of persons commuting by car or van	Minimise	63.69% as at the 2001 census
CP13c	% of persons who travel to work by public transport	Maximise	2.74%, results from the 2001 census
CP14a	% of homes in rural areas further than 30 minutes public transport time from town centres	Minimise	
CP14b	% of homes in rural areas further than 1000m from a primary school	Minimise	7.7%
CP14c	% of homes in rural areas further than 300m from a convenience store or 30 minutes public transport time	Minimise	Dataset not available, future AMR's will report on this
CP14d	% of homes in rural areas further than 1000m or 30 minute public transport time from a doctors surgery	Minimise	41.7%
DC19a	Amount of completed floor space of community, recreation and leisure facilities by location (m ²)	Maximise in Local Service Centres and Towns	0

Core Strategy Indicator	Description	Target	Result for 2008/09
DC19b	Floor space of key services and facilities lost to re-development of other uses (m ²)	Zero	Dataset not available, future AMR's will report on this.
DC19c	% of rural areas with presence of and access to essential services and facilities	Maximise	
DC21	Amount of completed development in accordance with car parking standards (floor area)	Maximise	Dataset not available, future AMR's will report on this

Table 6.2 Core Strategy Indicators

7 Local Development Scheme

Progress of the Statement of Community Involvement

7.1 The Council adopted its first Statement of Community Involvement (SCI) on the 31st March 2006. This document has been the subject of significant consultation and examination. The adoption of this document met the milestone as set out in the Council's adopted Local Development Scheme. The Council plans to review the SCI in 2010.

Progress of the Core Strategy and Development Control Policies Development Plan Document

7.2 The Council has made significant progress in the preparation of this document over the last year. In the financial year 2008/2009, Breckland completed the pre-submission publication and subsequent submission of the Core Strategy and Development Control Policies document in accordance with the new 2008 Regulations. The preparation of the document was in line with the milestones in the adopted Local Development Scheme. This has enabled the document to go forward for Examination.

Progress of the Site Specific Policies and Proposals Development Plan Document

7.3 In July/August 2008, the Council undertook an extensive 12 week consultation on sites which had been promoted to the Council for inclusion within the LDF. This consultation involved numerous meetings with Town and Parish Councils and public meetings. In February/March 2009 Breckland undertook a further 6 week consultation on additional sites promoted to the Council during the first wave of consultation over the summer of 2008. These sites have been assessed and the Council is preparing a preferred options Site Specific document with Sustainability Appraisal and Habitats Regulation Assessment. This document will be consulted on in 2009/10.

Progress of the Thetford Area Action Plan

7.4 Over the months of June, July and August 2008, Breckland undertook a consultation on the 'Issues and Options' of the Thetford Area Action Plan. The Council consequently prepared a 'Preferred Options' document which was published in February 2009. 2009/10 will see the final document published for a final round of consultation.

Risks to Adherence of Local Development Scheme Timescale

7.5 Producing a Local Development Framework within a set timetable is not without risk. A number of risks have been identified since the first LDS was adopted in 2005. As far as is practicable, these risks will need to be factored into a revised timetable. However, it is recognised that there are risks that, should they come to fruition, are insurmountable including further significant changes to the planning system at either the national / regional level.

Identified Risk	Implications for LDF Programme
Staff Resources	The planning policy team at Breckland Council is small. Staff turnover, the national lack of qualified planners, and increasing need for staff to specialize all pose medium risks to the timetable if one or more members of the team were to leave the authority during the next 3 years. Staff retention and replacement will be priorities and this aspect will be managed to ensure that the timetable for the LDF is not put at risk. The Council has significantly reduced this risk by entering into a 15 year contract with Capita Symonds to deliver planning services in Breckland.

Identified Risk	Implications for LDF Programme
Information Technology	There is an increasing reliance on Information Technology – use of the internet, receiving LDF submissions electronically, GIS etc. This demands increasingly specialised knowledge, increased capabilities of internal systems (i.e. web server capacity) and secure and reliable systems that will not breakdown or corrupt. This risk is acknowledged and increased resources are being directed towards I.T. hardware and training to ensure that LDF production remains on target. The acquisition of Limehouse Software has addressed some of these risks.
Practical Implementation of the new System	The LDF system came into force in September 2004 and lessons about its practical application are regularly emerging from national examples. From the initial tranche of submitted LDFs that have been assessed for their soundness it is clear that Government guidance can be interpreted in several ways and that much of the detail of how the new system will actually work is yet to be fully set out in guidance and understood by practitioners. Following some high profile failings of documents prepared under the new LDF system it is anticipated that further guidance will need to be produced together with revised interpretations and analysis from officials. A clear example is the new emphasis on producing detailed and specific strategies, when initial advice was to prepare visionary and non-specific strategies that would not require regular updating. To minimise the risk in this area, there will be close monitoring of DCLG advice and regular liaison with the Government Office. The new Planning Policy Statement 12 and new regulations published in 2008 which attempt to streamline the preparation of plans may mean the targets in the LDS are easier to achieve. However, at the time of writing the system is in transition and it will take time to see if the new provisions speed up plan preparation delivery.
Recommendations from the Examination on the Core Strategy	Whilst this AMR covers the financial year 2008/09, at the time of preparing this Report, the Council is in receipt of the Inspectors Report on the Core Strategy. Whilst the document has been found sound the Inspectors have further defined the content of the emerging Area Action Plans including the need for more robust evidence particularly transport in both of the towns and waste water infrastructure. The preparation of this evidence and its assimilation into policy will have implications for the LDS.
Changes to Regional Planning	Despite an adopted Regional Spatial Strategy for the East of England and the considerable progress that Breckland Council has made in submitting a Core Strategy, it is recognised that ongoing changes to the regional planning framework in the East present risks to the progress of the current LDS. There is ongoing consultation on reviewing the East of England plan to 2031 which includes assessing the impacts of a variety of housing scenarios.

Table 7.1 Risks to adherence to LDS

Recommended Amendments to the LDS

7.6 A third revised Local Development Scheme was approved by the Secretary of State in January 2009. The majority of milestones have been met but a number of the risks identified above have materialised and the authority is in the position of needing to amend the LDS to include a new set of milestones which will be delivered by Capita Symonds.

7.7 The changes proposed to the scheme from the adopted third revision LDS are summarised below.

Document	Existing Milestone	Proposed Milestone in Submitted LDS	Reasoning
Site Specific Policies and Proposals	Pre-Submission Publication in January/February 2010	Further Consultation in April 2010 and pre-submission publication in October 2010	Some 800 sites have been presented to the Council during previous consultations. Progress on the document has been dependent on the Examination process of the Core Strategy in determining the growth levels for particular locations.
Attleborough & Snetterton Heath Area Action Plan	Pre-submission publication in September 2010	Issues and Options Consultation in April 2010 and pre-submission publication in November 2010	The plan will now also incorporate strategic growth for Attleborough and will be renamed 'Attleborough and Snetterton Heath Area Action Plan'. Timetable for production will reflect the recommendations from the Core Strategy Examination, including the need for further detailed waste water and transport evidence.
Thetford Area Action Plan	Pre-Submission Publication in January/February 2010	Further Consultation in June 2010 and pre-submission publication in October 2010	Timetable for production will reflect the recommendations from the Core Strategy Examination, including the need for further detailed transport, town centre and European Habitats evidence.

Table 7.2 LDS Amendments

8 SHLAA update

8.1 Breckland Council published its first Strategic Housing Land Availability Assessment (SHLAA) in January 2009. This was the first comprehensive assessment of sites in the District and this Annual Monitoring Report is the first opportunity to consider any changes since the document was published, and as a result the need for any amendments to the document.

8.2 The Government's practice guidance on SHLAAs advises that these assessments should be kept up to date as part of the annual monitoring process. The following table outlines those SHLAA sites that have Planning Permission or are the subject of Planning Applications that may affect their categorisation, capacity or inclusion within the assessment:

SHLAA site Ref.	Planning Applications or with Permission	Outcome
A02	Listed Building Application only	No change necessary
A04	3PL/2007/0575/CU - Siting of portabins	No change necessary
A05	3PL/2007/0519/F - Erection of small industrial unit within existing employment area	No change necessary
A24	3PL/2007/0719/F - Siting of portacabin (renewal)	No change necessary
D12	3PL/2009/0004/CU - Convert a part of commercial glasshouse to a small horticultural machinery workshop/display-retrospective	No change necessary
EH03	Minor householder applications on small component of site	No change necessary
GE06	3PL/2008/1095/F - Construction of single storey building to replace & upgrade staff facilities	No change necessary
S18	3PL/2008/0639/F - Conversion of stable block to residential development - 4 units and access drive	No change necessary
SH16	3PL/2008/1253/CU - Change of use from bakery premises to dog grooming	No change necessary
T01	Advertisement application	No change necessary
T02	3PL/2008/1167/F - Two storey extension	No change necessary
WE10	3PL/2007/1660/F - Installation of oxygen and propane tanks within compound	No change necessary

Table 8.1 SHLAA sites with Planning Applications or permission requiring amendment

8.3 As can be seen in the table above, there have been no applications or permissions which result in the loss or fundamental change in status of any of the sites within the current SHLAA. The applications found within SHLAA sites are minor in nature and do not compromise the continuation of the site within the assessment.

8.4 However, it is recommended that the SHLAA undergoes a further update in Spring 2010 to take into account the finalised Spatial Strategy for the District as set out in the Breckland Core Strategy, and any additional or amended sites that have been put forward since the initial assessment was made. This review will feed in to the Council's five year housing supply statement and subsequent housing trajectory.

9 Performance of Saved Policies

9.1 As of the 27th September 2007 the 'saved' policies contained within the Breckland Council Adopted Local Plan (1999) expired. On the 14th September 2007 Breckland Council received a Direction from the Secretary of State under paragraph 1(3) of Schedule 8 of the Planning and Compulsory Purchase Act (2004) to save some selected policies in the Local Plan until the relevant DPD is adopted. The following table shows the saved policies and includes some indicators to monitor their performance.

Policy	Summary of Policy/Area of Coverage	Will the Principle of the Policy be Replaced	Reasoning	Proposed Replacement	Able to be Monitored?	Reason for not Monitoring	Target	Indicator	Result 2008/09
ENV6	Protection of Habitat	Yes	To ensure protection of locally designated sites	Core Strategy and Development Control Policies DPD	Yes, to some extent		Quality of designated sites	% of SSSI in favourable condition	Table 5.1 'SSSI Condition'
HOU2	Housing in the Towns	Yes	To ensure development takes place in sustainable locations and at appropriate densities	Core Strategy and Development Control Policies DPD	Yes				Table 3.1 'Housing Completions'
HOU4	Development of small scale residential development in villages	Yes in principle, but in a slightly different form	To ensure development takes place in sustainable locations and at appropriate densities	Core Strategy and Development Control Policies DPD	Yes, to some extent				Table 3.1 'Housing Completions' and Table A.1 'Residential completions by parish'
HOU6	Restricts new housing development outside settlement boundaries	Yes in principle, but in a slightly different form	To ensure development takes place in sustainable locations and at appropriate densities	Core Strategy and Development Control Policies DPD	No	Data not available			
ECO2	Allocation of Land at Snetterton	Yes	Provision of land for employment uses is an important objective,	Core Strategy and Development Control Policies	Yes		Land allocated at Snetterton Heath	% of allocation remaining	62% of allocation remaining

Policy	Summary of Policy/Area of Coverage	Will the Principle of the Policy be Replaced	Reasoning	Proposed Replacement	Able to be Monitored?	Reason for not Monitoring	Target	Indicator	Result 2008/09
ECO3	Allocation of Land for 'Bad Neighbour' Employment Uses	Yes in Principle actual allocations to be reviewed at Site Specific Policies and Proposals DPD	Provision of land for employment uses is an important objective	Core Strategy and Development Control Policies DPD and Site Specific Policies and Proposals DPD	Yes		Land allocated at Frans Green, North Pickenham, Roudham and Shipdham Airfield	% of allocations remaining	20% of the land in the allocations is remaining
ECO5	Development of Employment uses outside Settlement Boundaries	Yes	To allow some flexibility for employment development in the countryside, where there are sustainability advantages for locating in the countryside	Core Strategy and Development Control Policies DPD	No				7 applications were granted outside of settlement boundaries
TRA5	Traffic Generation	Yes	Essential for maintaining a efficient and safe transport network	Core Strategy and Development	No	Data not available			

Policy	Summary of Policy/Area of Coverage	Will the Principle of the Policy be Replaced	Reasoning	Proposed Replacement	Able to be Monitored?	Reason for not Monitoring	Target	Indicator	Result 2008/09
REC2	Provision of Open Space	Yes	Principal will be retained but standards and contributions level will change	Control Policies DPD Core Strategy and Development Control Policies DPD	Yes		Residential developments over 25 dwellings to provide open space to NPFA standard	Amount of open space provided on 25 dwellings or more (Ha)	0.672 hectares
(002)2	Allocation of site H2 (Attleborough)	No	Allocation has been commenced		Yes			% of Allocation remaining	16% of the land allocated for housing under this policy is remaining
(002)6	Allocation of site H6 (Attleborough)	Yes	To deliver significant housing required by the RSS	Core Strategy and Development Control Policies DPD and Site Specific Policies and Proposals DPD	Yes			% of Allocation remaining	63% of the land allocated for housing under this policy is remaining
(002)8	Allocation of site E2 (Attleborough)	Yes in Principle actual allocations to	Provision of land for employment uses is an important objective	Core Strategy and Development	Yes			% of Allocation remaining	100% of land Allocated in this policy is remaining

Policy	Summary of Policy/Area of Coverage	Will the Principle of the Policy be Replaced	Reasoning	Proposed Replacement	Able to be Monitored?	Reason for not Monitoring	Target	Indicator	Result 2008/09
(002)9	Allocation of site E3 (Attleborough)	be reviewed at Site Specific Policies and Proposals DPD Yes in Principle actual allocations to be reviewed at Site Specific Policies and Proposals DPD	Control Policies DPD and Site Specific Policies and Proposals DPD Provision of land for employment uses is an important objective	Core Strategy and Development Control Policies DPD and Site Specific Policies and Proposals DPD	Yes			% of Allocation remaining	100% of land Allocated in this policy is remaining
(002)11	Allocation of sites OS1, OS2, OS3, OS5 (Attleborough) for housing development allocations H1, H2, H3, H4, H5, H6	No	Open Space has been provided		Yes			% of Allocation remaining	0% of land Allocated in this policy is remaining
(002)12	Seek to provide site OS6 (Attleborough)	Yes	Provision of Open Space is an important	Core Strategy and	Yes			% of Allocation remaining	100% of land Allocated in

Policy	Summary of Policy/Area of Coverage	Will the Principle of the Policy be Replaced	Reasoning	Proposed Replacement	Able to be Monitored?	Reason for not Monitoring	Target	Indicator	Result 2008/09
(025)1	Allocation of site E1 (Dereham)	Yes in Principle actual allocations to be reviewed at Site Specific Policies and Proposals DPD	Provision of land for employment uses is an important objective	Core Strategy and Dereham Control Policies DPD and Site Specific Policies and Proposals DPD	Yes			% of Allocation remaining	100% of land Allocated in this policy is remaining
(087)1	Development related to motor racing (Snetterton)	Yes	Provision of land for specific employment uses in this location has been established as an important objective and will be continued in the LDF	Core Strategy and Dereham Control Policies DPD and Site Specific Policies and	No	Racing Circuit area not defined in Local Plan			

Policy	Summary of Policy/Area of Coverage	Will the Principle of the Policy be Replaced	Reasoning	Proposed Replacement	Able to be Monitored?	Reason for not Monitoring	Target	Indicator	Result 2008/09
(099)1	Allocation of sites E1 & E2 (Thetford)	Yes in Principle actual allocations to be reviewed at Site Specific Policies and Proposals DPD	Provision of land for employment uses is an important objective	Proposals DPD Core Strategy and Development Control Policies DPD and Site Specific Policies and Proposals DPD	Yes			% of Allocation remaining	23% of land Allocated in this policy is remaining
(099)4	Protection of the Amenity value of the Rivers Thet and Little Ouse (Thetford)	Yes	Protection of locally important landscape is a key objective	Core Strategy and Development Control Policies DPD	No	Subjective policy			
(104)3	Allocation of site E4 (Watton)	Yes in Principle actual allocations to be reviewed at Site Specific Policies and Proposals DPD	Provision of land for employment uses is an important objective	Core Strategy and Development Control Policies DPD and Site Specific Policies and Proposals DPD	Yes			% of Allocation remaining	100% of land Allocated in this policy is remaining

Policy	Summary of Policy/Area of Coverage	Will the Principle of the Policy be Replaced	Reasoning	Proposed Replacement	Able to be Monitored?	Reason for not Monitoring	Target	Indicator	Result 2008/09
(104)5	Identification of redevelopment opportunity RO2 (Watton)	No	Site has planning permission for a mixed use scheme involving mostly housing	Proposals DPD					
(104)6	Identification of redevelopment opportunity RO3 (Watton)	Yes	Provision of Open Space is an important objective, particularly in the market towns where large deficiencies exist against the NPFA standards	Core Strategy and Development Control Policies DPD and Site Specific Policies and Proposals DPD	Yes			% of Allocation remaining	100% of land Allocated in this policy is remaining
(104)13	Allocation of site OS1 (Watton)	Yes	Provision of Open Space is an important objective, particularly in the market towns where large deficiencies exist against the NPFA standards	Core Strategy and Development Control Policies DPD and Site Specific Policies and Proposals DPD	Yes			% of Allocation remaining	100% of land Allocated in this policy is remaining

Policy	Summary of Policy/Area of Coverage	Will the Principle of the Policy be Replaced	Reasoning	Proposed Replacement	Able to be Monitored?	Reason for not Monitoring	Target	Indicator	Result 2008/09
(107)1	Identify land for industrial development (Weeting)	Yes in Principle actual allocations to be reviewed at Site Specific Policies and Proposals DPD	Provision of land for employment uses is an important objective	Core Strategy and Development Control Policies DPD anSite Specific Policies and Proposals DPD	Yes			% of Allocation remaining	66% of land Allocated in this policy is remaining

Appendix A Residential Completions by Parish

Parish	2001/2002	2002/2003	2003/2004	2004/2005	2005/2006	2006/2007	2007/2008	2008/2009	Grand Total
Ashill	2	0	0	0	1	1	5	15	24
Attleborough	19	63	260	53	12	25	29	29	490
Banham	19	9	3	2	10	2	6	6	57
Bawdeswell	6	4	0	2	0	1	11	3	27
Beachamwell	0	15	1	4	1	0	1	0	22
Beeston	3	2	1	4	7	3	4	6	30
Beetley	5	9	3	4	3	1	5	3	33
Besthorpe	1	4	2	2	5	1	2	2	19
Billingford	0	4	2	0	0	0	0	0	6
Bintree	2	0	0	2	5	1	0	0	10
Blo' Norton	0	2	0	1	2	0	0	0	5
Bradenham	1	0	4	0	2	0	0	1	8
Brettenham	1	2	1	2	7	3	0	0	16
Bridgham	0	0	0	0	2	1	0	5	8
Brisley	0	1	0	1	0	1	0	4	7
Bylaugh	0	0	2	0	0	0	0	21	23
Carbrooke	14	0	2	8	2	36	68	57	187
Caston	1	1	1	2	2	1	1	2	11
Cockley Cley	0	0	0	0	2	0	1	0	3
Colkirk	1	1	2	0	0	8	7	0	19
Cranwich	0	0	0	0	0	0	0	0	0

Parish	2001/2002	2002/2003	2003/2004	2004/2005	2005/2006	2006/2007	2007/2008	2008/2009	Grand Total
Cranworth	0	1	0	1	1	4	0	0	7
Croxton	0	1	0	0	1	4	1	0	7
Didlington	0	0	0	0	0	0	0	2	2
Dereham	157	200	214	163	107	61	161	134	1197
East Tuddenham	1	2	1	6	4	2	0	0	16
Elsing	0	0	0	0	0	0	0	0	0
Foulden	2	4	1	1	0	1	1	0	10
Foxley	0	0	2	2	5	2	2	1	14
Fransham	0	1	1	2	3	1	1	1	10
Garboldisham	4	2	1	0	1	2	0	0	10
Garvestone	1	2	1	1	2	2	5	5	19
Gateley	0	0	0	0	0	0	0	0	0
Gooderstone	36	1	1	0	3	2	0	0	43
Great Cressingham	0	0	0	0	0	0	0	7	7
Great Dunham	0	3	0	1	0	1	3	0	8
Great Ellingham	2	4	6	4	9	4	1	0	30
Gressenhall	1	3	0	4	2	0	1	3	14
Griston	1	2	0	0	2	5	4	3	17
Guist	0	0	0	0	0	0	0	0	0
Hardingham	0	2	2	0	1	0	1	1	7
Harling	7	3	16	19	3	10	2	6	66
Hilborough	1	1	2	3	0	4	2	0	13

Parish	2001/2002	2002/2003	2003/2004	2004/2005	2005/2006	2006/2007	2007/2008	2008/2009	Grand Total
Hockering	8	0	4	5	9	1	3	2	32
Hockham	6	0	1	0	2	2	0	0	11
Hoe	0	0	0	0	0	1	1	1	3
Holme Hale	0	2	4	1	3	2	3	0	15
Horningtoft	0	1	0	0	0	1	1	0	3
Ickburgh	1	4	0	0	0	4	0	0	9
Kempstone	0	0	0	0	0	0	0	0	0
Kenninghall	0	3	4	10	8	9	2	22	58
Kilverstone	0	0	0	0	0	3	0	0	3
Lexham	0	0	0	0	0	0	0	0	0
Litcham	3	0	0	1	0	4	0	1	9
Little Cressingham	0	0	0	1	3	0	0	0	4
Little Dunham	0	1	0	0	1	0	2	0	4
Little Ellingham	0	0	0	5	0	0	2	0	7
Longham	1	1	1	0	2	0	0	0	5
Lynford	0	0	1	0	5	0	0	0	6
Lyng	0	3	8	2	0	3	0	2	18
Mattishall	1	8	0	8	5	7	15	7	51
Merton	0	0	0	0	0	0	0	0	0
Mileham	2	1	1	2	5	12	5	0	28
Mundford	4	2	3	1	1	0	2	1	14
Narborough	23	2	1	6	0	0	0	4	36

Parish	2001/2002	2002/2003	2003/2004	2004/2005	2005/2006	2006/2007	2007/2008	2008/2009	Grand Total
Narford	0	0	0	0	0	1	0	0	1
Necton	1	10	9	20	14	5	2	4	65
New Buckenham	0	1	0	3	4	7	3	5	23
Newton	0	0	0	0	0	0	0	0	0
North Elmham	10	3	3	8	2	1	7	6	40
North Lopham	0	1	5	0	4	2	1	6	19
North Pickenham	5	8	3	4	0	0	0	0	20
North Tuddenham	1	0	0	1	1	2	0	2	7
Old Buckenham	3	1	2	5	5	3	5	4	28
Ovington	4	1	0	4	0	0	0	0	9
Oxborough	0	0	1	3	0	1	5	0	10
Quidenham	1	1	0	0	1	2	2	0	7
Riddlesworth	0	0	0	0	6	0	0	0	6
Rocklands	0	5	8	3	2	1	0	1	20
Roudham	0	2	2	3	0	0	0	1	8
Rougham	0	0	0	0	0	0	0	0	0
Saham Toney	3	1	5	7	5	4	2	8	35
Scarning	4	4	5	9	6	6	0	2	36
Scoulton	0	0	1	0	0	2	1	0	4
Shipdham	9	5	3	7	12	5	2	10	53
Shropham	0	1	1	6	0	3	4	4	19
Snetterton	1	0	0	4	1	0	1	0	7

Parish	2001/2002	2002/2003	2003/2004	2004/2005	2005/2006	2006/2007	2007/2008	2008/2009	Grand Total
South Acre	0	0	0	0	0	0	0	0	0
South Lopham	0	0	2	1	2	1	1	0	7
South Pickenham	0	0	0	0	0	0	0	0	0
Sparham	2	4	0	7	0	1	1	5	20
Sporle	13	3	3	3	3	0	6	0	30
Stanfield	0	0	1	0	0	1	3	0	5
Stanford	0	0	0	0	0	0	0	0	0
Stow Bedon	1	0	0	1	0	0	1	2	5
Sturston	0	0	0	0	0	0	0	0	0
Swaffham	26	57	44	25	13	8	36	38	247
Swanton Morley	5	0	0	0	2	0	3	11	21
Thetford	72	96	188	277	141	130	96	104	1104
Thompson	2	2	0	1	1	0	2	1	9
Tittleshall	0	0	0	1	3	2	0	0	3
Tottington	0	0	0	0	0	0	0	0	0
Twyford	0	0	0	0	0	0	0	1	0
Watton	68	10	19	62	79	77	54	44	413
Weasenham All Saints	1	1	0	1	2	1	0	0	6
Weasenham St Peter	0	0	0	0	0	0	1	0	1
Weeting	0	2	15	22	0	1	11	1	42
Wellingham	0	0	0	0	0	0	0	0	0
Wendling	0	0	0	1	1	1	2	0	5

Parish	2001/2002	2002/2003	2003/2004	2004/2005	2005/2006	2006/2007	2007/2008	2008/2009	Grand Total
Whinburgh	3	2	1	2	0	2	1	1	11
Whissonsett	2	0	0	3	9	0	1	0	15
Wretham	0	0	4	1	1	0	4	0	10
Yaxham	2	3	0	9	19	9	5	6	53

Table A.1 Residential completions by parish