

Additional Houses 1st April to 31st August

Analysis has been undertaken of the sites which have been considered by Breckland's planning committee between 1st April and 31st August. Planning committee considers all sites which would be major applications or represent a departure from policy i.e. permitted on the basis of a lack of a five year land supply.

- **1233** houses have been recommended for approval
- **909** houses of the 1233 are already included within the Local Plan commitments. This is as a result of being Local Plan allocations or reserved matters approvals for outline applications which have already been included.
- Since the 1st April there has been an additional supply of **324** houses which could be included within the housing trajectory.

Of the 324 houses which are additional there is the following implication on the housing trajectory

- 81 houses are on small sites, a 10% lapse rate would therefore need to be applied. This reduces to **73 dwellings**
- A number of the major sites are outline applications. Without additional evidence it is not possible to tell if a lapse rate would be required. Outline applications would normally be expected to start delivering in year 2 to allow for reserved matters to be included. Due to the size of the applications they are likely to be completed within the five years adding **243** to the five year supply
- In total this leads to **316** additional dwellings which can be included in the five year land supply

Whilst the Council considers there is the potential for 316 dwellings to be included within the supply for the period 1st April to 31st August, this does not consider elements where supply would have been reduced in this period this includes completions will have occurred which will have reduced the supply position. The Council would normally assess this on an annual basis through site visits for the five year housing land supply.