



**Statement of Five Year Housing Land Supply
(31.03.2017)**

Published July 2017

1. Introduction

- 1.1. This Five Year Housing Land Supply Statement sets out Breckland District Council's residential land supply position as of 31st March 2017.
- 1.2. The National Planning Policy Framework (NPPF) seeks to ensure that the planning system delivers a flexible, responsive supply of housing development land to meet objectively assessed needs. It requires that Local Planning Authorities identify sufficient specific deliverable sites to deliver the next five years of housing provision.
- 1.3. The NPPF at paragraph 47 sets out the expectations on maintaining a five year supply for Local Authorities. In addition to being able to demonstrate five years' worth of housing against housing requirements, it also requires an additional buffer to ensure choice and competition in the market for land.
- 1.4. This paper provides a detailed assessment of Breckland's housing land supply for the period 1st April 2017 to 31st March 2022. It identifies specific sites which the Council considers will deliver housing over this period. The 5 year land supply position is reviewed at least annually by the Council normally in March of each year. The next review will be due in 2018.

2. Housing Requirement

2.1. The first step in assessing a Council's 5 year land supply is to establish the correct housing requirement against which to test the identified supply.

2.2. The national Planning Practice Guidance (PPG) sets out at paragraph 30¹ what the starting point for calculating a five year land supply is. It states:

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

Where evidence in Local Plans has become outdated and policies in emerging plans are not yet capable of carrying sufficient weight, information provided in the latest full assessment of housing needs should be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

2.3. This guidance provides a clear steer as to the most appropriate requirement figures that should be used to calculate the five year land supply position.

2.4. It states that the starting point for calculating a five year land supply should be the requirement figures in an adopted Local Plan. Breckland has an adopted Core Strategy and Development Control Policies DPD. This document set the housing requirement for the Plan period 2001 – 2026 at 19,100 dwellings. The Core Strategy was produced in the context set by the East of England Regional Plan. As acknowledged in the supporting text of the Core Strategy (paragraph 3.4) Breckland has one of the highest District housing figures in the East of England Plan.

2.5. The revocation of the RSS and the introduction of the NPPF signalled a step change in the approach to be taken in providing for housing in England. Rather than top down figures being set by Regional Plans, which may have redistributed needs across the region, housing targets must now be worked out at a Housing Market Area level by Local Planning Authorities working together to establish their OAN. This is acknowledged in the PPG where it states that evidence from revoked regional strategies may not adequately reflect current needs.

2.6. As part of the Local Plan review the Council commissioned a Strategic Housing Market Assessment (SHMA) to establish the OAN for the District. The SHMA was jointly commissioned by Broadland, Breckland, North Norfolk, Norwich and South Norfolk, together with the Broads Authority. The SHMA draws on the 2012-based population and household projections, the 2013 midyear population data and a review of past migration trends, considering economic growth, the housing market locally, regionally and nationally (i.e. market signals) and affordable housing need.

2.7. In 2017 an updated SHMA was produced which takes account of the impact of the 2014 based CLG household projections, 2015 ONS mid-year population estimates and more general updates to best practice in relation to the calculation of OAN. It concludes that the OAN for the district is some 612 dwellings per annum (dpa) or 15,300 units between 2011 and 2036.

¹ Reference ID: 3-030-20140306

- 2.8. The Council acknowledges that the new SHMA is as yet untested at examination but nevertheless considers it an appropriate target figure to use. The previous SHMA had been considered as part of a section 78 appeal in North Norfolk (APP/Y2620/W/14/3000517) and found to be a suitable basis for calculating housing land supply. A more recent planning appeal has considered the 2017 SHMA and again found it robust (APP/Y26020/W/16/3150860).
- 2.9. The Council considers the OAN represents the more appropriate figure against which to assess housing supply. Using a more recent OAN instead of out-of-date regional targets has been supported in several other recent S78 appeal decisions around the country.
- 2.10. The Council considers the more up-to-date target provides a more appropriate assessment of need than the Core Strategy. However, for completeness a calculation of supply against each requirement figure is provided.

Core Strategy Annual Requirement Figure = 780

Objectively Assessed Need (OAN) Requirement Figures = 612

Buffer

- 2.11. The NPPF requires that Local Planning Authorities apply an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, Local Planning Authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the required supply, and to ensure adequate market choice and competition for land.
- 2.12. The table below sets out the total completions since 2001. There has been a clear upward trend in completions post-recession, with strong completions figures for the past two years. This is a positive indicator of the strength of housing delivery in Breckland going forward.

Year	Actual Completions	Core Strategy Target ²	Shortfall against Core Strategy Target	OAN Target	Shortfall against OAN Target
2001/2002	542				
2002/2003	604				
2003/2004	884				
2004/2005	841				
2005/2006	592				
2006/2007	520				
2007/2008	621				
2008/2009	626	780	-154		
2009/2010	533	780	-247		
2010/2011	377	780	-403		
2011/2012	347	780	-433	612	-265
2012/2013	328	780	-452	612	-284
2013/2014	425	780	-355	612	-187
2014/2015	491	780	-289	612	-121
2015/2016	619	780	-161	612	+7
2016/2017	793	780	+13	612	+181
Total	9,143	7,020	-2,481	3,672	-669

- 2.13. When assessing delivery against the Core Strategy requirement there has been under-delivery in all but three years since 2001, with this past year being the first year the target has been exceeded in recent times. If assessing delivery against the OAN requirement since 2012, there has been under delivery in three out of the five monitoring years. Whilst there are clear indicators that the market and delivery is improving, when looking over the longer period the Council still considers it necessary to apply the 20% buffer.

Shortfall

- 2.14. As there has been under-delivery in recent years against the requirement the Council has accumulated a shortfall. The amount of shortfall (un-delivered requirement) to be taken into account will be different depending on which requirement is used in the calculation.
- 2.15. If using the Core Strategy requirement: Between 2008³ and 2017 4,539 dwellings have been completed in Breckland out of the required 7,020. This has led to a shortfall of 2,481 units.

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

2.16. If using the OAN requirement: as stated in the PPG “*Objective current assessments of need will reflect the consequences of past under or over delivery of housing and should therefore address the question of how to deal with past delivery rates*”. Therefore the Council considers that only shortfall accrued since 2011 the base date of the SHMA period should be addressed. Between 2011 and 2017 3,003 dwellings have been completed in Breckland out of the required 3,672. This has led to a shortfall of 669 units.

Core Strategy Shortfall 2,481

Objectively Assessed Need (OAN) Shortfall 669

2.17. There are two different approaches to making up the accumulated shortfall, the Liverpool method and the Sedgefield method. Using the Liverpool methodology, the past undersupply of housing is spread equally across the remainder of the plan period. The Sedgefield methodology requires the undersupply to be dealt with within the next five year period. The PPG states that Local Planning Authorities should aim to deal with any undersupply of housing within the first five years of the plan period where possible i.e. the Sedgefield approach.

2.18. However, Local Planning Authorities are not required to use the Sedgefield method and if it is more appropriate for the Liverpool method to be adopted. Given the high proportion of long term housing provision planned for the district through strategic urban extensions, the Council considers the Liverpool method is more suitable. For completeness the calculation using the Sedgefield method is also presented.

³ In 2008, the East of England Plan (the Regional Spatial Strategy) was adopted and the existing housing shortfall (since 2001) was carried forward into the increase in required completions.

Core Strategy Requirement Sedgefield methodology:

Housing Target 2017 - 2022 (780 dwellings p/a)	3,900
Housing Shortfall (2008 - 2017)	2,481
Shortfall spread across next five years (2017 - 2022)	496 (2,481/5)
Housing Target 2017 – 2022 including shortfall (20% buffer applied)	6,381 (3900 + 2,481) * 1.2
Total Housing Requirement 1st April 2017 – 31st March 2022	7,657
Annualised Housing Requirement 2017 - 2022	1,531

Core Strategy Requirement Liverpool methodology:

Housing Target 2017 - 2022 (780 dwellings p/a)	3,900
Housing Shortfall (2008 - 2017)	2,481
Shortfall spread across remaining plan period (2017 - 2026)	276 (2,481/9)
Housing Target 2017 - 2022 including shortfall (20% buffer applied)	4,280 (3,900 + 1,380) * 1.2
Total Housing Requirement 1st April 2017 – 31st March 2022	6,336
Annualised Housing Requirement 2017 - 2022	1,267

OAN Requirement Sedgefield methodology:

Housing Target 2017 - 2022 (612 dwellings p/a)	3,060
Housing Shortfall (2012 - 2017)	669
Shortfall spread across next five years (2017 - 2022)	134
Housing Target 2017 – 2022 including shortfall (20% buffer applied)	3,729 (3,060 + 669) * 1.2
Total Housing Requirement 1st April 2017 – 31st March 2022	4,475
Annualised Housing Requirement 2017 - 2022	895

OAN Requirement Liverpool methodology:

Housing Target 2017 - 2022 (612 dwellings p/a)	3,060
Housing Shortfall (2012 - 2017)	669
Shortfall spread across remaining plan period (2017 - 2036)	35 (669/19)
Housing Target 2017 – 2022 including shortfall (20% buffer applied)	3,882 (3,060 + 175) * 1.2
Total Housing Requirement 1st April 2017 – 31st March 2022	3,882
Annualised Housing Requirement 2017 - 2022	776

3. Housing Supply

- 3.1. Paragraph 47 of the NPPF sets out the requirements for a housing site to be considered a deliverable site for the purposes of the 5 year land supply. It states that in order for a site to be considered deliverable it should be:
- **Available** – the site is available for development now
 - **Suitable** – the site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities
 - **Achievable** – there is a reasonable prospect that housing will be delivered on the site within five years
- 3.2. In addition to the NPPF, the PPG identifies the type of sites which can be considered against these criteria. It states that deliverable sites can include those that are allocated for housing in a development plan and sites with planning permission (outline or full that have not been implemented) unless there is clear evidence that schemes will not be implemented within five years. It also states that a windfall allowance may be included, where appropriate.
- 3.3. For Breckland the housing land supply is made up of the following components:
- **Sites with planning permission:** large and small sites with planning permission are considered deliverable until permission expires or unless there is clear evidence that schemes will not be implemented within five years
 - **Allocations in the Local Plan:** sites that are allocated in the Site Specific Policies and Proposals DPD or the Thetford Area Action Plan
 - **Windfalls:** the Council is satisfied that there is compelling evidence that such sites have consistently become available in the local area, and will continue to provide a reliable source of supply.
- 3.4. It is considered that sites with planning permission are suitable and available, as this test was made at the planning application stage. When assessing sites achievability within a five year period, sites have been considered as either large or small sites. Large sites are those for 10 or more dwellings⁴, whilst small sites are those for less than ten dwellings. To further test deliverability of large sites with planning permission developers of large sites were contacted regarding their intentions for development on their site. Where a site has not commenced and a developer's intentions were unclear a 10% discount has been applied to the site to account for uncertainty.
- 3.5. Due to the number of small sites with planning permission, it is not practical to appraise each site individually. A 10% "lapse rate" has therefore been applied to provide flexibility. The projected completions from small sites have been distributed evenly across the five years.
- 3.6. Allocations are regarded as deliverable; the Council has regular contact with the developers of these sites and is confident in their deliverability.
- 3.7. An assessment of windfall development within Breckland is included at Appendix 4 to this report. Analysis starts from 2010 as this was when the definition of residential gardens altered from brownfield to greenfield land. In addition the windfall allowance has looked specifically at the small scale sites with planning permission. Due to the future allocations coming forward in the Local Plan process, it was considered that if windfall development was included for large sites there could be an element of double counting. Furthermore, to avoid double counting with the small sites with planning permission, the windfall allowance has

⁴ Large sites were defined having regard to the threshold for major planning applications.

only been applied from the second year of the five year period. A windfall allowance of 50 units per year has been applied in years 3-5.

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

	2017/18	2018/19	2019/20	2020/21	2021/22	Total
Large sites with planning permission	345	617	615	574	458	2,546 ⁵
Small sites with planning permission ⁶	194	194	194	0	0	582
Windfall Development	0	0	50	50	50	150
Allocations without planning permission	15	30	72	90	120	327
Total	554	841	931	714	628	3,605⁷

3.9. The total deliverable supply in Breckland is **3,605** units.

⁵ Actual large sites total is 2,609 but 63 units are not counted due to the 10% discount being applied to sites where there has been no commencement and delivery has not been confirmed by developer. See Appendix 2.

⁶ This is the total small sites with permission with the 10% lapse rate applied. There are currently 647 units with permission. This is discounted by 10% (-65) to a new total of 582 deliverable units.

⁷ Incorporating 10% discount to large sites

4. Conclusions

- 4.1. As established in section 3 of this paper the Council has a supply of 3,605 deliverable dwellings which are expected to be built out over the next five year period. These include sites with planning permission, allocations and windfall sites.
- 4.2. To assess whether the Council has a five year supply of housing land the amount of deliverable supply must be compared to the requirement as established in section 2 of this paper. As discussed a number of scenarios are presented using both the Core Strategy targets and the emerging OAN target, and also both the Liverpool and Sedgefield methodological approaches.

Core Strategy Requirement Sedgefield methodology:

Annualised housing Requirement	Total annual housing requirement (2017 - 2022) including 20% buffer and meeting shortfall in the next 5 years		1,531
Total five year supply breakdown	Large sites with planning permission	2,546	3,605
	Small sites with planning permission	582	
	Windfall Development	150	
	Allocations	327	
Total five year supply	Supply / Requirement (3,605 / 1,531)		2.4

Core Strategy Requirement Liverpool methodology:

Annualised housing Requirement	Total annual housing requirement (2017 - 2022) including 20% buffer and meeting shortfall over the plan period		1,267
Total five year supply breakdown	Large sites with planning permission	2,546	3,605
	Small sites with planning permission	582	
	Windfall Development	150	
	Allocations	327	
Total five year supply	Supply / Requirement (3,605 / 1,267)		2.8

OAN Requirement Sedgefield methodology:

Annualised housing Requirement	Total annual housing requirement (2017 - 2022) including 20% buffer and meeting shortfall in the next 5 years		895
Total five year supply breakdown	Large sites with planning permission	2,546	3,605
	Small sites with planning permission	582	
	Windfall Development	150	
	Allocations	327	
Total five year supply	Supply / Requirement (3,605 / 895)		4.0

OAN Requirement Liverpool methodology:

Annualised housing Requirement	Total annual housing requirement (2017 - 2022) including 20% buffer and meeting shortfall over the plan period		776
Total five year supply breakdown	Large sites with planning permission	2,546	3,605
	Small sites with planning permission	582	
	Windfall Development	150	
	Allocations	327	
Total five year supply	Supply / Requirement (3,605 / 776)		4.6

- 4.3. As can be seen from the calculations above using the Core Strategy target (on either methodology) the Council cannot demonstrate a five year supply of housing land. If the OAN target is used (on either methodology) there is also not a five year supply of housing land.
- 4.4. The five year land supply statement shows that the Council is unable to currently demonstrate a five year land supply. The Council recognises that steps need to be taken to remedy the situation. The emerging Local Plan is the key resolution of the current position, a number of allocations for housing development will be made on land that would not currently be considered suitable. On adoption these will form part of the Council's forward looking supply. In addition, the Council will consider favourably development on sustainable sites which fall immediately adjacent to settlement boundaries which meet the relevant requirements of the Development Plan in order to boost the supply of housing in the short term.

Appendix 1: Large Sites with planning permission

Planning Application Reference	Site Address 1	Approval date	Total Proposed dwellings (net)	Units remaining as at 31.03.17	2017/18	2018/19	2019/20	2020/21	2021/22	Counted in 5Yrs inc. 10% Discount where relevant
3PL/1990/0747/D	Part OS plot nos. 353 683 684 & 685, Holme Hale Road Necton	05-Jun-91	130	95			30	30	35	95
3PL/2007/1569/F	Stonebridge Camp, Thetford Road, Stonebridge	22-Oct-08	27	27		7	10	10		27
3PL/2010/0374/F	Land east of Lopham Road, Harling	18-Aug-10	16	4	4					4
3PL/2011/0868/F	Land East of Brandon Road, Swaffham	19-Dec-12	199	124		23	25	25	25	98
3PL/2012/0958/H	Land at London Road, Attleborough	20-Dec-12	375	241	48	48	48	48	49	241
3PL/2012/0946/F	Cloverfield, Lopham Road	09-Aug-13	17	17	4	8	5			17
3PL/2013/0976/F	Site off Norwich Road, Dereham	18-Mar-14	127	25	25					25
3PL/2011/0898/O	Greenfields Road/Wheatcroft Way, Dereham	16-May-14	220	220		15	40	40	40	135
3PL/2013/0095/O	Old Wagon & Horses, Chapel Street	28-May-14	90	90		30	30	30		90
3PL/2012/1045/O	Former Quantrills Industrial Estate, Church Road	10-Jul-14	37	37		20	17			33
3PL/2011/0489/O	Hamilton Acorn Limited, Halford Road	31-Oct-14	86	86		26	30	30		77
3PL/2013/0510/F	Thetford Road, Watton	20-Nov-14	110	4	4					4
3PL/2014/0495/F	Honingham Welding & Fabrication Services, Kensington Forge	12-Dec-14	11	11		11				11
3PL/2013/1123/O	Land at Station Road, Eccles	29-Jan-15	24	24		5	9	10		22
3PL/2013/0983/O	The Necton Diner, Norwich Road	09-Feb-15	26	26		5	5	16		23
3PL/2014/0090/F	7A Whitsands Road, Swaffham	19-Feb-15	14	14	7	7				13
3PL/2014/1105/D	Land off Dunnetts Close, Ashill	26-Feb-15	25	19	10	9				19
3PL/2013/1161/O	Land north of Norwich Road, NR17 2JY	31-Mar-15	350	350		35	35	35	35	140
3PL/2014/1154/F	Land to the East of Brandon Road,	08-Jul-15	136	91	42	36				78

Planning Application Reference	Site Address 1	Approval date	Total Proposed dwellings (net)	Units remaining as at 31.03.17	2017/18	2018/19	2019/20	2020/21	2021/22	Counted in 5Yrs inc. 10% Discount where relevant
	Norfolk									
3PL/2014/0945/O	Land West of Heath Road and east of the playing field	24-Jul-15	18	18		5	5	8		16
3PL/2013/1039/O	Land Adjacent Oak Tree Park, Norwich Road	14-Oct-15	25	25		10	15			22
3PL/2014/1314/O	Plaswood, Griston Road	29-Oct-15	31	31	5	10	16			28
3PL/2011/0805/O	Land North of Thetford, Croxton and Kilverstone	27-Nov-15	5000	5000			20	50	100	170
3PL/2014/1346/O	Land off New Sporle Road	03-Dec-15	92	92			20	20	30	70
3PL/2014/0820/O	Land off Elm Close	11-Jan-16	45	45		10	25	10		40
3PL/2014/1006/O	Land adjacent to Kenninghall Road	16-Feb-16	43	43	23	20				39
3PL/2015/0926/D	Chalk Lane	19-Feb-16	55	21	10	11				21
3PL/2015/0441/F	Long Street	19-Feb-16	12	12	9	3				12
3PL/2014/1253/O	Land at Thetford Road	20-Apr-16	180	180		30	50	50	50	180
3PL/2015/0928/F	Chalk Lane, Narborough	09-May-16	18	18	10	8				18
3PL/2015/0623/F	Dennys Walk, PE32 1TA	24-May-16	31	31	16	15				31
3PL/2014/1361/F	Land of Fengate Drove, Brandon	06-Jun-16	36	27	10	10	7			27
3PL/2015/0562/F	Land at Parklands Avenue	24-Jun-16	24	24		4	10	10		24
3PL/2015/1113/F	Heath Road, Hockering	05-Jul-16	6	6		6				6
3PL/2014/1264/F	Phase 3, 4 & 5 Land at Carvers Lane	29-Jul-16	91	91		25	25	25	16	91
3PL/2015/0279/O	Land Off Cedar Rise	08-Aug-16	35	35		25	10			35
3PL/2016/0534/O	The Old Sawmills, Back Lane	24-Aug-16	10	10	6	4				10
3PL/2016/0702/O	Land near 9 Bridge Road	19-Sep-16	10	10		5	5			10
3PL/2016/0298/D	Swans Nest Site, Land East of Brandon Road	21-Sep-16	70	63	51	12				63
3PL/2016/0621/D	Land East of Heath Road	07-Oct-16	10	10	5	5				10
3PL/2015/1501/F	115 Bury Road	10-Oct-16	38	38	5	20	13			34
3PL/2015/1322/F	Development at the Old Carpenters	04-Nov-16	23	16	10	6				14

Planning Application Reference	Site Address 1	Approval date	Total Proposed dwellings (net)	Units remaining as at 31.03.17	2017/18	2018/19	2019/20	2020/21	2021/22	Counted in 5Yrs inc. 10% Discount where relevant
	Arms, Swaffham Road									
3PL/2016/0379/F	Land off Kimms Belt/London Road	23-Nov-16	29	29		10	10	9		26
3PL/2015/1155/O	Land off Sporle Road	03-Jan-17	130	130			10	20	20	50
3PL/2016/0269/O	Land off Herne Lane	17-Jan-17	11	11			11			11
3PL/2016/0084/F	Land off Lancaster Avenue	19-Jan-17	106	106	6	20	30	30	20	106
3PL/2015/0546/O	Former Grampian Food Site, Buckenham Road	20-Jan-17	165	165		10	20	30	30	90
3PL/2014/1355/O	Days Field in New Sporle Road	30-Jan-17	51	51		11	20	30		51
3PL/2014/0620/F	Land off Kenninghall Road	02-Feb-17	37	31	20	11				28
3PL/2016/0416/O	London Road	14-Feb-17	16	16				8	8	16
3PL/2014/0683/F	Land at Attleborough Road	08-Sep-16	39	39	10	20	9			35
3PL/2016/0848/F	Land to the north of Eastgate Street	31-Mar-17	11	11	5	6				10
		Totals	8,518	7,940	345	617	615	574	458	2,546

Appendix 2: Small Sites with Planning Permission

Planning Application Reference	Site Address	Proposed dwellings	Number remaining
3PL/2003/0433/F	Old Chapel Site, Chapel Street	1	1
3PL/2005/1655/F	Long Street, Great Ellingham	4	2
3PL/2009/0990/D	Neighbourhood Centre, Blenheim Grange	8	8
3PL/2009/0420/F	Attleborough Fish Farm, Norwich Road	1	1
3PL/2011/0989/D	The Street, Sporle	9	4
3PL/2012/0683/F	Plot 4 High View, The Street	1	1
3PL/2015/0788/F	Land off 'The Street', Sporle	1	1
3PL/2012/1160/F	Foulsham Road, Bintree	1	1
3PL/2012/1323/F	Manor House Farm, Tittleshall	4	3
3PL/2009/1048/F	Buildings opposite Wolferton House	1	1
3PL/2013/0038/F	Gunton's Farm Barn, Reymerston	1	1
3PL/2013/0888/F	Brick Kiln Pightle, Barrows Hole Lane	4	4
3PL/2014/0081/F	Furneaux, West Harling Road	1	1
3PL/2014/0109/F	Land at Street Farm, The Street	2	2
3PL/2014/0080/F	34 - 36 Dereham Road, Mattishall	1	1
3PL/2014/0288/F	Apple Dale Cottage, Mill Road	1	1
3PL/2013/1078/F	Granary Buildings, Eastgate Street	2	2
3PL/2014/0708/O	11 New Sporle Road, Swaffham	1	1
3PL/2011/0189/F	The Old School House, Chapel Street	6	6
3PL/2014/0350/F	Land Adjacent Post Office, 62 St. Leonards Street	2	2
3PL/2013/1113/F	9 Quebec Street, Dereham	1	1
3PL/2014/0467/F	Dykewood Farm, Former Wendling Airfield	1	1
3PL/2014/0309/F	Longham Village Hall, Chapel Road	1	1
3PL/2014/0576/F	Old Nurseries, Dumpling Green, Dereham	2	2
3PL/2014/0630/F	55 Hawthorn Walk, Thetford	1	1
3PL/2014/0125/F	Stanfield House, Lynn Road	1	1
3PL/2014/0646/O	Land Adj Garden House, Stanton Close	1	1
3PL/2014/0402/O	Land Adjacent 26 West Harling Road	3	3
3PL/2014/0707/F	Iroko Lodge, West Church Street	2	1
3PL/2014/0746/O	The Hollies, Church Road	4	4

Planning Application Reference	Site Address	Proposed dwellings	Number remaining
3PL/2016/0953/D	Land adjacent 2 Deopham Road	1	1
3PL/2014/0812/F	14 Mill Hill, Bradeham	1	1
3PL/2014/1004/F	55 Manor Road, Griston	3	3
3PL/2015/1085/D	4 Lynford Road	1	1
3PL/2014/1054/F	12 Norfolk Probation Service, Raymond Street	1	1
3PL/2015/1058/F	Building Plot, Leys Lane	1	1
3PL/2014/1130/F	Land Adjacent To Hamblings Piece, East Harling	1	1
3PL/2015/0959/F	White House Farm, 97 Long Street	2	2
3PL/2014/1124/O	Beech Cottage, Newton Road	1	1
3PL/2014/1040/O	The Old Cock, The Street	1	1
3PL/2014/1081/O	S & P Graphics, Main Road	2	2
3PL/2014/0975/O	Reynolds Workshop, Kenninghall Road	1	1
3PL/2014/0590/O	Town Farm, Chantry Lane	4	4
3PL/2014/0542/F	Adjacent to 9 Brook Grove	1	1
3PL/2014/1049/O	Breckland Roofing Services, 21 Long Street	8	8
3PL/2015/1188/F	Land adjacent to Northview Cottage, Norwich Road	2	1
3PL/2015/1244/O	57 Heath Road	2	2
3PL/2014/1213/F	Land adjacent to 24 The Street, North Lopham	2	2
3PL/2014/1169/O	The Chestnuts, Necton Road	1	1
3PL/2014/0611/F	Cannister Hall, Little Dunham	1	1
3PL/2014/0612/F	Cannister Hall, Little Dunham	1	1
3PL/2015/0769/O	Rear of Audley House, 121A Brandon Road	9	9
3PL/2014/0965/F	Land at Fairstead Lane, Little Cressingham	1	1
3PL/2014/0887/F	Adjacent Fengate Lodge, Shadwell Clsoe	1	1
3PL/2014/1127/F	Land to the rear of Bridge Street, Thetford	3	3
3PL/2014/1275/F	Anakainoo, 11 The Street	1	1
3PL/2016/1313/D	Woods View, Poplar Road	1	1
3PL/2015/0783/F	Land adjacent Cabeidh, Pump Street	4	4
3PL/2015/1351/F	Pixie Paddock, Leys Lane	1	1
3PL/2015/1337/F	The Paddocks, Mill Road	1	1
3PN/2015/0008/UC	Agricultural building at Haugh Farm, Haugh Road	2	2
3PL/2016/0075/D	In the grounds of the White House, Sandfield Lane	2	2

Planning Application Reference	Site Address	Proposed dwellings	Number remaining
3PL/2015/1287/F	Garden land adjacent to Woodforde Cottage, Mill Street	1	1
3PL/2014/1362/O	Former V A Infant School, School Road	4	4
3PL/2014/1212/F	Land behind 29 & 31, Kings Head Lane	1	1
3PL/2017/0029/D	Norwich Road, Norfolk	1	1
3PL/2017/0031/D	Norwich Road, Norfolk	2	2
3PL/2014/1012/F	Land to the rear of The Fox & Hounds, The Street	3	3
3PN/2015/0011/UC	Anglia House, 24 – 26 Bridge Street	1	1
3PL/2015/0198/F	Greys Farm, Hill Road	3	1
3PL/2015/0337/O	NCS Depot, Brandon Road	5	5
3PL/2015/0190/O	Woods View, Poplar Road	1	1
3PL/2015/0038/O	Land at the Glebe, Hockering	8	8
3PL/2015/0379/F	2 Baxter Row, Dereham	8	8
3PL/2015/0293/O	Wagtail Farm, Back Lane	1	1
3PL/2014/0979/O	159 Shipdham Road, Dereham	8	8
3PL/2015/0477/F	Swaffham Road, Watton	2	2
3PL/2015/0034/F	Mill Road, Mattishall	1	1
3PL/2015/0252/F	Land adj The Priory View, Rectory Road	1	1
3PL/2015/0493/O	Walnut Tree House, The Butts	1	1
3PL/2015/0460/F	Adj. Lime Kiln House, Back Lane	1	1
3PL/2015/0472/F	Manor Farm, Ashburton Road	6	6
3PL/2015/0450/O	The Willows, Cley Lane	6	6
3PL/2015/0613/F	Former Coach Depot, Dukes Lane	3	3
3PL/2015/0471/F	1 Castle Street, Thetford	2	2
3PL/2016/0160/F	The Woodlands, Rushmeadow Road	1	1
3PL/2015/0879/O	Site Adjacent Homelands, Ploughboy Lane	4	4
3PL/2016/0348/F	Barn at Land affronting Dereham Road	1	1
3PL/2015/0329/F	Willow Acre Cottage, Barrows Hole Lane	3	0
3PL/2015/0415/O	GB Commercials, Attleborough Road	5	2
3PL/2015/0594/O	2 Tuns Road, Necton	4	4
3PL/2015/0228/F	Manor Farm, Rocklands Road	3	3
3PL/2015/1264/F	Westwood Stud, Dereham Road	4	4
3PL/2015/0458/F	12 Saham Road	1	1

Planning Application Reference	Site Address	Proposed dwellings	Number remaining
3PL/2015/0297/F	Barn, Manor Farm	1	1
3PL/2015/0899/F	Hollytree House, 80 Long Street	5	5
3PL/2015/0500/F	Plot 7 High View	1	1
3PN/2015/0036/UC	Shop (Hair Flair), Market Place	1	1
3PL/2016/0440/F	Mayfield House, 9 Lower Road	2	2
3PL/2016/0252/O	Land Adjacent Red Lodge, Hargham Road	2	2
3PL/2015/0461/F	Land forming a part of the Sandwade Estate	1	1
3PL/2016/0431/F	Land adjacent to Chestnut Cottage, Necton Road	1	1
3PL/2016/0557/F	Land Adjacent to Bay Cottage, Mill Street	1	1
3PL/2015/0446/F	Compass Garage, Bunwell Road	4	4
3PL/2015/0395/F	113 Besthorpe Road, Attleborough	2	2
3PL/2015/0386/O	Chequers Lane	2	2
3PN/2015/0043/UC	Blo Norton Farm	2	2
3PL/2016/0871/D	Walnut Cottage, South Green	1	1
3PL/2015/0585/F	Post Office, Market Place	2	2
3PL/2015/0001/F	The Old Rectory, Ashburton Road	8	8
3PL/2015/0625/O	2 Whissonsett Road	1	1
3PL/2015/0338/F	Bridge Farm, Low Common Road	1	1
3PL/2016/0420/D	Breckland Roofing Services, 21 Long Street	8	8
3PL/2016/0540/D	Martyndale, 159 Shipdham Road	9	7
3PL/2016/0928/D	Site off Elsing Road	2	2
3PL/2015/0640/F	Land South of The Spinney, Low Lane	1	1
3PL/2015/0486/F	Land adjacent to Hawthorndon, London Road	3	2
3PL/2015/0576/F	59a Caravan, Eastgate Street	1	1
3PN/2015/0045/UC	Home Farm	1	1
3PN/2015/0041/UC	Barn at Town Green Farm	1	1
3PI/2015/0950/O	Chapel Farm, Mere Road	1	1
3PL/2015/0534/F	3 & 3a Dereham Road, Watton	5	5
3PL/2015/0690/F	Glebe House, Oak Meadow	1	1
3PL/2016/0543/F	Grants Cottage, West Carr Road	1	1
3PL/2016/0872/F	Land at Fen Lane	1	1
3PL/2016/0987/O	Land at Harlingwood Lane	1	1

Planning Application Reference	Site Address	Proposed dwellings	Number remaining
3PL/2015/0537/O	Rear of Thatched Cottage Too, 29 The Street	1	1
3PL/2015/0698/O	Land off Deopham Road	1	1
3PN/2015/0030/UC	Inland Revenue	6	6
3PL/2016/0728/O	Mill Road	1	1
3PL/2015/0147/F	Land East of Walnut Tree Cottage, Attleborough Road	4	4
3PL/2015/0694/F	Vicarage Farm Barns, Church Lane	3	3
3PL/2017/0073/VAR	Noddle Farm, Blo Norton Road	1	1
3PL/2015/0955/F	Carnalea, Watery Lane	1	1
3PL/2015/0513/F	Keele Cottage, The Green	2	2
3PL/2015/0797/F	Land to the front of 75 The Street	1	1
3PL/2016/0613/F	Site next to Willowdene, Primrose Lane	1	1
3PL/2016/0787/F	Mere House, Mere Road	1	1
3PL/2016/1086/O	Land adjacent the Community Centre, Hale Road	7	7
3PL/2016/0388/O	Town Farm, Chantry Lane	4	4
3PL/2016/1133/F	Church Road	3	3
3PL/2016/0889/F	The Shrublands, Attleborough Road	2	2
3PL/2016/0891/O	Agricultural Land at Hall Farm, Hall Lane	1	1
3PL/2016/0454/O	New House, Gooseberry Hill	9	9
3PL/2015/1136/F	39 King Street	1	1
3PL/2015/1021/O	Land North of Manor House, Church Road	2	2
3PL/2015/1173/F	Land adjacent Mon-Arch, The Street	1	0
3PL/2015/1084/F	Pilgrims Barn, 38 Church Street	1	1
3PL/2015/0815/F	5 The Street, Rocklan St Peter	1	1
3PL/2015/0944/F	Green Acre, Chequers Lane	1	1
3PL/2015/1206/D	8 Jessopp Close	1	1
3PL/2015/1175/F	Ballards Bridge Farm, West End	1	1
3PL/2016/1338/D	Land adjacent The Haven, Daffy Green	2	2
3PL/2015/1416/O	Overdunit, 4 Fielding Drive	1	1
3PL/2016/1325/D	9 The Old Yard	1	1
3PL/2015/1239/F	Stud Farm, Knettishall Road	1	1
3PL/2016/1403/D	Development Plot, Manor House, Church Road	2	2
3PL/2016/0905/O	Green Farm, Mattishall Road	7	7

Planning Application Reference	Site Address	Proposed dwellings	Number remaining
3PL/2015/0817/F	Pages Place Lodge, Pages Lane	1	1
3PN/2015/0066/UC	Barn 2, Dam Green Farm, Fersfield Road	2	2
3PL/2015/1412/F	Anchor Villa, Anchor Corner	1	1
3PL/2015/1335/F	Spinners Lane Garage, Spinners Lane	4	4
3PL/2015/1425/F	Cecil C Amey, 11 Church Street	2	2
3PL/2015/1475/F	Brick Kiln Farm, Hingham Road	1	1
3PL/2016/1533/D	46 Kings Head Lane	3	3
3PL/2016/1551/D	The Cottage, Fen Lane	1	1
3PL/2015/1473/F	Land affronting Dereham Road	1	1
3PL/2015/1500/F	Development Plot at 68 Long Street	4	4
3PL/2015/1441/O	Castle Hill Garage, Castle Hill Road	2	2
3PL/2016/0006/F	Dingle Toyota, Buckenham Road	3	3
3PN/2016/0003/UC	Former piggery to rear of Meadow View, Ploughboy Lane	2	2
3PL/2015/1290/F	The Bungalow, Drury Square	1	1
3PL/2015/1131/F	Land between Harvest Lodge & Old School, The Street	1	1
3PL/2015/1478/O	The Warehouse, Whitsands Road	2	2
3PL/2015/1410/F	Orchard House, Hargham Road	1	1
3PL/2015/1186/O	Coombe-Martin, Hargham Road	2	2
3PL/2015/0880/O	Sally Meadow, Back Lane	1	1
3PL/2015/1049/F	Land Between Greenway Garage & October Cottage	1	1
3PL/2016/0013/O	Rear of 6 Church Street	3	3
3PL/2015/0910/F	Tanner House, Tanner Street	9	9
3PL/2016/0065/VAR	Swans Nest Farm, 64 Watton Road	4	4
3PL/2016/0946/F	Ketts Cottage, Low Street	6	6
3PL/2016/0147/F	Rodwell's Unassigned Road between Low Lane & Penhill Road	1	1
3PL/2015/1123/F	Land Adjacent Mill House, Harling Road	1	1
3PL/2016/0012/O	Cranford, Ovington Road	1	1
3PL/2016/0170/F	Site north of the 'The Old Barn', Scotgate Close	1	1
3PL/2015/1374/F	Alston Farm, Dereham Road	1	1
3PL/2015/0904/O	Adjacent Home Farmhouse, Swanton Morley Road	1	1
3PL/2015/1489/F	24 Bridge Street	1	1
3PL/2015/0611/O	4 Chequers Lane	1	1

Planning Application Reference	Site Address	Proposed dwellings	Number remaining
3PL/2015/0575/F	7 Quebec Street	8	8
3PL/2015/1414/F	7 Etling Green	1	1
3PN/2016/0014/UC	Bramble Farm, Litcham Road	1	1
3PN/2016/0013/UC	Lower Homestead Farm, Watton Road	1	1
3PL/2015/0496/F	Old Hall Farm, Mile Road	3	3
3PL/2016/0253/D	Land at The Glebe, Heath Road	8	8
3PL/2016/0248/VAR	Grove Farm Nurseries, Thetford Road	1	1
3PN/2016/0020/UC	Agricultural Barn at Haverscroft House Farm	1	1
3PL/2015/0632/F	Mill House, River Cottage	1	1
3PL/2016/0220/F	Plot 8, Hill Farm, The Street	1	1
3PN/2016/0021/UC	Hunts Corner	2	2
3PN/2016/0019/UC	Agricultural Building, Field Barn Farm	1	1
3PL/2016/0224/F	6 Aldiss Avenue	1	1
3PL/2016/0368/F	Rosedene, Attleborough Road	1	1
3PN/2016/0022/UC	Threshing Yard Barn, Hallfield Road	1	1
3PN/2016/0018/UC	Water End Farm, Water End	1	1
3PL/2016/0166/F	Crows Hall Lane	1	1
3PL/2015/1225/O	Land at Norwich Road	6	6
3PL/2015/0838/F	Jasmine Cottage, Dereham Road	1	1
3PL/2016/0372/O	Manor Cottage, Wendling Road	1	1
3PL/2016/0326/D	Rougholme Close	2	2
3PL/2016/0114/F	Land Adjacent Langham, The Grove	1	1
3PL/2015/1293/F	78 Market Street, Shipdham	1	1
3PL/2015/1056/F	Land to the rear of The Bungalow, Leys Lane	1	1
3PL/2016/0247/O	Walnut Cottage, South Green	1	1
3PL/2015/1334/F	Land to rear of 84 Richmond Road	1	1
3PN/2016/0029/UC	Mulberry Lodge Nursery, Land at Manor Farm	1	1
3PN/2016/0028/UC	The Patch, Crown Lane	1	1
3PL/2015/1434/F	Mill House Farm, Billingford Road	1	1
3PL/2016/0385/F	Former Water Tower, Cemetery Road	1	1
3PL/2016/0249/O	R/O A and G Butchers, Church Street	4	4
3PN/2016/0036/UC	The Former Piggery, Elsing Lane	1	1

Planning Application Reference	Site Address	Proposed dwellings	Number remaining
3PL/2015/1399/F	Land Adjacent Anvil House, Butt Lane	1	1
3PL/2016/0162/F	Victoria House, Victoria Court	1	1
3PL/2016/0422/D	Necton Garden Centre, Tuns Road, Necton	9	9
3PL/2016/0311/F	Land adjoining the bungalow, The Street	3	3
3PL/2016/0461/F	40-42 Market Street, Swaffham	1	1
3PL/2016/0538/F	Hillside, Mattishall Road	1	1
3PL/2016/0650/F	Cooks Stool Cottage, Old Post Office Street	1	1
3PL/2016/0297/O	Low Meadow Park, Thompson Road	5	5
3PL/2015/0826/O	land at the rear of The Paddocks	4	4
3PL/2016/0232/O	Rosary Farm, Kenninghall Road	4	4
3PL/2016/0271/O	Norwich Road	3	3
3PL/2016/0108/F	The Old Forge, Swaffham Road	1	1
3PL/2016/0371/F	Moat Farm Caravan and Camp Site, Low Road	1	1
3PL/2016/0706/O	The Chase, 3 Ashburton Road	1	1
3PL/2016/0651/F	Land to rear of Vine Cottage, Welborne Common	1	1
3PL/2016/0194/O	Asparagus Field, Cake Street	1	1
3PL/2016/0050/F	Development Plot, Caston Road	2	2
3PL/2015/1459/F	Development Site adjacent to 10 / 12 Larch Grove	4	4
3PL/2016/0186/F	2 Magdalen Street	2	2
3PL/2016/0308/O	Development Plot, White Hart Street	1	1
3PL/2016/0689/F	54 and 56 Yaxham Road	4	3
3PL/2015/1200/O	Carbrooke Service Station, Church Street	2	2
3PL/2014/0976/F	Land at Shrublands, Attleborough Road	9	9
3PL/2016/0102/F	Mill House, Bridges Walk	2	2
3PN/2016/0046/UC	Tanner Court. Tanner Street	2	2
3PL/2016/0784/F	The Cedars	2	2
3PL/2015/0953/F	Shi Kon Budokan, Staniforth Road	6	6
3PL/2016/0736/O	31 Merton Road	1	1
3PL/2015/0242/F	Land adjacent Stanway Farm, Chequers Lane	5	5
3PL/2016/0874/F	Ivy Farm, Bradley Moor	1	1
3PL/2015/1201/F	Hill View, Castle Hill Road	1	1
3PL/2016/0634/O	6 Green Lane	1	1

Planning Application Reference	Site Address	Proposed dwellings	Number remaining
3PN/2016/0057/UC	Grain Store, Long Street	1	1
3PN/2016/0045/UC	Barns at Springfield Farm, Mattishall Road	2	2
3PL/2016/0352/O	Two Ways, Gormans Lane	2	2
3PL/2016/0093/O	Land off Dunham Road	5	5
3PN/2016/0058/UC	Thornwood, Stalland Common	1	1
3PL/2016/0122/F	Land South of Southburgh Road & North of Blackwater River, Reymerston	1	1
3PL/2016/1023/F	21 Ketts Hill	1	1
3PL/2016/0530/F	Poplar Tree Farm, Chequers Lane	3	3
3PL/2016/0472/F	Land adjoining The Bungalow, Attleborough Road	2	2
3PL/2016/0828/F	Freshfields, Harkers Lane	1	1
3PL/2016/0960/F	1A Castle Street	1	1
3PL/2016/0246/F	Green Farm, Oxwick Lane	2	2
3PL/2016/0913/D	4 Chequers Lane	1	1
3PL/2016/0284/O	Richmond Road	1	1
3PL/2016/0836/F	Church Farm Barns, Church Road	3	3
3PL/2016/0826/F	North Lopham Methodist Church, The Street	1	1
3PL/2016/0390/F	Land adjoining 15 Mill Lane	1	1
3PL/2016/1040/F	The Hollies, Church Road	1	1
3PL/2016/1083/F	Little Foxes, Brakefield Green	1	1
3PL/2016/0866/F	78 Norwich Road	3	3
3PL/2016/1092/F	Meadow View, Watton Green	1	1
3PL/2016/0228/F	Pickwick House, Grange Road	1	1
3PN/2016/0066/UC	The Former Piggery, Elsing Lane	1	1
3PL/2016/0596/F	Buildings behind No. 57 Bury Road	1	1
3PL/2016/0307/F	Existing Rear Barn White Hart Street	1	1
3PL/2016/0510/F	Hill House Barns, Mill Street	2	2
3PL/2016/1097/F	The Old Forge, Swaffham Road	1	1
3PL/2016/1068/F	Land adjacent Jacobs, Greengate	1	1
3PL/2016/1146/F	Willow Farm, Clay Hall Lane	1	1
3PL/2016/0917/F	Town Farm, Garboldisham Road	1	1
3PL/2016/1058/F	24 Swanton Road	2	2
3PL/2016/1199/F	3 High Street	1	1

Planning Application Reference	Site Address	Proposed dwellings	Number remaining
3PL/2015/1444/F	34 Norwich Road	2	2
3PL/2016/0749/O	Quince Farm, Spring Lane	2	2
3PL/2016/1094/F	Land adjacent 26 Merton Road	1	1
3PL/2015/1107/F	Littleton Stud Farm, Caudle Springs	1	1
3PL/2016/0500/F	Willow Brae, The Street	2	2
3PL/2016/1164/F	Ivy Farm, Cook Road	1	1
3PL/2016/1284/F	Development Site at 2 Whissonsett Road	1	1
3PL/2016/0955/F	5 & 7 Cook Road	2	2
3PL/2016/1318/F	Plot C at Manor Farm, Church Road	1	1
3PL/2016/1226/F	Land opposite 22 Chequers Lane	2	2
3PL/2016/0555/F	Quarry View, The Green	2	2
3PL/2016/1128/F	Flint Cottage, Eccles Road	1	1
3PL/2016/1418/F	Oakglen, Caston Road	1	1
3PL/2016/0959/F	Land off Burghwood Drive	3	3
3PL/2016/0921/F	Land to the side of 33 Dale Road	1	1
3PL/2017/0070/O	Buttons Farm, Clay Hall Lane	1	1
3PL/2017/0001/F	Dingles Toyota Attleborough Motor Works, Buckenham road	1	1
3PL/2016/0862/O	Beechwood House, Wretham Road	1	1
3PL/2016/1520/F	Land Adjacent Ceduna, New Road	1	1
3PL/2016/1358/F	Land adjacent 1 Carbrooke Road, Norfolk	1	1
3PN/2016/0064/UC	Meadowcroft, Back Lane	1	1
3PL/2014/1109/F	Clay Lump Barn, Stubbings Farm	1	1
3PL/2016/1158/O	Damson Cottage, Stubbings Lane, The Ling	2	2
3PL/2016/0655/F	D D Dodd and Sons, Necton Road	8	8
	Totals	670	647

There are currently 647 units with permission on small sites. This is discounted by 10% (-65) to a new total of 582 deliverable units.

Appendix 3: Allocations

Allocation Reference	Number of Dwellings	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
D1 Dereham Maltings	180			20	40	40	40	40							
W2 Former RAF Officers Mess Site	72	15	30	27											
Attleborough SUE	4,000			25	50	80	160	160	160	160	160	160	160	160	160
Total	4,252	15	30	72	90	120	180	160	160	160	160	160	160	160	160

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	Small sites (windfalls)	Large sites (windfalls)	Total windfalls	Total Completions	% of total completions that are windfalls
2010/2011	172	202	374	377	99%
2011/2012	115	187	302	347	87%
2012/2013	86	211	297	328	90%
2013/2014	148	199	347	425	82%
2014/2015	161	281	442	491	90%
2015/2016	174	307	481	619	77%
2016/2017	204	298	502	793	63%
Total	1,060	1,685	2,745	3,380	
Average	151	241	392	483	84%

The analysis above shows that Breckland District has a strong track record of windfall delivery. Over the last six years, the average annual windfall development on small sites is **151** units.

Due to the future allocations coming forward in the Local Plan process, it was considered that if windfall development was included for large sites there could be an element of double counting. To further avoid double counting with small 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 cautionary approach to expected delivery from windfall sites and an annual expectation of **50** units per year from windfalls is adopted in the five year supply (years 3-5).