



# The countryside charity Norfolk

## Affordable Housing Report - Appendices

### APPENDIX 1: Norfolk AMRs – affordable housing statistics

#### JCS AMR statistics

Indicator	Target	Location	11/1 2	12/1 3	13/1 4	14/1 5	15/1 6	16/1 7	17/1 8	18/1 9	19/2 0	20/2 1	21/2 2
Net housing completions	1,825 pa	NPA	915	882	992	1,140	1,164	1,810	1,685	2,382	1,624	1,140	
	2,046 pa	Greater Norwich	1,182	1,244	1,241	1,681	1,728	2,251	2,034	2,779	2,075	1,468	
	617 pa	Broadland – NPA	157	56	217	217	340	410	449	482	540	410	
	89 pa	Broadland – RPA	70	111	139	188	258	234	230	158	123	89	
	477 pa	Norwich	280	407	210	249	365	445	237	927	495	166	
	731 pa	South Norfolk - NPA	478	419	565	674	459	955	999	973	589	564	

	132 pa	South Norfolk - RPA	197	251	110	353	306	207	119	239	328	239		
Affordable housing completions	33% of all developments on new allocations or above qualifying threshold where permission is first granted after adoption of JCS; 561 pa from 2014/15; 525 pa from 2018/19	Greater Norwich	394	407	245*	243	222	456	531	724	658	314		
			33%	34%	20%*	14%	(13%)	(20%)	(26%)	(26%)	(32%)	(21%)		
		Broadland	44	67	74	98†	107†	237	177	195	211	165	177	
			19%	41%	23%	24%		37%	26%	30%	32%	33%	27%	
		Norwich	171	145	32*	50	25	44	56	137	184	20		
			61%	38%	15%*	20%								
		South Norfolk	179	195	139	95	90	175	298	392	263	129		
			27%	24%	21%	9%								

\*shown in 2013/14 AMR as 336; 28%; 123; 56% respectively

†figures shown from relevant AMRs – alternative figures supplied in 2023 by BDC of 152 and 121 respectively, giving percentages of 20% and 37%

The 2020/21 GNDP AMR noted at 3.28 that:

*Another challenge to the delivery of affordable housing is that it has proved necessary to reduce the level of affordable housing secured on some sites, to ensure that development is viable. The authorities continue to scrutinise viability assessments submitted by developers to ensure that development meets affordable housing target as far as possible. In addition, a number of section 106 agreements that accompany development include a “claw back” provision which may mean that additional affordable housing will be delivered at a later date.*

#### Breckland AMR statistics

	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23
Total completions	346	329	425	491	619	794	535	753	587	551	697	968



Applications for affordable units which meet policy CS4 in sub-market area 1 (total dwellings)					0	51					12 (65)	44 (438)	
Applications for affordable units which meet policy CS4 in sub-market area 2 (total dwellings)					3	6					33 (325)	20 (189)	
Applications for affordable units which meet policy CS4 in sub-market area 3 (total dwellings)											15 (70)	18 (155)	

#### King's Lynn & West Norfolk AMR statistics

	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23
Total completions	624	322	472	313	520	395	384	342	591	340	375	
Affordable completions (new builds) - numbers	154	123 (109)	29 (27)	73 (60)	71 (67)	28	29	61	63			



scheme has reduced this to 20% from 1.9.13												
Aim to ensure that on each devel. of at least 2 dwellings in villages has at least 50% affordables. Govt. change to 10+ from 2016	Not achieved	Not achieved	Not achieved	Not achieved	Not achieved	Not achieved	Not achieved	Not achieved	Not achieved	Not achieved		
Aim to maximise no. of rural exception schemes permitted	51 units	0	4 complete	1 complete	0	0	2 complete 1 permit	3 complete 2 permit	4 complete 1 permit	2 complete		

## **Appendix 2: Breckland District Council – determined planning applications pertaining to Affordable Housing between 27<sup>th</sup> March 2012 – 1<sup>st</sup> October 2023.**

The National Planning Policy Framework (NPPF) came into force in England on 27<sup>th</sup> March 2012.

Breckland District Council made decisions on 23,214 planning applications between 27<sup>th</sup> March 2012 and 1<sup>st</sup> October 2023. Of these, the following relate to the provision of affordable housing, including where Section 106 agreements have been modified for the amount of affordable housing as a result of viability assessments.

**3PL/2023/0741/F** North Lopham. Church Farm, Church Road. 15 dwellings, including 4 affordables.

Following 3PL/2021/1685/D (see below) for 15 dwellings including 4 affordables. This application sees no changes to the 4 affordable dwellings.

Approval 28<sup>th</sup> November 2023.

**3OB/2022/0062/OB** Necton. Land at Erne Farm, North Pickenham Road.

Seeks to amend the affordable housing mix on 3PL/2019/1183/F for 27 dwellings (see below.) This is to reduce the number of social rented dwellings and increase the number of shared ownership dwellings.

Approval 20<sup>th</sup> January 2023.

**3OB/2022/0061/OB** Necton. Land at Erne Farm, North Pickenham Road.

Seeks to amend affordable housing mix on approved 3PL/2016/0983/O for 46 dwellings (see below) and 3PL/2019/1184/D which saw the scheme altered to 100% affordables (see below.) to 53 social rented and 20 shared ownership, which is an increase on the shared ownership dwellings on this 100% affordable development.

Approval 20<sup>th</sup> January 2023.

**3OB/2022/0055/OB** Attleborough. Phases 3, 4 & 5 Honeysuckle Way/Carvers Lane.

Seeks to amend affordable housing provisions in order to meet Homes England's Grant Funding requirements in order that the applicant can voluntarily deliver the development as 100% affordable. Seeks to modify the S106 for 3PL/2014/1264/F which had 40% affordables (see below.) The variation to the

S106 will modify the affordable provisions so that 13 of the permitted units become shared ownership dwellings, in order to meet Homes England's Grant Funding requirements.

Approval 17<sup>th</sup> March 2023.

**3OB/2022/0049/OB** Attleborough. Land South of New Road and Hargham Road. 48 dwellings, of which all affordable.

Seeks to amend affordable housing mix for approved 3PL/2017/1171/O (see below) from 65% social rented housing and 35% intermediate housing. The proposal is to change the tenure on 5 units from shared ownership to social rent, creating a 60% social rent (29) and 40% (19) shared ownership split. 3OB/2022/0017/OB (see below) was approved to modify the affordables to allow all market housing (60%) to be an affordable tenure. This gives 100% affordables on the site.

Approval 22<sup>nd</sup> December 2022.

**3PL/2022/0852/F** Attleborough. Land off Carvers Lane. 8 dwellings, all of which affordable.

Officer report 17<sup>th</sup> January 2023. Part of a larger residential development on same site in addition to 3PL/2014/1264/F (see below) for 91 dwellings. The two applications are now for 98 dwellings. As this is part of a larger site it triggers policy HOU7, with the whole scheme requiring 25% affordables.

Approval 31<sup>st</sup> March 2023.

**3OB/2022/0044/OB** Great Ellingham. Land to the South East of Church Street, Attleborough Road.

Seeks to amend affordable scheme for 3PL/2017/0265/O (see below) approved following appeal and 3PL/2020/1036/D (see below) both with 40% affordables. Application to change tenure split from 60% affordable rent and 40% shared ownership to 50/50 split.

Approval 23<sup>rd</sup> September 2022.

**3PL/2022/0670/D** Dereham. Land off Shipdham Road.

Reserved matters following approval of 3PL/2015/1490/O (see below.) This was for 291 dwellings with 40% affordables secured by S106.

Approval 9<sup>th</sup> February 2023.

**3PL/2022/0576/D** Harling. Land North of Kenninghall Road and South of Quidenham Road. 85 dwellings.



Officer report 2<sup>nd</sup> August 2022. Reserved matters following approval of 3PL/2019/1076/O which included 15 affordables (see below.) These were secured by S106 for 17.6% affordables.

Approval 3<sup>rd</sup> November 2022.

**3OB/2022/0029/OB** Dereham. Land to the rear of Greenfields Road.

Seeks to modify the S106 of 3PL/2016/0952/O which was for 20% affordables with a further 15% off-site contribution (see below.) This proposal is to reduce the off-site contribution to 5%, which will give a total contribution for affordable housing as 25%, in line with policy HOU7.

Approval 30<sup>th</sup> August 2022.

**3OB/2022/0024/OB** North Pickenham. Land at Breckland Green.

Seeks to remove obligation to provide affordables and contribution following approval of 3PL/2020/1167/O, 3PL/2022/0430/D and S106 (see below), following viability assessment. District Valuer disagrees with this assessment.

**Refusal** 4<sup>th</sup> April 2023.

**3PL/2022/0430/D** North Pickenham. Land at Brecklands Green. 9 dwellings, including 2 affordables.

Reserved matters following approval of 3PL/2020/1167/O (see below.) Affordables secured by earlier S106.

Approval 7<sup>th</sup> July 2022.

**3OB/2022/0017/OB** Attleborough. Land South of New Road and Hargham Road. 48 dwellings, of which all are affordable.

Seeks to modify affordable mix on approved 3PL/2017/1171/O (see below) so that 100% of dwellings are affordable, instead of 40%.

Approval 26<sup>th</sup> July 2022.

**3PL/2022/0252/F** Narborough. Land to the North of 1-14 Swaffham Road. 10 dwellings, including 3 affordables.

Officer report 6<sup>th</sup> September 2022. Previous permissions on site 3PL/2017/1046/O and 3PL/2021/0304/D for 10 dwellings including 4 affordables. Reduction to 3 affordables in this new application – in line with policy HOU7 for 25%.

Approval 30<sup>th</sup> March 2023.

**3PL/2022/0249/F** Garboldisham. Land to the West of Hopton Road. 24 dwellings including 6 affordables.

25% affordables in line with policy HOU7.

Approval 23<sup>rd</sup> June 2023.

**3PL/2021/1685/D** North Lopham. Church Farm, Church Road. 15 dwellings including 4 affordables.

Reserved matters following 3PL/2020/1179/O (see below) with lowering of affordables to 25% secured by S106.

Approval 28<sup>th</sup> June 2022.

**3PL/2021/1319/D** Croxton and Kilverstone. Land at Sub-Phase 1b, Kingsfleet. 225 dwellings.

Reserved matters following 3PL/2011/0805/O. This phase of the scheme consists of 201 market dwellings and 24 affordables (10.7%) secured by S106.

Approval 1<sup>st</sup> March 2022.

**3PL/2021/1082/D** Narborough. Land to the West of Chalk Lane. 40 dwellings.

Reserved matters following 3PL/2015/1180/O (see below.) 22.5% affordables secured by S106.

Approval 22<sup>nd</sup> July 2022.

**3PL/2021/1041/D** Attleborough. Land to the South West of Ellingham Road. 12 dwellings, including 3 affordables.

Reserved matters following 3PL/2018/0791/O (see below.) 25% affordables secured by S106.

Approval 12<sup>th</sup> November 2021.

**3OB/2021/0031/OB** Dereham. Land at Westfield Road.

Seeks to reduce affordables from 40% to 25% in line with new Local Plan policy HOU7.

Approval 28<sup>th</sup> September 2021.

**3PL/2021/0862/D** Dereham. Land at Greenfields Road. 48 dwellings.

Reserved matters following 3PL/2016/0952/O (see below.) 20% affordables to be secured by S106.

Approval 12<sup>th</sup> January 2022.

**3PL/2021/0800/D** Banham. Land West of Grove Road. 29 dwellings including 7 affordables.

Reserved matters following 3PL/2018/1102/O (see below) and reduction of affordables from 40% to 25% following 3OB/2019/0028/OB (see below.) 25% affordables secured by revised S106.

Approval 27<sup>th</sup> October 2021.

**3PL/2021/0304/D** Narborough. Land North of 1-14 Swaffham Road. 6 dwellings for market sale and 4 affordables.

Reserved matters following 3PL/2017/1046/O (see below.) Affordables to be secured by S106.

Approval 28<sup>th</sup> February 2022.

**3PL/2021/0165/D** Attleborough. Hargham Road. 48 dwellings.

Reserved matters application following 3PL/2017/1171/O (see below.) Outline S106 for 40% affordables following outline approval.

Approval 28<sup>th</sup> February 2022.

**3PL/2020/1386/F** Thetford. Fairstead House and the Gate House, 1-7 Bury Road. Conversion of existing buildings for up to 15 dwellings, all of which affordable. Intention is for 100% although draft S106 only for 25%.

Approval 18<sup>th</sup> January 2022.

**3PL/2020/1197/D** Dereham. Norwich Road. 62 dwellings, including 7 affordables.

Officer report 15<sup>th</sup> March 2021. Reserved matters following approved 3PL/2015/1045/O which included 7 affordables following viability assessment (see below.)

Approval 17<sup>th</sup> March 2021.

**3PL/2020/1179/O** North Lopham. Church Farm, Church Road. 15 dwellings including 4 affordables.

Site has approval for 15 dwellings with 40% affordables under 3PL/2017/0948/O (see below.) Secured by revised S106 amending 40% affordables to 25% in line with policy HOU7.

Approval 13<sup>th</sup> April 2021.

**3PL/2020/1167/O** North Pickenham. Brecklands Green. 9 dwellings.

Site has approved permission following a successful appeal for 8 dwellings. 3PL/2020/1441/D is the reserved matters application for this, approved in June 2021. Although fewer than 10 dwellings, the site occupies 0.64ha and is therefore above the 0.5ha threshold to trigger policy HOU7 requiring 25% affordables. Applicant proposes 2 affordables with additional financial contribution. Secured by S106.

Approval 30<sup>th</sup> July 2021.

**3PL/2020/1036/D** Great Ellingham. Land to the South East of Church Street, West of Attleborough Road. 60 dwellings.

Reserved matters following approval of 3PL/2017/0265/O with 40% affordables (see below.)

Approval 23<sup>rd</sup> March 2021.

**3OB/2020/0026/OB** Quidenham. Land at Station Road.

Seeks to reduce affordables from 40% to 25% on approved 3PL/2013/1123/O (see below.) Secured by revised S106.

Approval 23<sup>rd</sup> February 2021.

**3PL/2020/0729/D** Swaffham. Land South of Norwich Road. 185 dwellings, including 46 affordables.

Reserved matters following approval of 3PL/2015/0917/O for 40% affordables, then reduced to 25% (see below.) This application is to fix the affordable financial contribution as required by S106 dated 4<sup>th</sup> April 2014. Fixed at £179.730.

Approval 17<sup>th</sup> March 2021.

**3OB/2020/0021/OB** Yaxham. Land North of Norwich Road.

Seeks to reduce affordables on approved 3PL/2019/1346/D from 40% to 25% (see below.) Secured by revised S106.

Approval 14<sup>th</sup> October 2020.

**3PL/2020/0469/O** Necton. Land North of Charnwood, St Andrews Lane. 22 dwellings.

Entry level homes with 20% discount for first time buyers, so qualify as affordables. Housing Enabling Officer comments that affordables will need to be secured by S106. 100% affordables to be secured by S106.

Approval 7<sup>th</sup> February 2022.

**3PL/2020/0462/F** Mattishall. Land South of Dereham Road. 50 dwellings including 12 affordables.

Proposes 25% policy HOU7 compliant affordables to be secured by S106.

Approval 30<sup>th</sup> July 2021.

**3OB/2020/0015/OB** Colkirk. Land off Whissonsett Road.

Seeks to reduce affordables from 24% to 10% in S106 for approved 3PL/2017/1354/F for 21 dwellings (see below.)

Approval 4<sup>th</sup> February 2021.

**3OB/2020/0012/OB** Banham. Land to South of Kenninghall Road.

Requests to reduce affordables from 40% to 25% on S106 attached to approved application 3PL/2014/1006/O for up to 43 dwellings (see below.) Secured by revised S106.

Approval 18<sup>th</sup> December 2020.

**3OB/2020/0008/OB** Dereham. Land off Swanton Road.

Wishes to reduce affordables from approved 40% on 3PL/2015/1487/O (see below) with S106 signed on 18<sup>th</sup> July 2019, to 25% due to changes in Local Plan policies. Variation of S106 to reduce to 25% affordables.

Approval 14<sup>th</sup> December 2020.

**3PL/2019/1554/D** Watton. Land at Thetford Road. 18 dwellings.

Reserved matters following approval of 3PL/2018/0952/O for up to 180 dwellings including up to 45 affordables (see below.) Confirms 180 dwellings including 45 (25%) affordables.

Approval 19<sup>th</sup> June 2020.

**3PL/2019/1556/F** Dereham. Fruehauf development site, South Green. 39 dwellings, including 39 affordables.

100% affordables to be secured by S106.

Approval 5<sup>th</sup> February 2021.

**3PL/2019/1526/D** Dereham. Land East of Westfield Road.

Reserved matters following approval of 3PL/2017/0563/O for 100 dwellings including 40 affordables to be secured by S106 (see below.)

Approval 25<sup>th</sup> February 2021.

**3PL/2019/1401/F** Old Buckenham. Land South of March Field Way. 9 dwellings, including 9 affordables.

Previously approved application 3PL/2018/0719/F for 12 affordables (see below.)

Approval 11<sup>th</sup> August 2020.

**3PL/2019/1346/D** Yaxham. Land North of Norwich Road. 25 dwellings.

Reserved matters following approval of 3PL/2016/1499/O for 25 dwellings including 10 affordables (see below.) 40% accords with the Local Plan policy at the time of the outline permission and S106.

Approval 14<sup>th</sup> May 2020.

**3PL/2019/1183/F** Necton. Land off North Pickenham Road. 27 dwellings, including 27 affordables.

Part of site approved under 3PL/2016/0983/O (see below.) Linked to 3PL/2019/1184/D (see below) on part of same site for 46 affordables (see below.) To be secured by S106.

Approval 19<sup>th</sup> February 2021.

**3PL/2019/1184/D** Necton. Land off North Pickenham Road. 46 dwellings, including 46 affordables.

Reserved matters following approval of 3PL/2016/0983/O (see below.) Now seeking 100% affordables instead of 15% as secured by earlier S106. Also linked to application 3PL/2019/1183/F for 27 dwellings on part of same site (see above.) 100% under this application to be secured by new S106.

Approval 19<sup>th</sup> February 2021.

**3PL/2019/1076/O** Harling. Land North of Kenninghall Road and South of Quidenham Road. 85 dwellings, including 15 affordables.

Officer report 3<sup>rd</sup> August 2020. Resolved to be recommended at Planning Committee of 10<sup>th</sup> February 2020 with 25% affordables to be secured by S106, supported by viability assessment. Check suggests between 15-19 affordables, but given Covid 19 the lower end is thought to be acceptable. Applicant now offering 17.6% affordables.

Approval 18<sup>th</sup> March 2022.

**3PL/2019/1056/O** Shipdham. Land South of Chapel Street. Up to 36 dwellings.

Officer report 16<sup>th</sup> December 2019. 25% affordables to be secured by S106.

Approval 28<sup>th</sup> May 2020.

**3OB/2019/0028/OB** Banham. Land at Grove Road.

Reducing affordables from 40% on approved 3PL/2018/1102/O (see below) to 25% due to changes in emerging Local Plan policies, notably HOU7. To be secured by revised S106.

Approval 25<sup>th</sup> November 2019.

**3PL/2019/0920/O** Sporle. Essex Farm, The Street.

Officer report 4<sup>th</sup> October 2021. Planning Committee of 10<sup>th</sup> February 2020 resolved to approve subject to S106, but brought back due to changes in NPPF, and over a year since last considered. Subject to 25% affordables to be secured by S106. Likely to be 79 dwellings in total.

Approval 13<sup>th</sup> July 2022.

**3PL/2019/0874/F** North Elmham. Brookside Farm, 74 Holt Road. Partial demolition of Brookside Farm and construction of 25 dwellings, with 0 affordables.

Officer report. Previous approved application 3PL/2015/0919/O for 16 dwellings including 2 affordables (see below.) Housing Enabling Officer comments that for 25 dwellings, 6 affordables required under adopted policy HOU7 for 25%. Subsequent viability assessment approved by District Valuer demonstrates that no affordables can be provided. Housing Enabling Officer not raised objections to that.

Approval 16<sup>th</sup> December 2020.

**3PL/2019/0849/D** Mattishall. Poplar Farm, 41 South Green.

Reserved matters following approval of 3PL/2016/0395/O (see below) and 3OB/2019/0011/OB (see below) reducing affordables to 10% - 2 units.

Approval 13<sup>th</sup> July 2020.

**3PL/2019/0713/D** Swaffham. Land to the West of Watton Road. 175 dwellings, including 44 affordables.

Reserved matters following approval of 3PL/2016/0068/O (phases 4 & 5) (see below) which had 40% affordables, but was reduced to 28.6% following a viability assessment. Now at 25% to be secured by S106 in line with emerging policy HOU7.

Approval 13<sup>th</sup> November 2019.

**3PL/2019/0717/O** Attleborough. Land North of Blackthorn Road. Up to 18 dwellings.

25% affordables secured by S106.

Refused 8<sup>th</sup> September 2020, appealed and allowed 5<sup>th</sup> August 2021.

**3OB/2019/0018/OB** Swaffham. Land to the East of Brandon Road.

Seeks to reduce affordable provision on 3PL/2016/0068/O originally for 40% (see below), then to 28.6% following viability assessment, now to 25%. 25% required by emerging policy HOU7. 25% secured by revised S106.

Approval 16<sup>th</sup> September 2019.

**3PL/2019/0500/O** Attleborough. Land East of Hargham Road.

Officer report 30<sup>th</sup> September 2019. No specific number of dwellings in this application, although recommends limit to 200 dwellings. S106 required to secure 25% affordables in line with policy HOU7, yet to be adopted. S106 signed for 25%.

Approval 25<sup>th</sup> September 2020.

**3PL/2019/0474/F** Hockham. Land North of Wretham Road. 18 dwellings, including 8 affordables.

Officer report 28<sup>th</sup> October 2019. Proposes 8 affordables to be cross-subsidised by 10 market-value properties. To be secured by S106.

Approval 5<sup>th</sup> February 2020.

**3OB/2019/0011/OB** Mattishall. Poplar Farm, 41 South Green.



To modify provision of affordables under approved 3PL/2016/0395/O (see below.) Proposal to reduce affordables from 40% to 10% following reviewed viability assessment. 2 affordables to be secured by new S106.

Approval 2<sup>nd</sup> October 2019.

**3OB/2019/0010/OB** Dereham. Land to rear of 35-61 Westfield Road.

Officer report 28<sup>th</sup> May 2019. Seeks reduction of affordables from 40% to 25% for previously approved 3PL/2017/0563/O (see below.) In line with emerging policy HOU7 rather than adopted policy HO4. 25% acceptable due to NPPF para. 48.

Approval 9<sup>th</sup> January 2020.

**3PL/2019/0270/D** Swaffham. Land to the North of Norwich Road. 165 dwellings.

Reserved matters following approval of 3PL/2015/0550/O (see below.) S106 secured 29.7% affordables at outline stage.

Approval 12<sup>th</sup> September 2019.

**3PL/2019/0097/D** Attleborough. Former Grampian Food site, Buckenham Road. 165 dwellings including 41 affordables.

Reserved matters application for approved 3PL/2015/0546/O (see below.) Affordables secured by S106.

Approval 17<sup>th</sup> November 2020.

**3PL/2018/1564/O** Mileham. Litcham Road. 6 dwellings including 2 affordables.

Officer report 22<sup>nd</sup> July 2019. S106 to secure 2 affordables, despite not being required by policy.

Approval 26<sup>th</sup> November 2019.

**3PL/2018/1246/F** Swanton Morley. Swanton Morley residential allocation 1. 85 dwellings.

25% affordables (rounded down) secured by S106.

Approval 12<sup>th</sup> November 2020.

**3OB/2018/0010/OB** Thetford. Kimms Belt Corner.

Amendment to S106 relating to 3PL/2016/0379/F which had agreed to provide 40% affordables. Overall the number of affordables to remain the same, with changes in tenure being proposed, to be secured by S106.

Approval 8<sup>th</sup> May 2019.

**3PL/2018/1102/O** Banham. Grove Road.

Initially the plan was for 45 dwellings, but this has been reduced to 33. Housing Enabling Officer comments that 18 units will be required to provide the 40% affordables required under policy HO4. 40% to be secured by S106.

Approval 16<sup>th</sup> July 2019.

**3OB/2018/0009/OB** Thetford. Tanner House, Tanner Street.

Removal of affordable provision under 3PL/2015/0910/F for conversion of building into 9 flats. The original provision was for a financial contribution of £27,533. As the scheme is for less than 10 units and is under 1,000sqm internal floorspace it is exempt.

Approval 1<sup>st</sup> November 2018.

**3PL/2018/1021/F** Great Ellingham. Land at Hingham Road/Attleborough Road. 95 dwellings.

S106 has 16.84% affordables. This is following a viability assessment.

Approval 26<sup>th</sup> June 2019.

**3PL/2018/0993/F** Bawdeswell. Land off Hall Road. 40 dwellings including 20% affordables.

Officer report 11<sup>th</sup> February 2019. Site has existing permission for 40 dwellings under 3PL/2017/0035/F, which included 40% (16) affordables (see below.) Viability assessment supports 20% affordables to be secured by S106.

Approval 26<sup>th</sup> March 2019.

**3PL/2018/0952/O** Watton. Land at Thetford Road. Up to 180 dwellings, with up to 45 affordables.

Officer report 28<sup>th</sup> May 2019. The site has extant planning permission for 180 dwellings under 3PL/2014/1253/O (see below.) The main difference between the two applications is that the new one proposes 25% affordables instead of 40%. 25% accords with emerging local plan policy HOU07, and is consistent with NPPF (2019.) To be secured by S106.

Approval 11<sup>th</sup> December 2019.

**3PL/2018/0852/F** Great Ellingham. Land between Hingham Road and Watton Road. 153 dwellings, village shop and village hall.

Officer report 11<sup>th</sup> February 2019. 15 “retirement” units proposed to be secured by S106. Viability assessment suggests no affordables, although following external review this has changed to 8% (12) affordables. Applicant refutes this conclusion and maintains 0% affordables. Housing Enabling Officer suggests the proposed retirement units could be amended to become the affordable provision. Final S106 includes provision for 14 “retirement” units and no affordables.

Approval 26<sup>th</sup> June 2019.

**3PL/2018/0791/O** Attleborough. Land to the South West of Ellingham Road. 12 dwellings.

Officer report 8<sup>th</sup> April 2019. Previous approval for 8 dwellings and burial site under 3PL/2016/0486/H. 25% affordables as required by emerging policy HOU07 to be secured by S106, as this accords with NPPF rather than current local plan policy HO4 which requires 40%.

Approval 14<sup>th</sup> August 2019.

**3PL/2018/0719/F** Old Buckenham. Land South of March Field Way. 12 dwellings.

Officer report 3<sup>rd</sup> September 2018. The scheme is for 100% affordables to be secured in perpetuity by S106.

Approval 30<sup>th</sup> January 2019.

**3PL/2018/0584/D** Beeston. Land to the North of Herne Lane. 11 dwellings, including 4 affordables.

Officer report 3<sup>rd</sup> September 2018. Reserved matters application following outline approval for 3PL/2016/0269/O for 11 dwellings (see below.) S106 dated 13<sup>th</sup> December 2016 for 40% affordables.

Approval 31<sup>st</sup> January 2019.

**3PL/2018/0447/O** Ashill. The Willows, Hale Road. 8 dwellings.

Permission was granted on this site under 3PL/2016/0427/O for 22 dwellings following demolition of existing bungalow of which 40% would be affordables (see below.) As the new application is for 8 dwellings this is below the NPPF (July 2019) threshold of 10 dwellings, therefore 0 affordables required.

Approval 14<sup>th</sup> November 2019.

**3PL/2018/0386/O** Great Ellingham. Mellor Metals, Attleborough Road. Up to 75 dwellings.

Follows previous applications for permission for up to 75 dwellings on same site 3PL/2016/0648/O (see below) and amendment to S106 3OB/2018/0001/OB (see below.) New application for 6.7% affordables to be secured by S106. Policy HOU07 requires 25% affordables, although a viability assessment has been submitted and approved for 6.7% affordables to be secured by S106.

Approval 30<sup>th</sup> April 2021.

**3PL/2018/0331/F** Attleborough. 6 High Street and 2 Hargham Road. Demolition of shop and flat followed by erection of 11 flats.

Officer report 1<sup>st</sup> October 2018. No affordables required as net gain of 10 units and internal floorspace less than 1,000sqm.

Approval 8<sup>th</sup> October 2018.

**3PL/2018/0091/D** Banham. Land to the South of Kenninghall Road. 43 dwellings, including 17 affordables.

Reserved matters application following outline permission for 3PL/2014/1006/O (see below.) 40% affordables secured by S106.

Approval 26<sup>th</sup> November 2019.

**3OB/2018/0001/OB** Great Ellingham. Mellor Metals, Attleborough Road.

Amendment to S106 for affordables for previously approved 3PL/2016/0648/O which was originally for 30 affordables in a 75 dwelling scheme, later reduced twice to 5 affordables (see below.) This application to reduce further to 4 units (5.33%) following revised viability. Major factor is the brownfield nature of site.

Approval 16<sup>th</sup> July 2019.

**3PL/2018/0021/D** Yaxham. Land off Elm Close. 42 dwellings.

Reserved matters application following outline permission for 3PL/2014/0820/O on 8<sup>th</sup> January 2016 (see below), refused permission 5<sup>th</sup> September 2019, appealed which was allowed 9<sup>th</sup> December 2020, including 40% affordables secured by S106. The number of dwellings increased from the outline permission according to the LPA.

**3PL/2018/0014/D** Swanton Morley. New House, Gooseberry Hill. 9 dwellings.

Reserved matters application following outline permission for 3PL/2016/0454/O on 18<sup>th</sup> November 2016 (see below) which included 0 affordables due to being under 1,000sqm internal floorspace.

Approval 4<sup>th</sup> May 2018.

**3PL/2017/1615/D** Attleborough. Land North of Norwich Road. 327 dwellings.

Officer report 29<sup>th</sup> October 2018. Follows previously approved application 3PL/2013/1161/O granted on appeal for up to 350 dwellings (see below.) 20% affordables secured by S106.

Approval 4<sup>th</sup> January 2019.

**3PL/2017/1608/D** Quidenham. Land at Station Road. 24 dwellings.

Officer report 22<sup>nd</sup> July 2019. Reserved matters for previously approved application 3PL/2013/1123/O (see below) for 24 dwellings of which 10 would be affordable.

Approval 25<sup>th</sup> July 2019.

**3PL/2017/1603/O** Foulden. Site at School Road. 21 dwellings.

Officer report 2<sup>nd</sup> July 2018. Large enough to trigger policy DC4 for 40% affordables, meaning 11 required. Agreed by applicant to be secured by S106.

Approval 27<sup>th</sup> March 2019.

**3PL/2017/1515/F** Attleborough. Attleborough Post Office, High Street. Demolition followed by 5 2-bed apartments and 5 1-bed apartments, none of which affordable.

Officer report 4<sup>th</sup> June 2018. Does not trigger affordable requirement under policy DC4 due to internal floorspace being under 1,000sqm.

Approval 7<sup>th</sup> June 2018.

**3PL/2017/1358/D** Watton. Land off Town Green Road. 98 dwellings.

Reserved matters application for outline application 3PL/2015/1191/O previously approved (see below.) Existing S106 to provide 20% affordables.

Approved 30<sup>th</sup> April 2018.

**3PL/2017/1351/F** Swaffham. Swans Nest site, Land East of Brandon Road. 97 dwellings (phase 3.)

Part of overall outline application 3PL/2012/0576/O which has been approved. Application for 72 market houses and 26 affordables. Original S106 is for 27% affordables across the whole site. This proposal would reach the required percentage.

Approval 29<sup>th</sup> November 2018.

**3PL/2017/1354/F** Colkirk. Land off Whissonsett Road. 21 dwellings.

Officer report 24<sup>th</sup> June 2019. Viability assessment states that the scheme would not be viable to provide full amount, so 24% offered to be secured by S106.

Approval 18<sup>th</sup> September 2019.

**3PL/2017/1171/O** Attleborough. Land South of New Road / West of Hargham Road. 48 dwellings.

Officer report 12<sup>th</sup> March 2018. Housing Enabling Officer comments that 19 affordables required to be policy compliant. To be secured by S106.

Approval 5<sup>th</sup> December 2018.

**3PL/2017/1087/F** Watton. Rear of 121A Brandon Road. 9 dwellings.

Officer report. Previous permission for 3PL/2015/0769/O on same site (see below) included 3 affordables. Update NPPF of July 2018 (updated 2019) affordables only need to be provided on sites of 10 units or more, or on sites of more than 0.5 hectares. This site is less than 0.5 hectares and is for 9 units.

Approval 25<sup>th</sup> July 2019.

**3PL/2017/1046/O** Narborough. Land North of 1-14 Swaffham Road. 6 plots for market-sale and 4 affordables.

4 affordables to be secured by S106.

Approval 19<sup>th</sup> September 2018.

**3PL/2017/0948/O** North Lopham. Church Farm. Demolition of agricultural buildings followed by erection of 15 dwellings, including 6 affordables.

Officer report 30<sup>th</sup> July 2018. Applicant has agreed to 40% affordables in line with policy DC4, to be secured by S106.

Approval 15<sup>th</sup> April 2019.

**3PL/2017/0863/D** North Elmham. Station Yard, Station Road. 19 dwellings.

Reserved matters application for previously approved 3PL/2013/1045/O for 19 dwellings with 0 affordables following a viability assessment.

Approval 5<sup>th</sup> January 2018.

**3PL/2017/0773/D** Griston. Quantrill Structural Engineers Ltd. Church Road. 37 dwellings, industrial unit and office space.

Reserved matters application for previously approved 3PL/2012/1045/O which included 27% affordables secured by S106 (see below.)

Approval 24<sup>th</sup> August 2018.

**3PL/2017/0757/D** Shipdham. D Dodd and Sons, Chapel Street. 90 dwellings, including 27 affordables.

Reserved matters application for previously approved 3PL/2013/0095/O for 90 dwellings (see below.)

Approval 24<sup>th</sup> November 2017.

**3PL/2017/0563/O** Dereham. Westfield Road. Up to 100 dwellings.

Officer report 31<sup>st</sup> July 2017. 40% (40) proposed to be affordable in line with policy DC4, to be secured by S106. Previous application for up to 100 dwellings 3PL/2015/0846/O refused permission and appeal dismissed.

Approval 15<sup>th</sup> December 2017.

**3PL/2017/0370/D** Watton. Plaswood Products Ltd. Griston Road. 31 units, of 18 flats and 13 houses.

Officer report 12<sup>th</sup> June 2017. Reserved matters application for previously approved 3PL/2014/1314/O which did not include any affordables due to viability assessment (see below.)

Approval 15<sup>th</sup> June 2017.

**3PL/2017/0361/F** North Elmham. Granary Buildings, Eastgate Street. Demolition followed by 8 dwellings.

Officer report 12<sup>th</sup> February 2018. No affordables required due to Ministerial Statement regarding schemes of 10 or less.

Approval 14<sup>th</sup> February 2018.

**3PL/2017/0342/F** Attleborough. Land north-west of Chapel Road School, 50 Chapel Road. 10 dwellings.

Officer report 31<sup>st</sup> July 2017. No affordables proposed which although not compliant with policy DC4, is in line with Ministerial Statement stating no affordables necessary on developments of 10 or less, or on developments of less than 1,000sqm gross internal area (GIA.)

Approval 3<sup>rd</sup> November 2017.

**3PL/2017/0314/F** Swaffham. Stanfield House, Lynn Road. 9 dwellings.

Officer report 25<sup>th</sup> September 2017. 2 of the dwellings would be wheelchair-accessible which would form the affordable element. This would be consistent with permission granted for previous application 3PL/2014/0125/F (see below.)

Approval 21<sup>st</sup> December 2017.

**3PL/2017/0257/F** Swaffham. 7 Whitsands Road. 8 dwellings, 0 affordables.

Officer report. Previous application for site 3PL/2014/0090/F for 14 dwellings was approved (see below) which included 3 affordables.

Approval 24<sup>th</sup> April 2017.

**3PL/2017/0265/O** Great Ellingham. Land S.E. of Church Street and S.W. of Attleborough Road.

Officer report 29<sup>th</sup> August 2017 recommended for approval. 40% affordables to be secured by S106 at reserved matters stage.

Refused 5<sup>th</sup> September 2017, appealed and allowed 25<sup>th</sup> May 2018.

**3PL/2017/0035/F** Bawdeswell. Hall Road. 40 dwellings, including 16 affordables.

Officer report 31<sup>st</sup> July 2017. Proposes to provide 40% (16) affordables which would be policy DC4 compliant.

Approval 20<sup>th</sup> March 2018.

**3PL/2016/1552/F** Hockering. Hill House, Park Lane. Demolition followed by 14 dwellings.

Officer report 31<sup>st</sup> July 2017. No affordables proposed on grounds of viability.

Approval 17<sup>th</sup> November 2017.

**3PL/2016/1539/F** Watton. Old Carpenter's Arms, Swaffham Road. 23 dwellings.



Officer report 31<sup>st</sup> July 2017. Previous application 3PL/2015/1322/F approved for 23 dwellings (see below.) Viability assessment proposes 6 affordables, which is considerably below policy DC4's requirement for 40%, but agreed by District Valuer, to be secured by S106.

Approval 9<sup>th</sup> May 2018.

**3PL/2016/1499/O** Yaxham. Land north of Norwich Road. 25 dwellings, including 10 affordables.

Officer report 6<sup>th</sup> March 2017. Application provides 40% policy (10) DC4 compliant affordables.

Refused 5<sup>th</sup> September 2017, appealed and allowed 14<sup>th</sup> May 2018.

**3OB/2016/0013/OB** Dereham. Quebec Street. To modify S106 to remove affordables.

Permission for 3PL/2015/0575/F for 8, 1 bedroom warden controlled flats (see below) which included 40% affordables. Combined internal floorspace is less than 1,000sqm, so affordables cannot be enforced.

Approval 3<sup>rd</sup> May 2017.

**3PL/2016/1654/H** Dereham. Former Malthouse, land South of Norwich Road. Repair and refurbish maltings, erect 127 dwellings, garages & associated works, 0 affordables.

Officer report 29<sup>th</sup> August 2017. Viability assessment claims the scheme would be unviable if any affordables provided, agreed by District Valuer and Housing Enabling Officer.

Approval 28<sup>th</sup> March 2018.

**3PL/2016/1412/D** Weeting. Land East of The Beeches, Lynn Road. 24 dwellings.

Officer report 8<sup>th</sup> May 2017. Outline permission granted under 3PL/2013/0258/O (see below) which included 8 affordables.

Approval 10<sup>th</sup> May 2017.

**3PL/2016/1414/D** Mattishall. Land off Cedar Rise. 35 dwellings.

Officer report 3<sup>rd</sup> April 2017. Outline permission granted under 3PL/2015/0279/O in August 2016 (see below) which included 40% affordables (14.)

Approval 5<sup>th</sup> April 2017.

**3PL/2016/1397/F** Dereham. Land at Greenfields Road. 279 dwellings, of which 71 affordable.

Officer report 8<sup>th</sup> May 2017. Existing outline permission 3PL/2011/0898/O approved 16<sup>th</sup> May 2014 was for 220 dwellings with 15% affordables following viability testing. New application offers 25% affordables, which is below policy DC4's 40% but higher than previous approved scheme.

Approval 15<sup>th</sup> March 2019.

**3PL/2016/1291/O** Watton. South of Griston Road. 9 bungalows, 0 affordables.

No affordables proposed. Total floor area under 1,000sqm, therefore not required.

Refused 31<sup>st</sup> January 2017, appealed and allowed 10<sup>th</sup> November 2017.

**3PL/2016/1262/O** Hockering. Heath Road. Up to 12 dwellings.

Officer report 31<sup>st</sup> July 2017. 40% affordables in line with policy DC4 secured by S106.

Approval 17<sup>th</sup> September 2019.

**3OB/2016/0011/OB** Swanton Morley. Building adjacent to the Mill House, Harkers Lane.

Officer report. Applicant seeking to removal obligation to provide 4 affordables secured by S106 attached to approved application 3PL/2012/0702/F (see below.) Concern that if granted this would set a precedent for application of 10 units or less, which have been approved to provide on-site affordables, even though national policy has changed since the approval. National policy changes originally from a Ministerial Statement of 28<sup>th</sup> November 2014, backed by an appeal by Government which reinstated some changes to NPPG relating to affordable provision on smaller sites. The applicant points out that this development falls under both of the new thresholds for on-site provision. Work had started on the affordable units before these changes, showing that the government's changes were not needed for the development to proceed.

**Refusal** 30<sup>th</sup> November 2016.

**3PL/2016/0983/O** Necton. Erne Farm, North Pickenham Road. Demolish farm buildings and erect up to 46 dwellings.

Officer report 16<sup>th</sup> January 2018. Despite policy DC4 requiring 40% affordables, a viability study has been submitted and assessed which proposes 15%, equating to 7 affordables.

Approval 30<sup>th</sup> November 2018.

**3PL/2016/0952/O** Dereham. Rear of Greenfields Road. 48 dwellings.

Officer report 9<sup>th</sup> January 2017. Viability assessment states that only 20% can be affordable, with which the District Valuer “more or less concurs”. Housing Enabling Officer comments that 40% should be affordable to be secured by S106. Approved for 20% affordables with a further 15% off-site contribution.

Approval 25<sup>th</sup> July 2019.

**3PL/2016/0848/F** North Elmham. Land North of Eastgate Street. 11 dwellings, including 4 affordables.

Officer report 14<sup>th</sup> November 2016. Previous application 3PL/2015/0823/F for 10 dwellings was refused. Affordables to be secured by S106.

Approval 31<sup>st</sup> March 2017.

**3PL/2016/0766/F** Saham Toney. Off Mill View, Ovington Road. 10 bungalows.

No affordables due to being below threshold for number of dwellings and internal floor area.

Refused 10<sup>th</sup> February 2017, appealed which was allowed 9<sup>th</sup> October 2017, largely due to a lack of 5YHLS.

**3PL/2016/0702/O** Guist. Land near 9 Bridge Road. 10 bungalows.

Officer report 19<sup>th</sup> September 2016. Previous application 3PL/2015/1432/F for 8 bungalows was refused. Lack of 5YHLS significant in recommending approval for this application. Doesn't trigger affordables as not more than 10 and under minimum internal floor space area.

Approval 19<sup>th</sup> September 2016.

**3PL/2016/0648/O** Great Ellingham, Mellor Metals, Attleborough Road. Up to 75 dwellings with 40% (30 units) affordables – approval 7<sup>th</sup> April 2017.

3OB/2018/0001/OB amendment to S106 agreement. Proposed to reduce affordable housing from 40% to 5.33%, equating to 4 units. Approval 16<sup>th</sup> July 2019.

3PL/2018/0386/O Newly adopted Local Plan now requires 25% affordables, rather than 40%. Applicant proposes 6.7% (5 units) affordables, supported by Viability Report, resolved to be approved on 11<sup>th</sup> February 2019. Approval 30<sup>th</sup> April 2021.

**3PL/2016/0621/D** Hockering. Land East of Heath Road. 10 dwellings.

Officer report. Reserved matters following approval of 3PL/2014/0486/O for 10 dwellings with 0 affordables (see below.)

Approval 7<sup>th</sup> October 2016.

**3PL/2016/0534/O** Mileham. SPK Engineering, The Old Sawmills, Back Lane. 10 dwellings.

Officer report 22<sup>nd</sup> August 2016. Follows approved outline application 3PL/2014/0328/O which lapsed, and which was for 11 dwellings including 1 affordable. The new application is for 10 dwellings and is therefore below the threshold requiring on-site affordables.

Approval 24<sup>th</sup> August 2016.

**3PL/2016/0540/D** Dereham. Martyndale, 159 Shipdham Road. 9 dwellings, 0 affordables.

Reserved matters following approval of 3PL/2014/0979/O (see below.)

Approval 22<sup>nd</sup> September 2016.

**3PL/2016/0007/OB** Wretham. Stonebridge Camp, Thetford Road.

Approved scheme for 27 dwellings of which 6 would be affordable under 3PL/2007/1569/F. Viability assessment submitted which is approved which removes the need for any affordables.

Approval 25<sup>th</sup> November 2016.

**3PL/2016/0454/O** Swanton Morley. New House, Gooseberry Hill. 9 dwellings.

Officer report 25<sup>th</sup> July 2016. Housing Enabling Officer comments that it should provide affordables in line with policy DC4. However, case law suggests that no need for on site affordables as the scheme provides less than 1,000sqm of internal floor space.

Approval 18<sup>th</sup> November 2016.

**3PL/2016/0427/O** Ashill. The Willows, Hale Road. 22 dwellings of which 40% affordable, secured by S106.

Approval 18<sup>th</sup> April 2017.

**3PL/2016/0420/D** Great Ellingham. Breckland Roofing Services, 21 Long Street. 8 dwellings.

Reserved matters following approval of 3PL/2014/1049/O (see below) with no affordables.

Approval 20<sup>th</sup> September 2016.

**3PL/2016/0422/D** Necton. Necton Garden Centre, Tuns Road. 9 dwellings.

Reserved matters for approved application 3PL/2012/0833/O (see below), with no affordables.

Approval 20<sup>th</sup> June 2016.

**3PL/2016/0416/O** Attleborough. London Road. 16 dwellings.

Officer report 27<sup>th</sup> June 2016. Proposes 6 affordables which would meet policy DC4, to be secured by S106.

Approval 14<sup>th</sup> February 2017.

**3PL/2016/0395/O** Mattishall. Poplar Farm, 41 South Green. 23 dwellings including 8 affordables, increased to 9 following submission.

Slightly below 40% at 39.13%, to be secured by S106.

Approval 25<sup>th</sup> July 2017.

**3PL/2016/0379/F** Thetford. Land off Kimms Belt/London Road. 29 dwellings.

Officer report 22<sup>nd</sup> August 2016. Applicant has agreed to a S106 to secure 40% affordables.

Approval 23<sup>rd</sup> November 2016.

**3PL/2016/0325/F** Attleborough. Land at Haverscroft House Farm, London Road. 200 dwellings.

Officer report 14<sup>th</sup> November 2016. 40% to be affordable secured by S106.

Approval 10<sup>th</sup> November 2017.

**3PL/2016/0298/D** Swaffham. Land East of Brandon Road. Phase Two of 3PL/2012/0576/O for 70 dwellings, with 19 affordables. A S106 was signed for 27% affordables with 3PL/2012/0576/O, which is what this application would deliver.

Approval 21<sup>st</sup> September 2016.

**3PL/2016/0269/O** Beeston. Land off Herne Lane. 11 dwellings including 4 affordables.

Proposal to include 40% affordables, which is policy HO4 compliant to be secured by S106.

Approval 17<sup>th</sup> January 2017.

**3OB/2016/0004/OB** Little Dunham, Brick Kiln, Pightle Barrows, Hole Lane. Variation of Section 106 on 3PL/2013/0888/F – vary the affordable housing requirements.

Removal of approved £50,000 affordable housing contribution – approval 3<sup>rd</sup> June 2020.

**3PL/2016/0003/OB** Watton. Land at the former radar site, Norwich Road.

Application to reduce affordable contribution from 30% to 22.7%. Original obligation dated from 22<sup>nd</sup> April 2008, with the applicant submitting reviewed viability data. Breckland would accept 29.2% (45) affordables, but applicant states 22.7% (35) is the maximum.

Refused 20<sup>th</sup> February 2017, appealed and allowed 20<sup>th</sup> February 2017.

**3PL/2016/0093/O** Sporle. Land off Dunham Road. 6 dwellings.

Officer report 19<sup>th</sup> September 2016. Application submitted with affordable provision of 40%, but as national policy has changed the applicant has amended the application to remove the affordables.

Approval 21<sup>st</sup> September 2016.

**3PL/2016/0084/F** Carbrooke. Land off Lancaster Avenue. 106 dwellings.

Officer report 31<sup>st</sup> May 2016. No affordables proposed, but will provide a community centre and open public space. Viability assessment suggests that the development could only support 5% affordables which it equates to the community centre. With other development at Blemheim Grange 43% built so far are affordable, with the original permissions for 30%. If this application is permitted that will result in around 28% affordables across the wider site as a whole.

Approval 19<sup>th</sup> January 2017.

**3PL/2016/0068/O** Swaffham. Land to the West of Watton Road. Up to 175 dwellings.

Officer report 27<sup>th</sup> June 2016. 40% affordables proposed to be secured by S106.

Officer report 29<sup>th</sup> August 2017. Since previous report and Planning Committee which agreed to approve subject to S106 with 40% affordables, a viability assessment has been submitted stating that 40% would make the scheme unviable, with the applicant now proposing 26.3% (46 units.) District Valuer has accepted the assessment. Handwritten amendment to S106 has the percentage at 28.6%.

Approval 5<sup>th</sup> October 2018.

**3PL/2015/1501/F** Thetford. 115 Bury Road. 38 dwellings.

Officer report – 40% (15) would be affordable units, making it compliant with policy DC4.

Approval 10<sup>th</sup> October 2016.

**3PL/2015/1490/O** Dereham, Land off Shipdham Road, Westfield Road and Westfield Lane. 291 dwellings.

Officer report 27<sup>th</sup> January 2017. Applicant fully compliant with the requirement for 40% (116) affordables. Recommends approval.

Approval 25<sup>th</sup> June 2020.

**3PL/2015/1487/O** Dereham. Land off Swanton Road. Up to 216 dwellings.

Officer report 6<sup>th</sup> February 2017. Housing Enabling Officer comments that 86 affordables required to meet requirements of policy DC4. Officer states that applicant is willing to provide 40% affordables secured by S106.

Approval 21<sup>st</sup> January 2020.

**3PL/2015/1424/F** Bawdeswell. Land off Hall Road. 36 dwellings.

Officer report 25<sup>th</sup> July 2016. Policy compliant 14 affordable units.

Approval 8<sup>th</sup> August 2017.

**3PL/2015/1322/F** Watton. Old Carpenter's Arms, Swaffham Road. 23 dwellings, including 9 affordables.

Officer report 8<sup>th</sup> February 2016. Proposes 9 affordables (40%) in line with policy DC4, to be secured by S106.

Approval 4<sup>th</sup> November 2016.

**3PL/2015/1316/F** Gressenhall. Land off Bittering Street. 5 dwellings.

Officer report 29<sup>th</sup> August 2017. Site is larger than 0.17 ha trigger in policy DC4 which would therefore require onsite affordable. However, a ministerial statement says that affordables cannot be sought on developments which are for 10 or less dwellings, or are below 1000sqm gross internal area (GIA). This application is 999.7sqm and so is below the threshold. If the application is amended to increase the GIA that may trigger the affordable requirement.

Approval 5<sup>th</sup> September 2017.

**3PL/2015/1267/O** Shipdham. The Cricket Players, Old Post Office Street. 23 dwellings.

Officer report 8<sup>th</sup> February 2016. 14 market and 9 affordables – 40%, compliant with policy DC4.

Approval 5<sup>th</sup> May 2017.

**3PL/2015/1225/O** Besthorpe. Land at Norwich Road. 6 dwellings, including 2 affordables.

Approval 23<sup>rd</sup> May 2016.

**3PL/2015/1191/O** Watton. Land off Town Green Road. 98 dwellings, of which 39 affordable.

Officer report 8<sup>th</sup> February 2016. Proposed 39 affordables meet policy DC4's requirement of 40%, to be secured by S106.

Approval 10<sup>th</sup> November 2017.

**3PL/2015/1180/O** Narborough. Land West of Chalk Lane. Up to 40 dwellings.

Officer report 4<sup>th</sup> June 2018. Viability report approved by District Valuer gives 22.5% affordables rather than 40% as required by policy DC4, to be secured by S106.

Approval 29<sup>th</sup> July 2019.

**3PL/2015/1155/O** Swaffham. Land off Sporle Road. Up to 130 dwellings, of which 52 affordables.

Officer report 31<sup>st</sup> May 2016. Suggests limiting development to 100 dwellings.

Approval 3<sup>rd</sup> January 2017.

**3PL/2015/1113/F** Hockering. Heath Road. 6 dwellings, of which 2 affordable.

Officer report 11<sup>th</sup> January 2016. S106 required for affordable contribution. Housing Enabling Officer comments that policy DC4 requires 2 affordables (40%.)

Approval 5<sup>th</sup> July 2016.

**3PL/2015/1045/O** Dereham, Land west of Etling View. 62 dwellings.



Officer report 20<sup>th</sup> May 2016. Core Strategy policy DC04 requires 40% to be affordable for developments for 5 or more dwellings or for an area of 0.17 ha or more. Viability Appraisal claims unviability of scheme. District Valuer agrees 11% affordable housing – 7 dwellings.

Officer report 10<sup>th</sup> November 2017. Recommends approval for 62 dwellings, 7 of which affordable.

Approval of affordable housing scheme for 7 dwellings – 3OB/2022/0005/OB on 14<sup>th</sup> March 2022.

Approval 25<sup>th</sup> September 2020.

**3PL/2015/0953/F** Thetford. Shi Kon Budokan, Staniforth Road. Demolition followed by 6 dwellings.

Officer report 22<sup>nd</sup> August 2016. National guidance changed during application process with the application falling below threshold for affordables at time of determination. Brownfield site.

Approval 25<sup>th</sup> August 2016.

**3PL/2015/0926/D** Narborough. Chalk Lane. 55 dwellings, of which 14 affordable.

Officer report 16<sup>th</sup> November 2015. Follows approval of 3PL/2012/1093/O in February 2014 (see below) with 25% affordables secured by S106 – not the 40% required by policy DC4.

Approval 19<sup>th</sup> February 2016.

**3PL/2015/0928/F** Narborough. Chalk Lane. 18 dwellings, of which 7 affordable.

Officer report 16<sup>th</sup> November 2015. Submitted alongside 3PL/2015/0926/D for reserved matters for 55 dwellings (see above.)

Approval 9<sup>th</sup> May 2016.

**3PL/2015/0919/O** North Elmham. Brookside Farm, Holt Road. Demolish farm and erect 16 dwellings, 14 of which new build and 2 conversions of former farm buildings.

Officer report 25<sup>th</sup> July 2016. Originally proposed 24 dwellings, but following discussion this reduced to 16. No affordables originally proposed, but following discussion and viability evidence, which has been reviewed by the District Valuer, 2 affordable units (12.5%) are suggested, despite policy DC4 requiring 40%. Affordables to be secured by S106.

Approval 6<sup>th</sup> September 2017.

**3PL/2015/0917/O** Swaffham. Norwich Road. Up to 185 dwellings.

Officer report 27<sup>th</sup> June 2016. 40% (74) affordables, compliant with policy DC4.

Officer report 30<sup>th</sup> September 2019. Following updated consultation, affordables reduced to 25% to be secured by S106.

Approval 30<sup>th</sup> January 2020.

**3PL/2015/0899/F** Great Ellingham. Hollytree House, 80 Long Street. 5 dwellings, 0 affordables.

Officer report 31<sup>st</sup> May 2016. 3PL/2008/1215/O approved 1 dwelling adjoining site. 3PL/2014/1366/F approved 4 dwellings adjacent to site, approved 8<sup>th</sup> June 2015. Housing Enabling Officer comments that 2 should be affordable to be compliant with policy DC4 for 40% affordables. Outside settlement boundary, but 5YHLS of 3.7 years. Agent offers adjacent land for communal nature area in lieu of affordables. Not considered sufficient. Recommended refusal.

Approval 2<sup>nd</sup> August 2016.

**3PL/2015/0879/O** Saham Toney. Ploughboy Lane. 5 dwellings.

Officer report 7<sup>th</sup> March 2016. 2 affordables to be secured by S106.

Approval 30<sup>th</sup> June 2016.

**3PL/2015/0769/O** Watton. Rear of Audley House, 121a Brandon Road. 9 dwellings.

Officer report – proposal for 33% affordables (3) to make scheme viable, to be secured by S106.

Approval 22<sup>nd</sup> January 2016.

**3PL/2015/0761/D** Mileham. Burghwood Drive. 11 dwellings.

Reserved matters following approval of 3PL/2012/0660/O (see below) for 11 dwellings of which 4 affordable in line with policy DC4 for 40%.

Approval 20<sup>th</sup> October 2015.

**3PL/2015/0623/F** Narborough. Dennys Walk. Demolition of 2-24 Denny's Walk and erection of 31 affordable dwellings and 2 open market dwellings.

Approval 24<sup>th</sup> May 2016.

**3PL/2015/0562/F** Shipdham. Land at Parklands Avenue. 24 dwellings, 100% affordable.

Officer report 14<sup>th</sup> December 2015. 100% affordables to be secured by S106.

Approval 24<sup>th</sup> June 2016.

**3PL/2015/0550/O** Swaffham. Land to the North of Norwich Road. Up to 165 dwellings, of which 29.7% (49 dwellings) affordable.

Officer report 31<sup>st</sup> May 2016. 5YHLS of 3.72 years. Outside settlement limit and not allocated. Additional Officer report – viability report states that 40% affordables would make the scheme unviable, hence reduction to 29.7% secured by S106.

Approval 9<sup>th</sup> July 2018.

**3PL/2015/0546/O** Attleborough. Former Grampian Food site, Buckenham Road. 165 dwellings.

Officer report 19<sup>th</sup> October 2015. Proposal for 4% (7) affordables. Housing Enabling Officer confirms that affordable details will be dealt with at reserved matters and that the maximum level of affordables should be sought compatible with the viability of the site. Viability assessment claims only 4% possible due to site restrictions, demolition costs and other S106 obligations – to be checked by District Valuer. Officer report 25<sup>th</sup> April 2016. applicant has agreed to 25% affordables to be secured by S106 following District Valuer's assessment of viability.

Approval 20<sup>th</sup> January 2017.

**3PL/2015/0498/O** Mattishall. Land South of Dereham Road. Up to 50 dwellings, although extended to 65, with 26 affordables (40%) according to Housing Enabling Officer's comments.

Inspector's decision – no more than 4.6 years 5YHLS. 40% affordables to be agreed.

Refused 10<sup>th</sup> August 2017. Appealed – allowed 6<sup>th</sup> March 2018.

**3PL/2015/0487/O** Great Ellingham. Church Street. 9 dwellings, including 3 affordables.

Approval 11<sup>th</sup> September 2017.

**3PL/2015/0441/F** Great Ellingham. Long Street. 12 dwellings.

Enabling Officer comment – viability assessment, tested by District Valuer, needed to see whether affordable contribution should be on-site or financial. Viability assessment shows that no on-site affordables can be provided.

Approval 19<sup>th</sup> February 2016.

**3PL/2015/0279/O** Mattishall. Land off Cedar Rise. 35 dwellings.

Officer report 21<sup>st</sup> September 2015. Proposal for 14 affordables (40%) in line with Policy DC4.

Approval 24<sup>th</sup> August 2016.

**3PL/2015/0254/O** Watton. Land South of Mallard Road. Up to 177 dwellings.

Inspector's decision. 5YHLS of between 3.6 years (Sedgefield method) and 4.9 years (Liverpool method.) Supports 40% affordables despite (untested) SHMA suggesting a lower figure of 32% across Norfolk, excluding King's Lynn & Great Yarmouth. 40% to be secured by S106.

Refused 28<sup>th</sup> April 2016. Appealed – allowed 22<sup>nd</sup> August 2017.

**3PL/2015/0219/F** Watton. Land West of Saham Road. 73 dwellings.

29 affordables secured by S106, which is policy DC4 compliant at 40%.

Refused 23<sup>rd</sup> July 2015, appealed – allowed 29<sup>th</sup> June 2016.

**3PL/2015/0001/F** Ickburgh. The Old Rectory, Ashburton Road. 8 dwellings.

Officer report 13<sup>th</sup> April 2015. Site approved for 4 dwellings with affordable financial contribution, 3PL/2014/0244/F. Recent NPPG amendment to para. 12 schemes of less than 10 dwellings and less than 1000m<sup>2</sup> do not trigger affordable contributions. This scheme is over 1000m<sup>2</sup> so an affordable contribution (either on site or financial) will be required. Agreement reached for £84,000 contribution secured by S106.

Approval 17<sup>th</sup> September 2015.

**3PL/2014/1378/F** Watton. Portal Avenue. 80 dwellings.

Officer report 31<sup>st</sup> May 2016. Only makes a limited contribution to affordable provision – 6 units proposed (7%), well below policy DC4's 40%. Viability assessment supports the reduced number of affordables to 0. The District Valuer has modified that up to 7% secured by S106.

Approval 5<sup>th</sup> September 2017.

**3PL/2014/1355/O** Swaffham. Days Field in New Sporle Road. 51 dwellings.

Officer report 22<sup>nd</sup> June 2015. Housing Enabling officer comments that the 20 affordable units meets policy DC4 for 40% affordables.

Approval 30<sup>th</sup> January 2017.

**3PL/2014/1361/F** Weeting. Land off Fengate Drove. 64 affordable dwellings.

Approval 6<sup>th</sup> June 2016.

**3PL/2014/1314/O** Watton. Plaswood, Griston Road. 31 units – 18 flats and 13 houses.

Officer report 16<sup>th</sup> March 2015. No affordable provision due to viability assessment, accepted by Housing Enabling officer, who asks for a clawback clause in the S106 requiring reassessment of the viability.

Approval 29<sup>th</sup> October 2015.

**3PL/2014/1264/F** Attleborough. Phases 3, 4 & 5 at Land at Carvers Lane. 91 dwellings.

Officer report 26<sup>th</sup> May 2015. 27 units (30%) would be affordable. Policy DC4 requires 40%. Proposes S106 for affordables with a review mechanism. Viability assessment submitted.

Approval 29<sup>th</sup> July 2016.

**3PL/2014/1253/O** Watton. Land at Thetford Road. Up to 180 dwellings.

No 5YHLS (3.3 years.) S106 to secure 40% affordables.

Refused 27<sup>th</sup> July 2015. Appealed and allowed, 20<sup>th</sup> April 2016.

**3OB/2014/0012/OB** Watton. Quinton House, Harvey Street.

Removal of affordable provision of 3 units from planning permission 3PL/2013/0755/F due to claim of unviability. Proposes off-site financial contribution instead. Conversion of a residential home to 9 units. Change in NPPG for schemes of fewer than 10 units.

Approval 20<sup>th</sup> March 2015.

**3PL/2014/1105/D** Ashill. Land off Dunnetts Close. 25 dwellings. Reserved matters.

Officer report 16<sup>th</sup> February 2015. Housing Enabling officer comments that the site was agreed with 30% affordables in the outline permission, so the proposed 7 affordables will meet this requirement.

Approval 26<sup>th</sup> February 2015.

**3PL/2014/1049/O** Great Ellingham. Breckland Roofing Services, 21 Long Street. 8 dwellings.

Officer report - no affordable provision due to changes in National policy on 24<sup>th</sup> November 2014

Approval 8<sup>th</sup> January 2015.

**3PL/2014/1006/O** Banham. Land adjacent to Kenninghall Road. Up to 43 dwellings.

Officer report 16<sup>th</sup> March 2015. 17 (40%) would be affordable, although it is outside the settlement boundary. However, due to lack of a 5YHLS it will be assessed against policy DC4 requiring 40% rather than 100% affordables. To be secured by S106.

Approval 16<sup>th</sup> February 2016.

**3PL/2014/1002/F** Caston. The White Horse, The Street. 8 dwellings following demolition.

Officer report 16<sup>th</sup> February 2015. Previously approved scheme on site for 4 houses, which retained the White Horse, unlike this application. No affordable contribution due to para. 12 of the Planning Obligations section of the NPPG for schemes of 10 or fewer houses.

Approval 24<sup>th</sup> February 2015.

**3PL/2014/0979/O** Dereham. 159 Shipdham Road. 8 dwellings.

Officer report 26<sup>th</sup> May 2015. Previous application for 5 dwellings refused and dismissed at appeal, 3PL/2011/0502/O. Housing Enabling officer comments that as it's outside the settlement boundary it should provide 100% affordables. (Breckland doesn't have a 5YHLS – 3.3 years.) No affordable contribution sought, due to para. 12 of the Planning Obligations section of the NPPG for schemes of 10 or fewer houses.

Approval 11<sup>th</sup> June 2015.

**3PL/2014/0945/O** Hockering. Land West of Heath Road and East of playing field. 18 dwellings.

Officer report 16<sup>th</sup> February 2015. Applicant has agreed to provide 40% (7) affordables secured by S106.

Approval 24<sup>th</sup> July 2015.

**3OB/2014/0009/OB** Thetford. 27 Croxton Road.

Revised viability assessment supports removal of affordable provision from approved application 3PL/2012/0509/F for 5 dwellings plus 2 affordables.

Approval 3<sup>rd</sup> September 2015.

**3PL/2014/0820/O** Yaxham. Land off Elm Close.

Officer report 24<sup>th</sup> August 2015. Indicative layouts for 44 dwellings; 35 dwellings; 30 dwellings. It proposes 40% affordables, although Housing Enabling officer points out that as it lies outside the settlement boundary it should provide 100% affordables. Affordables to be secured by S106. Applicant has not supplied viability information but is fine to support 40% affordables.

Approval 11<sup>th</sup> January 2016.

**3PL/2014/0683/F** Great Ellingham. Land at Attleborough Road. 39 dwellings (revised scheme) including 15 affordables.

Officer report 20<sup>th</sup> July 2015. Housing Enabling officer comments that as the development is outside the settlement boundary it should provide 100% affordables. Officer suggests 40% affordables required and recommends approval.

Refused permission 27<sup>th</sup> July 2015. Appealed and appeal allowed, 8<sup>th</sup> September 2016.

**3PL/2014/0620/F** Harling. Land off Keninghall Road. 37 dwellings.

Officer report 13<sup>th</sup> April 2015. Second phase of a development with 40 dwellings having been approved in 2012 as phase 1. Viability report stated that the provision of any affordables would render the scheme unviable. District Valuer suggested that while 40% would be unviable, 19% could be provided. The applicant supplied further information about development costs and a revised proposal for 5 affordables, giving 14% on phase 2, or 27% of phases 1 & 2 combined. Approval subject to S106 dated 20<sup>th</sup> October 2016 regarding in part the affordable provision.

Approval 2<sup>nd</sup> February 2017.

**3PL/2014/0495/F** Mattishall. Honingham Welding & Fabrication Services, Kensington Forge, Dereham Road. 11 dwellings and change of use from storage/distribution and light industrial, including 4 affordables.

Officer report 4<sup>th</sup> August 2014 recommends refusal: outside settlement boundary and remote location. Previous application for 11 dwellings withdrawn, 3PL/2013/1005/F.

Approval 12<sup>th</sup> December 2014.

**3PL/2014/0486/O** Hockering. Land off Heath Road. Up to 10 dwellings.

Officer report 16<sup>th</sup> February 2015. Affordables to be decided at detailed planning stage. Outside settlement boundary. No 5YHLS. Originally proposed 15 dwellings on same site, and then 18, with the latter refused permission. As for up to 10 dwellings this doesn't trigger on-site affordables due to para. 12 of the Planning Obligations section of the NPPG.

Approval 26<sup>th</sup> February 2015.

**3PL/2014/0358/O** Swaffham. Land off New Sporle Road. 55 dwellings.

Officer report 27<sup>th</sup> October 2014. Application proposing 40% affordables in line with policy DC4. Housing Enabling officer report states this would mean 22 affordable units, with some concern that the applicant has not had any discussions regarding affordable provision. Would want assurances regarding viability before supporting the scheme. Applicants willing to enter into S106 to provide full 40%. S106 required to secure affordables.

Approval 14<sup>th</sup> October 2015.

**3PL/2014/0359/D** Swaffham. Swans Nest site, land East of Brandon Road. 82 dwellings (phase 1), reserved matters.

Officer report 4<sup>th</sup> August 2014. Part of the overall site given outline permission under 3PL/2012/0576/O. 61 to be market housing; 21 affordables. In line with S106 which provides 27% affordables [actually 26%].

Approval 6<sup>th</sup> August 2014.

**3PL/2014/0328/O** Mileham. SPK Engineering, The Old Sawmills, Back Lane. 11 dwellings, 1 of which affordable. Policy DC4 expects 40% affordables.

Applicant claims unviability due largely to development costs of brownfield, which is agreed by District Valuer. Housing Enabling officer requests revised viability when full details submitted with possibility of increasing affordable provision.

Officer report 9<sup>th</sup> June 2014. Site is brownfield.

Approval 26<sup>th</sup> June 2014.

**3PL/2014/0330/F** Watton. The Warren, Watton Green. 18 dwellings.

Officer report 4<sup>th</sup> August 2014. 4 affordable bungalows built to lifetime homes standard proposed (22.2%), subject to S106. Application effectively an amendment to an expired permission.

Approval 7<sup>th</sup> November 2014.



**3PL/2014/0238/O** Hockering. Land at The Glebe. 8 dwellings.

Affordable contribution subject to S106, agreed to be 40% in planning statement.

Approval 15<sup>th</sup> September 2014.

**3PL/2014/0125/F** Swaffham. Stanfield House, Lynn Road. 9 dwellings.

Officer report 12<sup>th</sup> May 2014. The 9 dwellings would include 2 affordable wheelchair accessible bungalows, to be secured by S106. Applicant has confirmed viability for this provision.

Approval 20<sup>th</sup> August 2014.

**3PL/2014/0090/F** Swaffham. 7A Whitesands Road. 6 ground floor flats; 7 masionettes & 1 house, including 3 affordable units subject to S106.

Officer report 16<sup>th</sup> February 2015. This is an amendment to a previously approved scheme for 4 detached houses with garages, 3PL/2011/1377/F.

Approval 19<sup>th</sup> February 2015.

**3PL/2014/0083/F** Swanton Morley. Land off Rectory Road. 52 dwellings, of which 18 affordables including 2 bungalows to disability standard.

Officer report 7<sup>th</sup> July 2014. Will provide c.35% affordables, deemed acceptable given higher costs of providing the two bungalows to a disability standard.

Approval 22<sup>nd</sup> January 2015.

**3PL/2013/1161/O** Attleborough. Land North of Norwich Road. Up to 350 dwellings.

S106 secures a minimum of 20% affordables, 70 units, while policy DC4 requires 40%.

Refused permission, but allowed on appeal, 27<sup>th</sup> January 2016.

**3PL/2013/1123/O** Quidenham. Land at Station Road, Eccles. 24 dwellings.

Officer report 12<sup>th</sup> May 2014. Viability report suggests 10 affordables (policy DC4 compliant 40%) can be provided with a S106.

Approval 29<sup>th</sup> January 2015.

**3PL/2013/1045/O** North Elmham. Station Yard. 19 dwellings.

Viability assessment concludes that the scheme will not be viable if any on-site affordables are required, despite policy DC4 requiring 40%. This is primarily due to the development costs of a brownfield site.

Approval 3<sup>rd</sup> July 2014.

**3PL/2013/1039/O** Attleborough. Land adjacent to Oak Tree Park, Norwich Road. 25 dwellings, with affordables to be secured by S106 at reserved matters stage.

Housing enabling officer's comments – 40% affordables required, 10 units.

Approval 14<sup>th</sup> October 2015.

**3PL/2013/1006/F** Harling. Cloverfield, Lopham Road. Extension of approved development to provide 8 dwellings.

Officer report 16<sup>th</sup> December 2013. Extension of partially completed scheme for 17 dwellings, 3PL/2012/0946/F, approved 9<sup>th</sup> August 2013. Lack of 5YHLS. This phase would have 0 affordables, but the applicant confirms the affordable contribution would be met across the whole development, with 8 affordables across the whole scheme of 25 units. This would equate to 32% across the whole scheme instead of 40% as required by policy DC4. This is due to one of the affordables being a bungalow with disabled facilities. Secured by a deed of variation of the existing S106.

Approval 22<sup>nd</sup> April 2014.

**3PL/2013/0983/O** Necton. The Necton Diner, Norwich Road. 31 dwellings.

Officer report 4<sup>th</sup> August 2014. Viability report concludes marginal viability, with advice from District Valuer for 0 affordables, although there should be a timescale for delivery in the S106 which triggers an automatic viability review, to take into account any increase in values over time.

Approval 9<sup>th</sup> February 2015.

**3PL/2013/0893/F** East Tuddenham. Baynings, Mattishall Road. Demolition of bungalow; 5 dwellings.

Officer report – previously approved application 3PL/2011/1142/F so this application is for a revised scheme, with affordable financial contribution to be secured by a S106.

Approval 18<sup>th</sup> November 2013.

**3PL/2013/0886/F** Swaffham. Land East of Brandon Road. 25 dwellings.

Officer report. Part of a site already with permission for 335 dwellings, 3PL/2011/0868/F. This application is a re-plan of part of the site from previously consented 32 units to 25. Intends to provide affordables at same % as previously consented application i.e. 20%, giving 6 out of 25 as affordable, secured by new S106.

Approval 31<sup>st</sup> December 2013.

**3PL/2013/0869/F** Saham Toney. Cley Lane. 29 dwellings.

Officer report 20<sup>th</sup> January 2014. 29 dwellings to include 17 open market and 12 rented or shared ownership units (41%) compliant with policy DC4, to be secured through a S106.

Approval 29<sup>th</sup> January 2014.

**3PL/2013/0510/F** Watton. Thetford Road. 110 dwellings.

Officer report 25<sup>th</sup> November 2013. 28 dwellings to be affordable following viability assessment which would provide 25% rather than policy DC4 compliant 40%.

Approval 28<sup>th</sup> May 2014.

**3PL/2013/0498/O** Swaffham. Land East of Brandon Road. 9 dwellings for part of site already granted permission for 335 dwellings under 3PL/2011/0868/F.

Affordable financial contribution to be secured by S106.

Approval 2<sup>nd</sup> September 2013.

**3PL/2013/0413/F** Attleborough. Land to rear of 10/12 Dodds Road. 7 dwellings following demolition.

Officer delegated report. Outline approval given in 2010, 3PL/2009/0891/O. Subject to S106 for affordable financial contribution following viability assessment.

Approval 23<sup>rd</sup> September 2013.

**3PL/2013/0395/O** Necton. Former Infant School. 4 houses and 2 bungalows.

S106 to secure affordable housing of 2 bungalows.

Approval 18<sup>th</sup> November 2013.

**3PL/2013/0258/O** Weeting. Land to East of The Beeches, Lynn Road. 24 dwellings. Previous application for 35 dwellings, 3PL/2011/1102/F was refused on 3<sup>rd</sup> February 2012. Appealed with the Inquiry allowing the development on 16<sup>th</sup> August 2013. That site is adjacent to this application. Outside settlement boundary. Lack of 5YHLS. Recommends approval subject to S106 for affordables.

Housing Enabling officer requests 8 affordables. Officer report 29<sup>th</sup> July 2013. Phase 1 previously approved and this application being phase 2 total 56 dwellings, with a draft S106 providing for 12 affordables in total.

Later report to Planning Committee of 28<sup>th</sup> October 2013 following deferment due to need for viability assessment. This proposed 12 units in total, with 10 on Phase 1 and 2 on phase 2, giving 21% against policy DC4 requirement of 40%, agreed by District Valuer.

Approval 23<sup>rd</sup> December 2013.

**3PL/2013/0110/F** Swaffham. Land East of Brandon Road. 92 dwellings.

Officer report 8<sup>th</sup> May 2013. Re-planning part of previously approved scheme for 335 units, 3PL/2011/0868/F. Will provide 20 affordables (22%) which was agreed at outline stage. To include legal agreement (S106 deed of variation) for affordables to ensure this application kept to the obligations of previous application.

Approval 29<sup>th</sup> August 2013.

**3PL/2013/0095/O** Shipdham. The Old Waggon & Horses, Chapel Street. 90 dwellings.

Officer report 8<sup>th</sup> May 2013. Allocated site; application proposes 13.3% (policy DC4 requires 40%) to be affordables, supported by a viability appraisal for which independent advice is sought. Subject to S106.

Approval 18<sup>th</sup> June 2014.

**3OB/2012/0004/OB** Watton. 119 Norwich Road. Revocation of S106 on pp 3PL/2009/1084/F which was for 14 dwellings.

Officer report 1<sup>st</sup> July 2013. S106 required payment of £247,684 as the off-site affordable contribution.

Approval 27<sup>th</sup> May 2014.

**3PL/2012/1259/F** Attleborough. Land between London Road and New Road. 73 dwellings.

Officer report 3<sup>rd</sup> June 2013. Recommendation for approval – refused by Planning Committee due to being on a site allocated as open space. Policy DC4 requires 29 affordables.

Subject to S106 to include 29 affordables. 5YHLS of 2.8 years.

Refused 18<sup>th</sup> March 2013. Appealed – appeal allowed, 16<sup>th</sup> May 2014.

**3PL/2012/1129/F** Swaffham. Land East of Brandon Road. 9 dwellings.

Phased development of larger site which already has planning permission and is subject to a S106.

Approval 15<sup>th</sup> January 2013.

**3PL/2012/1045/O** Griston. Former Quantrills Industrial Estate, Church Road. 37 dwellings, industrial units & office space.

Officer report 8<sup>th</sup> April 2013. Housing Enabling officer comments that 40% expected under policy DC4; 27% (9) agreed subject to S106.

Approval 11<sup>th</sup> July 2014.

**3PL/2012/1093/O** Narborough. Chalk Lane. 55 dwellings.

Planning Committee of 14.01.13 agreed to defer, and, subject to District Valuer's approval of the affordable housing figures permission would be granted subject to S106. Application for 35% affordables (policy DC4 requires 40%), but reduced to 25% following financial appraisal, verified by District Valuer.

Approval 12<sup>th</sup> February 2014.

**3PL/2012/0958/H** Attleborough. Land at London Road. 375 dwellings, hybrid app.

Officer report. Applicant proposing 25% (94) affordables instead of 40% required by policy DC4. This doesn't include provision of wheelchair adapted bungalows, plus a viability report claims the scheme can only support 25% affordables. Subject to S106.

Approval 20<sup>th</sup> December 2012.

**3PL/2012/0946/F** Harling. Cloverfield, Lopham Road. 17 dwellings.

Subject to S106 for affordables. Enabling Officer comments – 9 affordables required under policy DC4. Applicant suggest 6.4 affordables – 6 plus 1 single-storey unit.

Approval 9<sup>th</sup> August 2013.

**3PL/2012/0833/O** Necton. Necton Garden Centre, Tuns Road. 9 dwellings.

Officer report. No 5YHLS; outside settlement boundary; no affordables due to viability assessment approved by District Valuer; S106 to include possibility of affordable contribution following open book analysis on completion of scheme, or after 3 years of permission.

Approval 13<sup>th</sup> March 2014.

**3PL/2012/0702/F** Swanton Morley. Building adjacent The Mill House, Harker's Lane. Conversion of former Mill bakery admin. building to 4 affordables.

4 affordable flats to be secured by S106.

Approval 4<sup>th</sup> October 2013.

**3PL/2012/0660/O** Mileham. Burghwood Drive. 11 dwellings of which 4 affordable.

Officer report 1<sup>st</sup> October 2012. Affordable provision to be subject to legal agreement.

Approval 2<sup>nd</sup> October 2012.

**3PL/2012/0624/F** Croxton. The Valles/Woodlands, The Street. 11 dwellings following demolition.

Resubmission following previous refusal for 14 dwellings. Affordables to be secured by S106.

Approval 13<sup>th</sup> March 2013.

**3PL/2012/0576/O** Swaffham. Swans Nest site, Land East of Brandon Road. 250 dwellings including affordables to be secured by S106.

Approval 8<sup>th</sup> April 2014.

**3PL/2012/0527/F** Swaffham. Former 6<sup>th</sup> Form College. Demolish and erect 16 flats, including 6 affordables secured by S106.

Approval 7<sup>th</sup> March 2013.

**3PL/2012/0521/F** Watton. Norwich Road. 33 dwellings as the second phase of Abel Homes Hus46.

Officer report 6<sup>th</sup> August 2012. Recommends approval for 33 dwellings including 5 affordable bungalows to wheelchair accessible standards, secured by S106.

Approval 22<sup>nd</sup> July 2013.

**3PL/2012/0509/F** Thetford. Land to rear of Briarbank, 27 Croxton Road. 5 dwellings & 2 affordables.

In accordance with policy DC4 which requires at least 40% affordables. Will be secured by legal agreement.

Approval 30<sup>th</sup> November 2012.

**3PL/2012/0503/O** Watton. Plaswood, Griston Road. 31 dwellings (18 flats & 13 houses.)

D&A statement states that 40% will be affordable with the precise number and mix to be agreed with the LPA.

Approval 9<sup>th</sup> January 2014.

**3PL/2012/0158/O** Watton. Drome Garage, Norwich Road. 19 dwellings of which 6 affordable.

Approval 10<sup>th</sup> July 2013 subject to S106 for affordables.

**3PL/2011/0898/O** Dereham. Greenfields Road/Wheatcroft Way. 220 dwellings.

Officer report 16<sup>th</sup> December 2013. Application deferred by Committee on 31.10.2011, subject to a S106 and satisfactory discussion with Highways. Policy requirement of 40% affordables considered to be unviable following a full viability appraisal by the applicant. The scheme can only support 15%, verified by District Valuer.

Approval 16<sup>th</sup> May 2014.

**3PL/2011/0868/F** Swaffham. Land east of Brandon Road. 365 dwellings.

First approved for up to 400 units in June 2009 (3PL/2007/1436/H) for a hybrid scheme considered not to be viable in 2011.

S106 19.12.2012 Maximum of 20 affordables in phase 1; 15 in phase 1a; 16 in phase 2; phase 3 to be agreed by reference to the Affordable Housing Scheme and a viability assessment.

S106 18.06.2015 Phases 2 and 3 to include total of 23 affordables.

Approval 19<sup>th</sup> December 2012.

**3PL/2011/0805/O** Thetford urban extension – Croxton & Kilverstone. Mixed use including up to 5,000 dwellings.

Officer report 4<sup>th</sup> April 2014. Core Strategy policy DC4 requires 40% affordables. Application proposes 10% - 500 units “a significant shortfall when assessed against policy.” Viability supports the application for providing less than 40%, although applicant’s viability report put a maximum of 10%. Officer’s advice is for 15% to be successful and viable.

Approval 27<sup>th</sup> November 2015. S106 includes 15% affordables of first 500 dwellings in phase 1, with 10% for remainder of phase 1 and phases 2, 3, 4 and 5, but also subject to potential changes due to updated viability submissions.

**3PL/2011/0550/O** Watton. The Warren, Watton Green. 18 dwellings, of which 6 affordable.

Approval 11<sup>th</sup> January 2013 subject to S106 for affordables.

**3PL/2011/0489/O** Attleborough. Hamilton Acorn Ltd, Halford Road. Demolition followed by up to 86 dwellings, subject to S106 which includes need for an affordable housing scheme.

Approval 31<sup>st</sup> October 2014.

**3PL/2010/1096/O** Shipdham, Land off Parklands Avenue. 15 dwellings, 6 of which affordable.

Officer report 5<sup>th</sup> January 2010. Recommended for approval.

Approval 13<sup>th</sup> August 2013 and 14<sup>th</sup> March 2016.

**3PL/2009/0385/O** Dereham, Crane Fruehauf Site, South Green. c. 40 dwellings following demolition.

First approved in 2009 subject to legal agreement. Officer report 16<sup>th</sup> February 2015. Recommends approval with agreement on viability assessment for off-site affordable contribution of £91,162.

Approval 6<sup>th</sup> October 2017.



### **Appendix 3: NPPF glossary definitions of affordable housing (NPPF, September 2023.)**

**Affordable housing:** housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

**a) Affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

**b) Starter homes:** is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

**c) Discounted market sales housing:** is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

**d) Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.