

Borough Council of
**King's Lynn &
West Norfolk**



Borough Council of King's Lynn and West Norfolk

Housing Land Supply 2022 (December)

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1. Introduction

1. Following questions relating to the housing trajectory in the Inspectors Matters, Issues and Questions Part 2, and discussions about deliverability in the first week of the examination hearings relating to the King's Lynn and West Norfolk Local Plan, the Council presents this paper. This paper sets out the housing supply, five-year housing land supply, an updated trajectory and presents evidence relating to the deliverability and developability of the supply.
2. Suggested Revisions to the Table in Policy LP01 will need to be incorporated into the Suggested Modifications document [F21] and a new trajectory will replace F22 and can be found in Appendix A of this report.
3. The National Planning Policy Framework (NPPF, Paragraph 67) states that "Planning policies should identify a supply of: a) specific, deliverable sites for years one to five of the plan period". Paragraph 73 goes on to say that local planning authorities should: "identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old".
4. This report evidences the housing land supply, and five-year housing land supply position for the King's Lynn and West Norfolk Local Plan. The Council would like to fix the five-year housing land supply through the examination process with a 10% buffer applied to the overall housing requirement.

Housing need

5. During the first week of Examination in Public, the inspectors agreed that the start date for the plan should move from 2016/17 to 2021/22 to ensure that by the time the plan is adopted, the council have the minimum 15-year housing land supply and will be in accordance with paragraph 22 of the NPPF. As of December 2022, the housing need is calculated for 18 years, from 2021/22 to 2038/39. Therefore, the data that supports this report relates to a base date of 1 April 2021.

Housing delivery test

6. Paragraph 73 of the NPPF requires that "the supply of specific deliverable sites should in addition include a buffer of:
 - a) 5% to ensure choice and competition in the market for land; or
 - b) 10% where the local planning authority wishes to demonstrate a five-year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
 - c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply."
7. National Planning Practice Guidance (PPG) at paragraph 3-049 states that where a local planning authority wishes to 'confirm' a 5-year land supply, "this needs to

be done initially through the plan examination process, and may then be refreshed annually following adoption (provided the plan remains up to date), through the preparation of an Annual Position Statement". The PPG goes on to explain that, where a local planning authority is seeking to 'confirm' its 5-year land supply, "a minimum 10% buffer should be added to the housing requirement to account for fluctuations in the market over the year. Where the Housing Delivery Test indicates that delivery has fallen below 85% of the requirement, a 20% buffer should be added instead".

8. The information available at the point of submission of the Local Plan gave a Local Housing Need figure of 571 dwellings per annum. Five years' worth of this housing target is equivalent to 2855 dwellings. This forms the starting point for the calculation of the supply requirement.
9. The first year of the submitted Local Plan period is 2021/22. During this year monitoring data indicated that 375 additional dwellings were delivered across the plan area. The shortfall in provision for that year, against the target of 571 dwellings per annum was therefore 196 dwellings which will need to be addressed over the next five years.
10. The Housing Delivery Test results for the period 2020/21 shows that 96% of the required homes were delivered in the area over the previous three-year period as shown in table 1. The predictions for 2021/22 housing delivery test show a 91% score in table 2. The five-year supply target for the area therefore does not need to include a 20% buffer to address under delivery. Instead, the Council would like to fix the five-year housing land supply through the local plan examination with a 10% buffer applied to the overall housing requirement.

Table 1: Housing Delivery Test

	Completions		Target		Housing Delivery Test Result
	Annual	3 year total	Annual	3 year total	
2018/19	432	1363	556	1422	96%
2019/20	591		508		
2020/21	340		358		

Table 2: Housing Delivery Test

	Completions		Target		Housing Delivery Test Result
	Annual	3 year total	Annual	3 year total	
2019/20	591	1306	508	1437	91%
2020/21	340		358		
2021/22	375		571		

Annual housing requirement

11. To fully establish the requirement for the five-year supply calculations, consideration also needs to be given to any shortfall in provision since the beginning of the plan period. Paragraph 3-044 of the PPG states that: "The level of deficit or shortfall will need to be calculated from the base date of the adopted plan and should be added to the plan requirements for the next 5-year period (the Sedgefield approach). If a strategic policy-making authority wishes to deal with past under delivery over a longer period, then a case may be made as part of the plan-making and examination process rather than on a case-by-case basis on appeal".
12. Paragraph 2a-011 of the PPG does however indicate that "The affordability adjustment is applied to take account of past under-delivery. The standard method identifies the minimum uplift that will be required and therefore it is not a requirement to specifically address under-delivery separately." This means that any shortfall from before the start of the plan period can be ignored for the purposes of calculating the housing requirement for a local plan and for the five-year supply.
13. The completions figure for the 2021/22 year is 375 new dwellings (net) against the revised Local Housing Need target figure of 571 dwellings per annum. This clearly indicates a shortfall in provision of 196 dwellings which the council aims to address within five years.

Table 3: Five-year housing land supply requirement

Annual housing target	571
Five year target	2855
Total shortfall to date	196
Shortfall + five year target	3051
Housing delivery test buffer	0
Total five year housing requirement	3051
Annualised five year requirement	610.2

2. Sources of Housing Supply

14. When developing a plan the Local Planning Authority should ensure it can evidence "the extent to which their identified housing need...can be met over the plan period" as per paragraph 66 of the NPPF. The housing land availability assessment should identify a supply of
 - a) specific, deliverable sites for years one to five of the plan period (With an appropriate buffer, as set out in paragraph 74. See Glossary for definitions of deliverable and developable); and

b) specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.

15. In order to fully understand the supply of land available for residential development, it is necessary to assess a number of different sources of supply.

16. The various sources that make up the overall supply of housing are as follows:

- Number of homes completions between April 2021 to March 2022;
- Extant planning permissions as at 1 April 2022;
- Proposed allocations without planning permission;
- Proposed allocations with planning permission; and
- Windfall sites.

17. Each source is considered separately with different tests and buffers being applied accordingly. This is addressed in each section of this report.

18. The PPG and the NPPF define what evidence can be used to demonstrate the deliverability or developability of a site. They are not considered to be exhaustive so where it is necessary the use of other evidence is justified.

19. A developable site is defined in the glossary to the NPPF as:

Developable: To be considered development a site must be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged

20. A deliverable site is defined in the glossary to the NPPF.

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

- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
- b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

21. The PPG lists the suitable evidence to demonstrate deliverability as follows:

- current planning status – for example, on larger scale sites with outline or hybrid permission how progress made towards approving reserved matters,

or a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;

- firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers' delivery intentions and anticipated start and build-out rates;
- firm progress with site assessment work; or
- clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for largescale infrastructure funding or other similar projects.

22. The list of suitable evidence as suggested in both the PPG and the NPPF are not considered to be exhaustive so where it is necessary the use of other evidence is justified.

23. The following sections discuss the sites and evidence is provided within the appendices to this report.

Completions within the plan period 2021/22

24. Between 1 April 2021 and 31 March 2022, 375 net additional dwellings were completed that can be counted towards the housing supply.

Extant consents

Minor consents

25. As of December 2022, there are 969 homes benefitting from planning consent on sites of 1-9 dwellings. They can be found in Appendix B.

26. They are all considered deliverable within the plan period and are detailed in the housing trajectory, there is no evidence that any of the sites will not be delivered. The Council is therefore of the opinion that there is a need to apply a conservative discount to these sites to account for lapse rates in the first few years of the plan period.

27. Upon review of the housing trajectory [F22], a number of sites were deemed to be lapsed, they are listed in Appendix E.

Major consents

28. Within the area, sites of major development for planning consent for 10 dwellings or more will deliver a total of 2178 net additional dwellings. The council believes there to be sufficient, clear and demonstrable evidence that these sites are considered deliverable or developable within the plan period. They are listed in Appendix C.

29. A number of sites were removed from the list of major developments presented in F22, they are noted in the appendix.

Allocations

30. Within the area, allocated sites for minor development currently with planning permission will deliver a total of 4318 net additional dwellings. The Council believes there to be sufficient, clear and demonstrable evidence that these sites are considered developable within the plan period. The sites and evidence of their deliverability or developability are listed in appendix D.
31. Within the area, allocated sites for major development currently without planning permission will deliver a total of 1534 net additional dwellings. The council believes there to be sufficient, clear and demonstrable evidence that these sites are considered developable within the plan period. The sites and evidence of their developability are listed in appendix D.

Windfall

32. National policy specifically recognises the importance of windfall sites in delivering homes with windfall sites being defined as those which are developed but are not specifically identified in the development plan.
33. Allowances for windfall sites can be included in the five-year supply as set out in paragraph 3-24 of the PPG. Any assessment of windfall does however need to be based on compelling evidence in accordance with NPPF paragraph 70. "Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends".
34. In response to Matter: Housing, Issue 6, Question 332 the council shows how the figure of 299 has been derived.
35. Windfall within the first 4 years of the plan period has been removed to avoid for double counting. In the early part of the plan period, the likelihood is that most windfall completions would be delivered as a result of the implementation of extant consents.
36. In addition to this, a discount has been applied to the windfall allowance to account for any anomalies over the plan period.

Overall housing land supply conclusions

37. The total deliverable supply from the sources outlined in the appendices are set out in Table 4. Since the beginning of the plan period 375 dwellings have been completed. In addition to the 375 already delivered the plan makes provision for an additional 13348 dwellings shown in Table 4 below.
38. Please note that an additional 2279 homes are expected to be delivered beyond the plan period at West Winch.
39. The housing need for the area over the plan period is **10,278**
40. Table 4 demonstrates there are **12,444.8** number of homes. **2166.8** more than the need. The supply includes appropriate discounts as shown.

Table 4: Housing land supply 2021-2039

Supply type	Planned number of homes on site	With discount applied	Discount applied
Completions within the plan period (from 1 April 2021)	375	375	0%
Minors	969	920.55	5%
Majors with pp	2178	1960.2	10%
Allocations with planning permissions	4318	3886.2	10%
Allocations without planning permission	1534	1380.6	10%
Windfall	163	154.85	10%
Total	13723	12444.8	
Total supply – total requirement	3445	2166.8	

3. Five year housing land supply

41. The following sections discuss the deliverable sites, that is, those that can demonstrate they will be built out before 2027. Evidence is provided within the appendices to this report.

Completions within the plan period 2021/22

42. Between 1 April 2021 and 31 March 2022, 375 net additional dwellings were completed that can be counted towards the housing supply.

Extant consents

Minor consents

43. As of December 2022, there are 798 homes benefitting from planning consent on sites of 1-9 dwellings within the five year period from 2022-2027. They can be found in Appendix B.

44. They are all considered deliverable within the plan period and are detailed in the housing trajectory, there is no evidence that any of the sites will not be delivered.

Major consents

45. Within the area, sites of major development for planning consent for 10 dwellings or more will deliver a total of 1006 net additional dwellings within the five year period from 2022-2027. The council believes there to be sufficient, clear and demonstrable evidence that these sites are considered deliverable or developable within the plan period. They are listed in Appendix C

Allocations

46. Within the area, allocated sites for minor development currently with planning permission will deliver a total of 1343 net additional dwellings. The Council believes there to be sufficient, clear and demonstrable evidence that these sites are considered developable within the plan period. The sites and evidence of their deliverability or developability are listed in appendix D.
47. Within the area, allocated sites for major development currently without planning permission will deliver a total of 48 net additional dwellings. The council believes there to be sufficient, clear and demonstrable evidence that these sites are considered developable within the plan period. The sites and evidence of their developability are listed in appendix D.

Outline consents

48. No outline consents have been counted towards the 5 year housing land supply.

5 year housing land supply conclusions

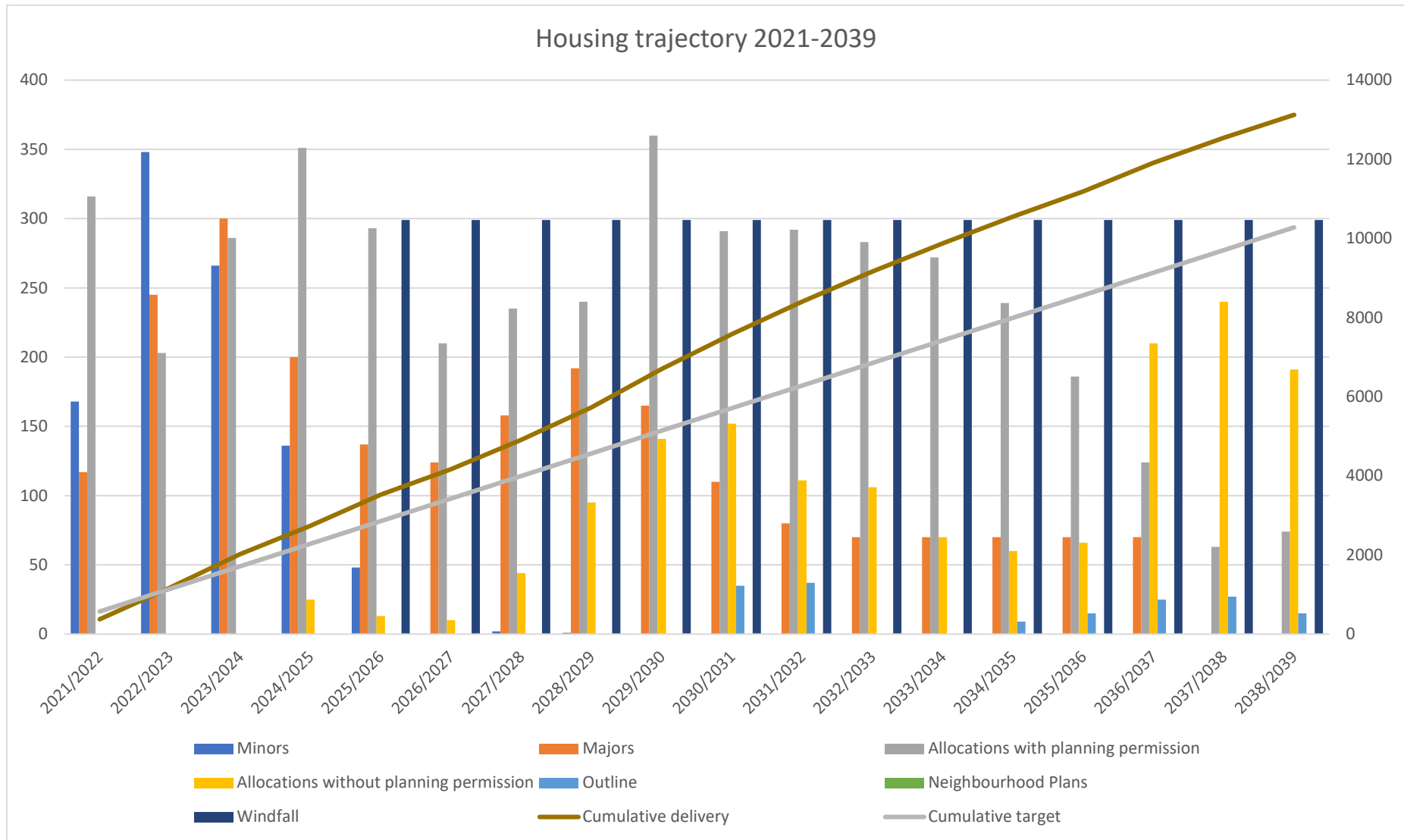
49. The requirement to maintain a supply of deliverable sites to provide a minimum of five years' worth of housing against the housing requirement is derived from national policy. For the Local Plan area and for the period 2022-2027, this supply has been calculated as 3793 dwellings.
50. In order to secure the 5 year housing land supply through the examination of the plan, the council has chosen to discount the supply by 10% as discussed. Therefore, the supply is 3413.7 dwellings as shown in table 5 which is equivalent to 5.59 years' worth of supply. The total deliverable supply is based on the most up to date information as at December 2022.

Table 5: 5YHLS calculations

LHN	571	
LHN * 5	2855	
Shortfall	-196	
LHN * 5 + Shortfall	3051	
Annualised 5 year target	610.2	
Supply type	Planned number of homes on site	Planned number of homes on site with discount
Minors	798	718.2
Majors with pp	1006	905.4
Allocations with planning permission	1343	1208.7

Allocations without planning permission	48	43.2
Windfall	598	538.2
Total	3793	3413.7
5YHLS calcs	3413.7 / 610.2	
5YHLS	5.59	

Appendix A: Housing trajectory December 2022



Appendix B: List of minor commitments

PP Ref	Date of Permission	Site Address	No. of Units Permitted within plan period or allocated	Status
Kings Lynn and Surrounding				
17/00247/F	11-Apr-17	36 All Saints Street	0	Lapsed
18/01145/F	14-Dec-18	Land Between 7 And 11 Tower Place	0	Lapsed
16/01188/F	07-Sep-16	Amara 92 Grimston Road	0	Lapsed
19/00083/F / 19/00083/NMA_1	20-Dec-21	3 Portland Street	3	Not Yet Started
19/00333/F	21-Jun-19	Wooden Tops 31 Norfolk Street	6	Not Yet Started
19/00338/F	26-Apr-19	Vacant 46 High Street	2	Not Yet Started
19/00277/F	07-May-19	7 Saturday Market Place	1	Not Yet Started
19/00479/F	10-May-19	7 Hockham Street	1	Not Yet Started
19/00510/F	04-Sep-20	King's Lynn Glass & Trimming Ltd 25 Old Sunway	9	Not Yet Started
19/00756/F 20/01274/F	23-Nov-20	Tower Court Tower Place	5	Not Yet Started
19/00814/F	21-Jun-19	Endurance Care Ltd 25 Wootton Road Gaywood	4	Not Yet Started
19/00872/F and 19/00872/LB 20/00509/F	11-Nov-20	Vacant 23 Tuesday Market Place	5	Not Yet Started
19/01766/F	10-Jan-20	Greenwoods 44 - 46 Broad Street	3	Not Yet Started

20/00062/F	19-Mar-20	6 Fredricks Court	2	Not Yet Started
19/02095/F	24-Mar-20	Grey Friars Art Space 43 St James Street	1	Not Yet Started
16/01114/OM and 20/00044/RM	02-Jun-20	Land East of Air Training Corps Hut Loke Road	9	Not Yet Started
20/00135/F	07-Apr-20	16 North Everard Street	1	Not Yet Started
20/00104/F	27-Apr-20	Keepers Cottage 5 Low Road South Wootton	1	Not Yet Started
20/00368/F 21/02451/F	09-Feb-22	22 - 24 Windsor Road	6	Not Yet Started
20/00471/F	26-May-20	White's House 1 St Nicholas Street	2	Not Yet Started
20/00469/F	24-Jun-20	Compass House Trenowath Place King Street	1	Not Yet Started
20/00733/F	16-Sep-20	Merlango Ltd 7 King Street	1	Not Yet Started
20/01023/F	21-Sep-20	2A Paradise Lane	1	Not Yet Started
20/01186/F	16-Oct-20	26 Railway Road	1	Not Yet Started
20/01274/F	22-Jan-21	Land S of 20 To 30 Bryggen Way And N of 73 To 93 Reid Way	7	Not Yet Started
20/01492/F	13-Jan-21	105 Norfolk Street	1	Not Yet Started
20/01519/F	15-Jan-21	2 Gaywood Road	1	Not Yet Started
20/02078/CU	21-Apr-21	33 London Road	1	Not Yet Started
21/00815/PACU1	25-May-21	PB Communication Services 27 Tower Street	4	Not Yet Started
21/00762/PACU3	26-May-21	Seeche Farm Mill Road Wiggenhall St Germans	2	Not Yet Started

21/00925/O	08-Oct-21	PRIVATE West Norfolk Deaf Association Car Park Old Market Street	6	Not Yet Started
21/00960/F	14-Jul-21	GHR Greatest Hits Radio 18 Blackfriars Street	1	Not Yet Started
21/00176/F	21-Jul-21	Land Rear of 33 Low Road South Wootton	3	Not Yet Started
21/00696/F	25-Aug-21	Whincop House 29 Tower Street	2	Not Yet Started
21/01364/F	08-Sep-21	94 Gayton Road	1	Not Yet Started
21/02098/F	04-Jan-22	11 Tennyson Avenue	1	Not Yet Started
21/01988/F	31-Mar-22	Bishops Lynn House Apartments 16A And 16B 18 Tuesday Market Place	1	Not Yet Started
17/01765/F	02-May-19	Golden Ball Farm Barns Low Road	3	Not Yet Started
20/02139/O	19-Feb-21	WoodsideLing Common Road	1	Not Yet Started
20/01124/O	06-Nov-20	Land Accessed W of 90 Grimston Road And W of 4 & 6 Green Lane Grimston Road	2	Not Yet Started
20/01115/O	02-Dec-20	Trefusis 10 Sandy Lane	1	Not Yet Started
20/01382/F	18-Dec-20	The Limes 8 Church Lane	1	Not Yet Started
20/01123/O	15-Apr-21	Land To The South of 9 And N of Oxborough Drive Green Lane	4	Not Yet Started
21/01176/F	01-Oct-21	7 Malvern Close	1	Not Yet Started
20/00374/O	04-Jun-20	Land East of Ivy Farm 32 Hall Lane	2	Not Yet Started
20/00783/F	27-Aug-21	Woodside Barn Lynn Road	1	Not Yet Started

19/00489/F	13-Jun-19	Plot Rear of 92 Nursery Lane	1	Not Yet Started
19/01314/F	18-Oct-19	Lyndon 94 Nursery Lane	1	Not Yet Started
19/01777/O	10-Jan-20	1 Ryalla Drift	1	Not Yet Started
20/00340/F	17-Sep-20	Glendawn Rectory Lane	2	Under construction
21/01332/F	24-Aug-21	Miller Chicken Farm 80 Main Road	3	Under construction
16/00342/F	27-Feb-17	Waverly Warehouse Oslers Yard Norfolk Streets Lynn	7	Under construction
17/02410/F	01-Mar-18	7 St James Street	6	Under construction
19/01177/F	30-Aug-19	Sowerby's Estate Agents 1 King Street	5	Under construction
19/01066/CU	12-Feb-20	Eastgate House 17 Littleport Street	6	Under construction
19/02217/F	17-Mar-20	Alexandra House Dodmans Close	7	Under construction
19/01580/F	07-Nov-19	Niagara 98 Grimston Road	1	Under construction
20/00286/F	16-Apr-20	1 Ryalla Drift	1	Under construction
20/00670/F	01-Jul-20	South of 13 & 13A Elmhurst Drive	1	Under construction
20/01600/F	22-Dec-20	Land West of Bryanville 6 Ryalla Drift	1	Under construction
15/00293/F	22-Apr-15	Stone House 31 Grimston Road	2	Under construction
21/00035/F	21-May-21	Eastgate House Residential Home 17 Littleport Street	8	Under construction
19/00069/F	11-Apr-19	Vacant 24 St James Street	1	Under construction
19/01599/F	20-Apr-20	9 Mill Lane	1	Under construction

20/01694/RM	18-Dec-20	Land North of 20 Saddlebow Road	1	Under construction
21/00443/F	16-Jun-21	Former Telephone Exchange Car Park Paradise Road	2	Under construction
19/00331/RM	24-Apr-19	The Red Cat Hotel Station Road	2	Under construction
21/01276/F	15-Dec-21	North of 77 Castle Rising Road	2	Under construction
21/02210/F 20/01470/F	16-Mar-22	The Limes 8 Church Lane	1	Under construction
19/02087/F	31-Jan-20	Site Adjacent 70 Coronation Avenuech	2	Under construction
Total			212	
Main towns				
17/01513/F	23.10.2012	Rear of 15 Bexwell Road	0	Lapsed
16/02184/F	24-May-19	18 - 22 Le Strange Terrace	0	Lapsed
15/02040/F	13-Feb-17	CHS Amusements LTD, Beach Terrace Road	0	Lapsed
18/01914/F	16-Aug-17	2 Crescent Lane	0	Lapsed
18/02278/F		48 Paradise Road	0	Lapsed
19/00612/F	02-May-19	Land To The Rear of 60 Lynn Road	0	Lapsed
19/01509/F	22-Aug-19	Rose-Fitt House 40 Northgate	0	Lapsed
		1-4 dwellings numerous sites	2	Completed
16/01723/F		47 - 49 Bridge Street	0	Completed
15/00997/F	09-Feb-17	The Stables, Bexwell Road	0	Completed

19/00495/F	08-Sep-15	Linden Lee 12 Wesley Close	5	Completed
16/01029/F	17-Jun-19	37 Railway Road	1	Completed
18/01797/F	10-Aug-16	Land At 34 - 38 London Road	2	Completed
15/01591/F	24-Jan-19	Northwest of Ideal 4 Bridle Lane	1	Completed
16/01690/F	02-Dec-15	43 Bexwell Road	1	Completed
16/01942/F	12-Dec-16	1 Glebe Road	1	Completed
17/01070/F	22-Dec-16	Land To the South of Number 7 St Edmunds Road	2	Completed
18/00721/F	27-Oct-17	9 Cliff Terrace	6	Completed
19/00174/F	03-Jul-18	64 66 Chapnall Road	3	Completed
19/00198/F	01-Aug-19	72, 74, 76 And 78 Chapnall Road	4	Completed
17/01083/RM	14-Jun-19	Land Between the Cottage And Buckley House W of Bucksholt Road	1	Completed
20/00134/F	26-Jul-17	2 Avenue Road	1	Not Yet Started
21/02051/F	24-Mar-20	Thomas's Showboat 18 - 22 Le Strange Terrace	5	Not Yet Started
21/02410/F	14-Dec-21	15 - 17 Avenue Road	2	Not Yet Started
21/02276/F	10-Feb-22	107 Waveney Road	2	Not Yet Started
19/01170/O and 21/01105/RM	04-Mar-22	Unit 7 Fairfield Road	8	Not Yet Started
20/01792/F	21-Feb-22	East of The Chalet Priory Chase	5	Not Yet Started
19/01944/F	16-Jul-21	Donnadell Howdale Road	2	Not Yet Started

19/01948/F	14-Jan-20	South East of 128 Lynn Road	1	Not Yet Started
19/02110/F	02-Mar-20	Castle Hotel High Street	8	Not Yet Started
20/00029/F	02-Mar-20	Park View 63 Ryston End	-1	Not Yet Started
19/02196/F	24-Mar-20	Land West of The Bricklands Brickfields Lane	2	Not Yet Started
20/01512/F	06-Apr-20	Ivy House Site 53B Railway Road	4	Not Yet Started
21/00248/O	02-Dec-20	Site Between 19 And 21 Park Lane	2	Not Yet Started
21/00461/F	14-May-21	Monkey Puzzle Lodge 128 Lynn Road	1	Not Yet Started
21/00168/O	26-May-21	126 Bexwell Road	1	Not Yet Started
21/00641/F	01-Jun-21	AX Building 3 Ryston End	8	Not Yet Started
21/00753/F	15-Mar-22	Break Charity 30 - 32 High Street	2	Not Yet Started
21/01863/F	27-Aug-21	18 Bridle Lane	1	Not Yet Started
20/01716/F	22-Nov-21	The Barn Johnson Yard Paradise Road	2	Not Yet Started
19/01979/PACU3	12-Jan-22	Quarles9 Burrettgate Road	2	Not Yet Started
20/01831/PACU3	13-Jan-20	Rosalie Farm Lynn Road	1	Not Yet Started
20/01179/F	22-Dec-20	Camsiscan Station Road	1	Not Yet Started
21/00981/F	13-Jan-21	Land East of Tarrazona 16 S-Bend Lynn Road	1	Not Yet Started
21/01889/PACU3	27-Oct-21	1 Popenhoe Cottages Station Road	1	Not Yet Started
		1-4 dwellings on numerous sites	6	Under construction

19/01176/F	03-Feb-22	5 The Rowans Victory Road	1	Under construction
15/01790/F	26-Sep-19	Land W of 43 To 45 Lynn Road And N of 10 Pine Close	1	Under construction
12/00533/F	23-Dec-15	Ivy House 53 Railway Road	4	Under construction
20/01675/RM	04-Oct-17	Between 91 And 93 Ryston End	1	Under construction
20/01798/F	05-Mar-21	42 London Road	2	Under construction
21/01377/F	07-Apr-21	Donnadell Howdale Road	2	Under construction
19/00599/F	08-Feb-22	National Westminster Bank P L C Northgate	1	Under construction
19/01909/F and 20/00406/F	08-Feb-16	First Floor Flat 2 Le Strange Terrace	5	Under construction
19/01632/F	21-Apr-20	Plot Adjacent The Homestead Sandringham Road	1	Under construction
17/01256/F	06-Feb-20	Office 14 Avenue Road	1	Under construction
21/00205/F	31-Jan-19	Manor House Farm Nurseries Green Lane	5	Under construction
21/00183/F	15-Jun-21	The Stables Wheatley Bank	1	Under construction
21/00883/F	30-Apr-21	Green Gates Walton Road	1	Under construction
21/02006/F	06-Jul-21	19 S-Bend Lynn Road	1	Under construction
Total			124	
Growth Key Rural Centres				
20/00925/F	01-Dec-20	Eastgate Farm House Collins Lane	1	Not Yet Started
20/01989/F	10-Feb-21	Land South of Jungfrau The Street	1	Not Yet Started

21/00360/F	26-May-21	Meadow View School Lane	1	Not Yet Started
21/00710/F	21-Dec-21	Belmont The Street	2	Not Yet Started
21/01922/O	15-Feb-22	New HouseChurch Lane	1	Not Yet Started
21/01326/F	18-Aug-21	Homeleigh 52 Downham Road	1	Not Yet Started
21/02113/F	14-Jan-22	The Old Manor House 5 Church Road	1	Not Yet Started
21/01951/F	31-Mar-22	7 & 8 Rowan Close Fen Lane	1	Not Yet Started
20/01165/F	23-Dec-20	7 & 8 Rowan Close Fen Road	2	Under construction
21/00037/F	16-Mar-21	20 Rowan Close	1	Under construction
Total			12	
Key Rural Centres				
19/00542/F	12-Jun-19	Jack Wills 16 Market Place	0	Not started
19/00989/F	12-Sep-19	Meadow View Black Horse Road	0	Not started
17/00148/F	30-Mar-17	84-86 High Street	0	Not started
18/01990/PACU3	07-Jan-19	Agricultural Farm Building NE of St Peters Farm E Side of Drove Eastern Most Building Middle Drove	0	Not started
17/00268/PACU3	04-Apr-17	Land To the RearThe Workshops Brandon Road	0	Not started
17/00791/PACU3	02-Jun-17	Land South West of 15 Brook Lane	0	Not started
19/01562/F	30-Oct-19	Clare Cottage Molls Drove	0	Not started
18/01915/PACU3	03-Jan-19	Beacon Hill Farm Beacon Hill LaneT	0	Not started

19/00353/PACU3	25-Apr-19	Fenland Lodge Race Course Road	0	Not started
18/01692/O	05-Aug-19	51 Alma Avenue	0	Not started
19/01134/PACU3	15-Aug-19	Beacon Hill Farm Beacon Hill Lane	0	Not started
19/01135/PACU3	16-Aug-19	Beacon Hill Farm Beacon Hill Lane	0	Not started
19/00235/F	02-May-19	Bluebell House 63 School Road	0	Not started
19/00286/CU	31-May-19	Building At Belgrave House 10 School Roadohn	0	Not started
18/01669/F	20-Dec-18	Harema Mill Road	0	Not started
16/01125/RM	16-Nov-16	Plot 3 Land Adjacent the Woolpack Inn Main Road	0	Not started
17/02387/F	27-Feb-18	Belgrave House 10 School Road	0	Not started
17/02084/F	22-Aug-18	27-31 Old Church Road	0	Not started
19/01058/F	18-Oct-19	Duncans Farm Lynn Road	0	Not started
19/01450/F	23-Oct-19	Site South of 2B Westfields Close	0	Not started
17/00316/PACU3	27-Apr-17	Meredyke Farm Harps Hall Road	0	Not started
18/00811/F	02-May-19	Tamar Nurseries School Road	0	Not started
18/00823/F	07-Jun-19	Little Acorns 161 St Pauls Road	0	Not started
19/01309/F	08-Oct-19	Cashelbawn Mill Road	0	Not started
15/00134/F	31-Mar-15	Land 1A Drury Lane Castle Acre Norfolk	0	Not started
16/00820/F	29-Jun-16	The Former Smithy At Lodge Farm Rougham Road	0	Not started
12/01655/F	07-Dec-12	Plot Adj To Manor Holds Sandy Lane	0	Not started

17/01354/RM	15-Sep-17	Building 14 Construction Industry Training Centre (CITB) Stanhoe Road	0	Not started
13/01278/RM	30-Oct-13	51 the Wroe	0	Not started
11/01703/F 14/01492/F	29-Jan-15	Methwold Methodist Church High Street	0	Not started
15/01386/F	12-Nov-15	Agricultural Barn Beacon Hill Road	0	Completed
14/01310/F	05-Nov-14	North Farm Cottages, Station Road	0	Completed
16/01703/O & 16/00086/O & 16/02187/RM	25-Oct-16		0	Completed
19/00156/PACU3	28-Mar-19	Agricultural Bulding N of The Great Barn Meadowgate Lane	0	Completed
15/00499/F	20-Aug-15	Robert Hill Row, Lynn Road	0	Completed
16/00612/F	09-Dec-16	Lynn Road	0	Completed
15/01991/F	12-Apr-16	Land to the rear of 30-32 Church Lane	0	Completed
08/02268/F	23-Jan-09	15 Hunstanton Road	0	Completed
12/01789/F	09-Jan-13	Heacham Manor, Hunstanton Road	0	Completed
15/01293/O & 16/01156/RM	22-Aug-16	Smeeth Road	0	Completed
18/00014/RM	08-Mar-18	Fenberry Farm Ltd 84B Smeeth Road	3	Completed
18/01520/RM	15-Oct-18	Shiplely 46 Smeeth Road	0	Completed
15/00667/F	29-Jul-15	Outwell - Red Lion PH,	0	Completed
15/00667/F	29-Jul-15	Outwell - Red Lion PH,	0	Completed

19/00538/F	20-May-19	Land N of Manor Farm House E of Manor Lodge And S of The Gables Broad Lane	2	Completed
18/01309/F	20-Sep-18	Robert Smith Cottages London Street	2	Completed
18/00966/F	11-Jul-18	Croftwood Station Road	1	Completed
18/01415/F	31-Jan-19	Gallow Hill Farm Stanhoe Road	2	Completed
18/01053/F	04-Sep-18	Adj To Lime Kiln Cottages Cuckstool Lane	1	Completed
16/01262/F	14-Sep-16	The Old Stone Tunnel Barn 199 Clenchwarton Road	1	Completed
17/00538/RM	14-Jun-17	Site Adjacent 10 Park Hill	1	Completed
17/00645/PACU1	23-Jun-17	Tidal Transit Ltd 3 - 4 Wagg Courtyard	2	Completed
19/01036/PACU1	30-Jul-19	1A And 1B Wagg Courtyard	2	Completed
19/00523/F	13-Jun-19	Land W of Rosedene Fakenham Road	1	Completed
18/00545/RM	01-Aug-18	Hayward Revive Norfolk Barn Brancaster Road	6	Completed
18/00379/F	04-May-18	The Firs 32 Bagthorpe Road	1	Completed
19/01321/F	19-Sep-19	Land East of 10 The Wroe	2	Completed
19/01666/RM	19-Nov-19	Land E of 10 The Wroe	1	Completed
16/00116/F	24-Mar-16	The Old Warehouse Chapel Lane	1	Completed
19/01621/F	22-Nov-19	Plot S of Sunset View W of The Pastures Winch Road	1	Completed
17/00829/F	16-Aug-17	45 Church Close	1	Completed
19/01035/RM	05-Sep-19	Land N of 105 And Immediately W of 101 Leziate Drove Pott Row	1	Completed

16/01200/F	10-Nov-16	Greenways 9 Leziate Drove Pott Row	1	Completed
18/01032/PACU2	10-Aug-18	42 Station Road	1	Completed
19/00769/F	08-Aug-19	69 - 71 High Street	1	Completed
19/01563/F	29-Oct-19	Heacham Lodge 18 Lodge Road	2	Completed
15/01971/F	20-Jul-16	Hockwold Stores 88 Main Street	1	Completed
17/00561/F	22-May-17	Victoria House Bonnetts Lane	4	Completed
19/00804/RM	02-Aug-19	Homeland 337 Smeeth Road	1	Completed
18/01406/RM	19-Dec-18	Plots 1 - 61 95 Smeeth Road	4	Completed
18/01689/RM	24-Dec-18	1 Scotts Lane Brookville	3	Completed
15/01728/F	05-Apr-17	Thornham Lake Thornham Road	1	Completed
17/00249/F	14-Jun-17	Warren Barn Brandon Road	1	Completed
18/01456/F	12-Sep-18	North of 12 Main Road Brookville	1	Completed
17/00211/RM	07-Mar-18	North of 49 Main Road Brookville	1	Completed
18/01370/PACU3	12-Sep-18	Brookville Barn Land South West of Brook Lane	1	Completed
18/01202/F	24-Sep-18	Formerly RAF Methwold Brandon Road	1	Completed
18/00154/PACU3	20-Mar-18	Barn / Apple Store NW of Orchards End The Cottons	1	Completed
18/00154/PACU3	20-Mar-18	Barn / Apple Store NW of Orchards End The Cottons	1	Completed
19/01745/PACU3	22-Nov-19	Moors Lodge Farm Marsh Road	1	Completed
19/01746/PACU3	22-Nov-19	Moors Lodge Farm Marsh Road	1	Completed

19/02162/RM and 19/00915/O	16-Mar-20	BeershebaTown Lane Brancaster Staithe	4	Not started
20/01695/O	09-Apr-21	Marsh House Cross Lane	1	Not started
21/01137/F	03-Sep-21	Farm Office Field House Farm Mill Road	1	Not started
21/01813/O	25-Feb-22	Land At Marsh Side	1	Not started
21/02116/F	03-Mar-22	The Lodge Town Farm Main Road	1	Not started
20/00929/F	02-Sep-20	Cradle Hall Farm Docking Road B	5	Not started
21/00821/PACU1	08-Jun-21	Bruce And Co Accountants 4 Ulph Place	1	Not started
21/00861/F	28-Feb-22	Tern Cottage 46 - 48 North Street	1	Not started
20/01792/F	16-Jul-21	East of The Chalet Priory Chase	5	Not started
20/01866/F	15-Oct-21	Land North West of 40 Sutton Estate	9	Not started
21/01957/F	07-Mar-22	Doctors Surgery Church Walk	4	Not started
21/02121/F	25-Mar-22	25 Front Street	1	Not started
21/01254/F	19-Oct-21	Land Adj The Eyrie Back Lane	1	Not started
19/01781/F	29-Jan-20	59 Hall Road Clenchwarton	1	Not started
19/01798/F	31-Mar-20	The Stables 231 Main Road	1	Not started
21/01496/O	15-Nov-21	149 Main Road	2	Not started
21/00274/RM	19-May-21	12 Gelham Manor	1	Not started
21/00401/PACU1	02-Aug-21	1 Jubilee Court Hunstanton Road	1	Not started

20/01210/F	11-Nov-20	Oddfellows Manor Fakenham Road	2	Not started
21/00075/F	16-Apr-21	Robinsons Farms Lugden Hill Farm Lugden Hill	1	Not started
21/00125/F	03-Aug-21	7 The Old WoodyardSedgeford RoadDockingNorfolk, Docking	1	Not started
21/01788/F	01-Dec-21	Bank HouseHigh StreetDockingNorfolk, Docking	1	Not started
20/01595/F	08-Dec-21	Manor Holds Sandy Lane	2	Not started
21/01072/F	14-Dec-21	Gable House High Street	1	Not started
21/02413/F	10-Feb-22	Land Between Fernie Cottage And The Old Observatory Sandy Lane	1	Not started
21/00729/F	06-Aug-21	Broomsthorpe Hall Tatterford Road Broomsthorpe	2	Not started
21/00992/F	17-Sep-21	East & West Rudham Pre School Group School Road	1	Not started
21/02172/F	25-Feb-22	22 Bagthorpe Road	2	Not started
19/01918/O	14-Feb-20	72 Gaultree Square	3	Not started
20/01062/O	29-Sep-20	Land West of 71 Church Road	1	Not started
20/01229/O	12-Nov-20	Land At X549883 Y306375 Hollycroft Road	2	Not started
20/01870/PACU3	22-Dec-20	91 Church Road	1	Not started
20/01857/O	18-Feb-21	Sans Souci Chapel Lane	1	Not started
20/02137/O	19-May-21	Land At 37 Elm High Road	4	Not started
21/00767/F	05-Aug-21	Land South of 40 Gaultree Square	1	Not started
21/00853/O	16-Sep-21	Land S of 2 Elmfield Drive And W of 117 Elm High Road Elmfield Drive	1	Not started

21/02016/F	14-Dec-21	Land North of 65 Hollycroft Road	2	Not started
20/01478/F	17-Feb-21	Land To The Rear of 47 High Street	1	Not started
21/00834/F	24-Sep-21	4 High Street	1	Not started
20/01060/F	03-Dec-21	Hall And Premises The Beck	3	Not started
21/01952/F	19-Jan-22	96 Lodge Road	1	Not started
20/01422/O	13-Oct-21	Willow Dale Winch Road	3	Not started
21/01890/LDP	19-Nov-21	Pump Cottage Lynn Road	1	Not started
21/01697/F	08-Dec-21	Manor Farm Back Street	1	Not started
20/00775/PACU3	23-Jul-20	Land Adj Peddars Farm 37 Lynn Lane	1	Not started
20/00191/PACU3	11-Jun-20	Vong Farm Barn Vong Lane Pott Row	2	Not started
19/01279/F	14-Sep-20	Lodge Farm Barn 141 Lynn Road	1	Not started
21/02378/F	02-Mar-22	Barn N of Vong Farm Vong Lane Pott Row	2	Not started
21/02104/F	30-Mar-22	Land To West 52 Lynn Road	1	Not started
21/02102/F	30-Mar-22	South View 49 Gayton Road	1	Not started
19/01996/F	12-Feb-20	18A Jubilee Road	1	Not started
20/01998/F	01-Jul-21	34A Hunstanton Road The Green	1	Not started
21/00674/F	25-Nov-21	1 Ringstead Road	1	Not started
19/01787/F	04-Mar-20	120 Main Street	1	Not started
21/00322/F	13-Sep-21	Wilton Farm 193 Main Street	1	Not started

19/01907/O	12-Feb-20	Land NE of 36 School Road	4	Not started
20/00657/PACU3	06-Jul-20	Meadow View Farm Rustons Road	1	Not started
20/00896/PACU3	08-Oct-20	Barn E of Crown Farmhouse Middle Drove	2	Not started
20/00897/PACU3	09-Oct-20	Crown Farm Middle Drove	1	Not started
20/01807/F	05-Feb-21	Meadow View Farm Rustons Road	1	Not started
20/01845/F	05-Feb-21	Victoria House 8 Bonnetts Lane	1	Not started
21/00606/F	22-Jun-21	Land To Rear of Pumping Station Bonnetts Lane	1	Not started
21/01949/F	07-Jan-22	Colonial House 81 Smeeth Road	1	Not started
19/01566/F	29-Nov-19	Land Between 5 And 11 Whiteplot Road	1	Not started
20/00338/F	30-Sep-20	39 Stoke Road	1	Not started
20/01063/F	08-Dec-20	Laurel Farm 36A Globe Street	2	Not started
20/01851/F	25-Jun-21	Methwold Poultry Farm Brandon Road	2	Not started
21/00474/F	02-Sep-21	Poppylot Bungalow Southery Road Feltwell	1	Not started
20/00708/F	02-Dec-20	Former Club House Middleton Towers Station Road Tower End	1	Not started
20/00123/PACU3	19-Mar-20	Mullicourt Priory Farm Downham Road	5	Not started
20/01119/F	21-Sep-20	Building And Land E of 4 Hall Road Business Park And NW of Scotts Field House 47 Hall Road	1	Not started
20/01121/F	09-Oct-20	10 Rectory Road	2	Not started
20/00002/F	06-Nov-20	Land North East of C G Wenn Ltd 2 Wisbech Road	1	Not started

20/01740/F	22-Jan-21	Land Rear of Kirton House Langhorns Lane	1	Not started
21/00302/F	05-May-21	Land At Hall Road	1	Not started
21/01617/PACU3	22-Sep-21	Agricultural Building NW of Fairview Angle Road	2	Not started
21/01686/F	30-Nov-21	The Barns 139 Church Drove	1	Not started
21/01880/F	24-Feb-22	Barn Adj Woodhall Robbs Chase	1	Not started
21/01924/F	23-Mar-22	Plot S of Rugosa Lodge	1	Not started
21/00776/F	20-May-21	82 Station Road	1	Not started
20/00787/F	08-Jun-21	5 Pedlars Mews School Road	1	Not started
21/00303/F	16-Jun-21	Field To Southern Side of Beach Road	1	Not started
21/01090/RM	30-Jul-21	Land Behind 76 Station Road	1	Not started
21/01705/F	01-Nov-21	Poppyfields Retail Park Poppyfields Drive	4	Not started
21/02209/PACU6	09-Feb-22	11 Poppyfields Retail Park Poppyfields Drive	1	Not started
19/00968/O	15-Oct-20	Service Station 14 Westgate Street	4	Not started
20/02130/F	13-Apr-21	The Old Rectory 3 Churchgate Street	1	Not started
21/00842/O	25-Jun-21	13 Mill Lane	1	Not started
20/01985/O	14-Apr-21	Land Between 11 And 12 Either Side of Footpath Buckenham Drive	2	Not started
21/01226/F	25-Nov-21	Land S of 4A To 7A Furlong Road	1	Not started
21/01415/F	24-Jan-22	Dukes Head 1 Wretton Road	4	Not started
21/01683/RM	21-Mar-22	Land Off Little Lane	1	Not started

19/01788/O	29-Jan-20	Adj 40 Marshland Street	3	Not started
19/01658/F	04-Jun-20	Chase Cottage 12 Lynn Road	2	Not started
20/01776/F	15-Jan-21	51 Chapel Road	1	Not started
21/00154/PACU3	11-Mar-21	Land W of 1 And 1A Eastgate Lane Sutton Road	1	Not started
21/00893/F	12-Jul-21	Fern House Farm Fern Farm Lane	1	Not started
19/01784/O	05-Dec-19	Adj. The Stet School Road St John's Fen End	1	Not started
19/01885/F	12-Feb-20	Land At Shopfield House 53 Old Church Road	1	Not started
21/00690/F	23-Dec-21	Bella Close	1	Not started
21/00818/F	06-Aug-21	The Barn 27 Old Church Road	1	Not started
21/01792/F	01-Dec-21	The Cottage School Road	2	Not started
21/00229/F	30-Apr-21	Land East of Melmont Chapel Road	1	Not started
21/01524/F	19-Jan-22	The Granary 33 Church Road	1	Not started
21/01823/F	15-Feb-22	Site Adjacent 24 Westfields	1	Not started
21/00210/O	25-May-21	Keema 19 Dovecote Road	1	Not started
21/02269/F	27-Jan-22	19 New Road	1	Not started
21/01351/F	30-Mar-22	Land South of 31 School Road	4	Not started
21/01945/F	30-Mar-22	The Barn At Willow Farm Cock Fen Road Lakes End	1	Not started
20/01112/O	04-Nov-20	5 Trafford Estate	1	Not started
20/01398/F	03-Feb-21	Whinhams Farm 81 St Pauls Road	1	Not started

17/01592/F and 20/01570/F (VAR)	18-Dec-20	Land At Trafford Estate West Walton	8	Not started
20/02075/F	01-Oct-21	Land Between 150 And 154 School Road	1	Not started
19/02162/RM	10-Jun-20	BeershebaTown LaneBrancaster StaitheKing's LynnNorfolkPE31 8BT, Brancaster	4	Under construction
20/00819/F	14-Sep-20	Lynwood Main Road	1	Under construction
20/01955/F	14-Jan-22	Sailcraft Sea School The Boatyard Main Road	2	Under construction
19/00400/F	02-May-19	Fisher & Sons North Street	7	Under construction
19/01731/F	10-Jun-20	Church Pightle Station Road	2	Under construction
19/02109/F	10-Jul-20	Cherry Trees Church Walk	1	Under construction
21/00429/F	20-May-21	Goosebec Church Walk	4	Under construction
20/00904/F	04-Sep-20	Sussex Farm Ringstead Road	9	Under construction
21/00084/F	24-Sep-21	Redlands Back Lane	5	Under construction
18/00033/F	18-May-18	Land At St James Green	1	Under construction
2/04/0272/F	30-Mar-04	Porch Farm 229 Main Road	2	Under construction
19/01661/F	05-Dec-19	41 Wildfields Road	1	Under construction
20/01189/F	27-Oct-20	17 Woodside Avenue	1	Under construction
21/01362/F	22-Oct-21	32 Station Road	1	Under construction
19/00618/F	06-Jun-19	Bernaleen Station Road	2	Under construction
19/02072/F	29-Jan-20	Dunroming Bircham Road	2	Under construction

19/02125/F	06-Feb-20	Sunnydene Well Street	1	Under construction
20/00735/F	09-Oct-20	St Vincent Station Road	2	Under construction
20/01683/F	07-Jan-21	Robinia Cottage Station Road	1	Under construction
13/00514/F 21/00729/F	16-Jul-21	Broomsthorpe Hall Rudham Road	6	Under construction
21/00175/RM	11-Aug-21	Land NW of St Patricks Villa Back Lane	2	Under construction
16/01431/F	07-Nov-16	Land North of 65 Hollycroft Road	2	Under construction
19/01117/F	20-Sep-19	Land Rear of The Gaultree Inn P.H (Fronting The Wroe) 38 Gaultree Square	1	Under construction
20/00102/F	09-Apr-20	Land E of 10 The Wroe	1	Under construction
20/00559/RM	24-Jun-20	Land South East of 62 Elmside	1	Under construction
21/00045/F	23-Apr-21	Read Residence 60 Elmside	1	Under construction
21/00212/RM	04-May-21	Land North of 72 Gaultree Square	2	Under construction
19/01564/RM	04-Mar-20	34 Nightingale Lane	4	Under construction
16/01590/F	05-Jun-18	Whittington Mill Whittington Hill Whittington	8	Under construction
21/00192/F	25-May-21	6 Brooks Close	1	Under construction
21/02188/F	04-Jan-22	Jubilee Hall Farm Jubilee Hall Lane	1	Under construction
19/02035/F	28-Jan-20	Land West of 119 Summerwood Estate	2	Under construction
21/01587/F	04-Oct-21	Farm Buildings E of Peddars Farm Lynn Lane	1	Under construction
19/01960/RM	10-Jan-20	52 Lynn Road	1	Under construction

21/01685/F	29-Oct-21	Land South of St Marys Close	1	Under construction
20/00369/F	03-Jun-20	Walstan Farm Moyses Bank	1	Under construction
17/01141/RM	02-Aug-17	2 Trinity Road	2	Under construction
20/01666/RM	22-Dec-20	Land NE of 36 School Road	4	Under construction
21/00430/RM	18-Jun-21	Land SW of 146 And W of 145 Smeeth Road	1	Under construction
21/00633/RM	13-Jul-21	Land SW of 146 And W of 145 Smeeth Road	1	Under construction
21/01095/F	25-Aug-21	332 Smeeth Road	1	Under construction
18/00994/F	09-Jul-19	Fair View 8 Globe Street	4	Under construction
15/01647/F	13-Jan-16	Hall Farm Hall Farm Drive	3	Under construction
19/01109/F	03-Apr-20	Red House 1 Hythe Road	3	Under construction
21/01023/F	08-Sep-21	The Yews 10 Buntings Lane	2	Under construction
21/01005/F	15-Jul-21	Manor Farm House Hill Road	1	Under construction
21/00462/F	15-Sep-21	Fernhill Bishops Close Blackborough End	1	Under construction
17/01516/RM	05-Oct-17	Land NE of Magnolia Lodge Hall Road	1	Under construction
17/02230/RM	12-Jan-18	Plot 3 Land NE of Magnolia Lodge Hall Road	1	Under construction
18/00167/F	14-Mar-18	75A Church Drove O	1	Under construction
18/00291/RM	09-Apr-18	Land On The East Side of Hall Road	2	Under construction
20/00126/RM	19-Mar-20	Plot 4 Abbotts Court Isle Bridge Road	1	Under construction
15/02042/F	29-Apr-16	Cliftonville The Cottons	1	Under construction

16/01415/F	05-Oct-16	Alis Kebab And Café 12 Wisbech Road	1	Under construction
17/00074/F	07-Mar-17	4 - 5 Church Terrace	1	Under construction
17/00350/PACU3	26-Apr-17	Agricultural Building Sandy Lodge Langhorns Lane	1	Under construction
20/01665/F	19-Jan-21	Land Adjacent Charnwood 37 Hall Road	1	Under construction
21/00158/F	10-Jun-21	33A Downham Road	1	Under construction
21/00907/F	06-Oct-21	Land To The Rear of Kirton House Langhorns Lane	1	Under construction
17/02342/F	12-Feb-18	36A Common Road	2	Under construction
16/00263/F and 20/00007F - 21/02095/F (VAR)	17-Mar-22	Rosan Motors 30 Common Road S	8	Under construction
18/01042/O and 20/00690/RM	15-Jul-20	Land Off Cherry Tree Road	5	Under construction
15/01162/F	22-Sep-15	Anchor Park Station Road	1	Under construction
14/00600/F	08-Jul-14	81 Lynn Road	1	Under construction
15/01932/F	26-Sep-16	Cranberry House 26 - 28 Lynn Road	1	Under construction
20/01018/F	16-Sep-20	Land S of 5 And 7 Park Farm Barns W of Caravan Site Bircham Road	1	Under construction
21/00375/F	28-Jul-21	24A Common Road	3	Under construction
15/00113/F	02-Apr-15	Little Ouse Farm Brandon Creek	1	Under construction
16/01402/F	18-Oct-16	Plots At Harrington Gardens	2	Under construction
17/00207/F	21-Mar-17	Nicholson Machinery 1 Westgate Street	1	Under construction

17/01051/F	25-Aug-17	Abbeystead 20 Churchgate Street	1	Under construction
17/01763/RM	06-Dec-17	8 Church Lane	3	Under construction
20/00380/F	02-Jul-20	14A Churchgate Street	1	Under construction
15/01757/O &	09-Mar-16	Land at Oxborough Road	6	Under construction
14/00795/F	06-Aug-14	9 the Hollow	1	Under construction
17/01967/F	05-Dec-17	Building Plot South-East of Hawthorn Lodge Bridge Road	1	Under construction
20/01794/F	23-Dec-20	Adj Chestnut House (Plot 1) Market Lane	1	Under construction
19/00609/F and 21/01729/F (VAR)	22-Nov-21	1, 4 & 5 Church Bank	3	Under construction
19/01136/O and 21/00301/RM		Beacon Hill Farm Beacon Hill Lane	9	Under construction
16/00576/F	28-Sep-16	Holborn Hive 48 Orange Row Road	1	Under construction
18/00908/F	19-Jul-18	Land On The South Side of Sutton Road	2	Under construction
19/01463/RM	27-Jan-20	Waterlow Nursery Waterlow Road	1	Under construction
20/00398/F	12-Aug-20	Studley 46 Lynn Road	1	Under construction
20/01711/F	03-Jun-21	Land Rear of 57 Chapel Road	4	Under construction
21/00999/F	14-Oct-21	51 Alma Avenue	4	Under construction
21/01846/RM	22-Nov-21	Adj. 40 Marshland Street	2	Under construction
21/01728/F	23-Nov-21	7 & 8 Church Bank	4	Under construction
21/01421/F	07-Dec-21	139 Sutton Road	1	Under construction

15/01660/O & 17/00969/RM	10-Jul-17	Cowslip Barn,School Road	5	Under construction
16/00215/F	19-Sep-16	Mill House Mill Road	5	Under construction
15/01870/F	16-Feb-16	Salgate Barn Islington Road	1	Under construction
16/00393/F	18-Apr-16	Land W of 2 Spice Chase And E of 60 Magdalen Road	1	Under construction
16/01352/F	09-Nov-16	Land North of Salgate Farm Islington Road	1	Under construction
18/01488/F	02-Nov-18	87 St Johns Road	1	Under construction
19/00800/F	25-Jun-19	The Laurels 29 Church Road	1	Under construction
19/00619/F	02-Aug-19	20 Westfields	1	Under construction
20/01903/F	01-Apr-21	Plot 2 Spice Chase	1	Under construction
21/00126/F	07-May-21	Salgate Barn Islington Road	3	Under construction
21/00409/F	10-Aug-21	Land North of 67A School Road	1	Under construction
21/01542/RM	08-Oct-21	Land Between 89 And 93 High Road	2	Under construction
18/00176/F	19-Apr-18	The Barn Low Side	1	Under construction
18/02161/PACU7	08-Feb-19	Storage Building Pius Drove	1	Under construction
19/00588/F	17-Jun-19	Riverdale Organic Farm Pius Drove	1	Under construction
19/01577/F	30-Oct-19	5 Orchard Gardens	1	Under construction
19/01588/O	20-Dec-19	Land N of 134 And E of River Retrea tSchool Road	2	Under construction
19/02135/F	03-Jun-20	73 St Peters Road	1	Under construction

17/00377/F	09-May-17	Craven Cottage 107 Croft Road	2	Under construction
19/01213/F	15-Aug-19	15 Orchard Gardens	1	Under construction
19/01947/RM	19-Dec-19	100 Stonehouse Road	2	Under construction
09/01718/F	04-Dec-09	Land South Of Moat House Workhouse Lane	2	Under construction
11/01075/F	15-Aug-11	Land East of 120 Croft Road	1	Under construction
12/01677/F	15-Jan-13	Barn Adjacent To Lode Hall Silt Road	1	Under construction
15/01758/F	20-Jun-16	Halfpenny Toll Farm Ha Penny Toll Road Lott's Bridge	1	Under construction
16/01990/F	10-Jan-17	Willow Farm Cock Fen Road Lakes End	1	Under construction
17/01024/PACU3	04-Jul-17	Barn At Lode Hall Silt Road	1	Under construction
18/00688/F	08-Jun-18	Home Farm Thurlands Drove	1	Under construction
18/01217/RM	14-Sep-18	Plot 8 Orchard Gardens	1	Under construction
19/00287/F	18-Apr-19	31 Dovecote Road	1	Under construction
19/00130/NMA_1	20-Jan-20	Plot 12 25 Orchard Gardens	1	Under construction
21/00557/F	16-Sep-21	Land North East of 73 St Peters Road	1	Under construction
21/01674/F	19-Oct-21	Land South East of 5 New Road	1	Under construction
21/01976/RM	27-Jan-22	Plot North of 19 Dovecote Road	1	Under construction
16/00363/O 17/00769	05-Jun-17	South of Old Police House, West Drove North	5	Under construction
20/01249/RM	23-Oct-20	Land West of 138 School Road	1	Under construction
19/01356/RM	26-Sep-19	Plot 20 Land To South of The Poplars Lynn Road	2	Under construction

20/02121/F	28-Jun-21	Cooks Butchers 14 School Road	2	Under construction
21/02092/F	07-Jan-22	Garden House 41 River Road	1	Under construction
Total			502	
Rural villages				
19/00243/F	11-Jul-19	Wood Hall Woodhall Road	0	Not started
19/00752/F	20-Jun-19	Havengate Lodge Lynn Road	0	Not started
19/00840/F	31-Jul-19	Thorpland House Downham Road	0	Not started
19/01225/F	10-Sep-19	Storage Land Rivendale Watlington Road	0	Not started
19/00360/F	16-Sep-19	High House Docking Road	0	Not started
19/00122/F	08-Jul-19	The Pastures 6 Choseley Road	0	Not started
17/00443/PACU3	07-Aug-17	Land On the South Side of Market Lane	0	Not started
18/01814/PACU3	28-Nov-18	Agricultural Mill Road	0	Not started
19/00875/F	23-Jul-19	The FirsMill Road	0	Not started
18/00718/PACU3	30-May-18	Croft Farm Wisbech Road Tipps End	0	Not started
19/01541/PACU3	31-Oct-19	Hall Farm The Avenue	0	Not started
16/01554/F	17-Oct-16	Alexandra Works High Street	0	Not started
17/00719/F	03-Aug-17	The Bell House Chapel Lane	0	Not started
16/01691/RM	18-Nov-16	Former Highways Depot Station Road	0	Not started
16/00521/F	19-Jan-17	Rear of 30 Station Road	0	Not started

11/01677/F	24-Nov-11	Aldorcar Coaly Lane	0	Not started
16/01321/PACU3	07-Sep-16	Oak Farm Nurseries Oak Farm The Drift	0	Not started
13/01127/F	20-Mar-14	Glovers Farm Fring Road	0	Not started
17/01126/F	02-May-18	Glovers Farm Fring Road	0	Not started
14/00401/F	04-Jun-14	Ship Lane,	0	Not started
14/01565/F	04-Mar-15	Whitehouse Farm 4 Station Road	0	Not started
17/00615/F	05-Dec-17	Barn West of Faulkner House West Drove	0	Not started
17/00701/F	23-Aug-17	William Marshall Church of England School Main Street	0	Not started
09/01762/RM	19-Jan-10	Land South West Of Smugglers Cottage School Lane	0	Not started
13/00951/F	22-Aug-13	Barns adj Holley House Stow Rd	0	Completed
17/01796/F	12-Mar-18	Brights Barn Stow Road	1	Completed
18/01805/RM	06-Dec-18	Land W of Junction Station Road And Little Holme Road Station Road	4	Completed
19/00064/F	28-Jun-19	Land S of 54 Sutton Road (Different site to the one below)	0	Completed
19/00063/F	26-Jun-19	Land S of 54 Sutton Road	4	Completed
19/00294/RM	25-Apr-19	43 Common Road	4	Completed
15/00189/F	01-Jul-15	22 Mill Road	0	Completed
18/00819/F	09-Jul-18	Skaters Roller Rink Ratten Row	1	Completed
19/00009/F	01-Mar-19	Faulkner House West Drove	1	Completed

16/01353/F	03-Oct-16	Glovers Farm Fring Road	1	Completed
17/02406/F	15-Mar-18	Black Horse Bungalow Docking Road	1	Completed
19/00550/F	23-May-19	Whin Close Docking Road	1	Completed
19/00553/F	20-Jun-19	Agricultural Barn Fring Road	1	Completed
16/02225/F	16-Mar-17	1 New England Cottages Ringstead Road	1	Completed
17/01440/RM	13-Oct-17	Plot North of 20 Church Road	2	Completed
07/02615/F	15-Feb-08	Denver Barns, Ryston Road	9	Completed
16/00943/F	03-Aug-16	College Farm 10 Whin Common Road D	0	Completed
13/01102/NMA_1	30-May-19	Neptune Waterworks Road	0	Completed
21/01874/F	22-Nov-21	Land Between 11 And 15 Whin Common Road	1	Not started
21/01726/F	02-Nov-21	Town House Tower Road	1	Not started
19/00596/NMA_1	28-Jun-21	Ravenscroft Main Road	1	Not started
21/00849/F	02-Nov-21	Church Farm Barns High Street	3	Not started
20/01489/F	20-Nov-20	Post Mill Cottage 2 Holts Lane	1	Not started
21/01060/F	15-Sep-21	25 Foresters Avenue	3	Not started
20/01354/RM	14-Dec-20	Land E of 9 Smith Road And SE of 54 Hill Road	1	Not started
21/01691/F	08-Dec-21	1 Davy Field Hill Road	1	Not started
21/00295/F	19-May-21	Whin Close Poultry Farm Docking Road	1	Not started
21/00339/F	24-May-21	Loxwood 2 Tattersett Road	1	Not started

21/01333/F	26-Aug-21	Street Record St Georges Court	1	Not started
21/02468/F	04-Mar-22	York House High Street	1	Not started
21/02278/F	23-Mar-22	Lime Tree Cottage High Street	3	Not started
20/01147/RM	07-Oct-20	Land S of Pitchers Transport And W of Sunnyside Market Lane	2	Not started
20/01490/PACU3	13-Nov-20	Agricultural Building SE of Bradford House Bustards Lane	1	Not started
20/01733/PACU3	04-Feb-21	Barn SE of Pochester Market Lane Bustards Lane	2	Not started
19/01651/O	05-Dec-19	Bellgreen House 11 Hall Road	1	Not started
21/02244/F	24-Feb-22	Land Opposite Entrance To Stockhill Square Hall Road	1	Not started
19/02039/F	06-Feb-20	Agricultural Building E of Old Croft Farm March Road Tipps End	1	Not started
21/01665/O	02-Dec-21	Land Adjacent Westwood Station Road Ten Mile Bank	1	Not started
21/01872/PACU3	15-Nov-21	Agricultural Barn To The Rear of Holme Oak Stoke Road	4	Not started
20/00059/F	18-Sep-20	Cornwall Lodge 1 Church Road	1	Not started
21/00997/F	14-Mar-22	Nessa's Plaice 15 Stow Road	1	Not started
19/01124/RM and 21/00253/F (VAR)	14-Sep-21	Land South of 85 Stow Road	9	Not started
21/01631/F	22-Dec-21	Land Rear of 1 To 7 Naphans Lane	4	Not started
14/00207/F	17-Jul-14	The Hero Wells Road	5	Under construction
21/01111/F	08-Sep-21	71 Ryston Road	1	Under construction
14/01362/RM	08-Jan-16	Talbot Manor Gardens Lynn Road	7	Under construction

14/00935/RM	21-Aug-14	Southwest of Janbera Station Road	2	Under construction
20/00198/F	19-Jun-20	Land South of Brett House East End	1	Under construction
15/00852/F	20-Aug-15	West of the Old School House Station Road	1	Under construction
20/01560/F	11-Dec-20	Land SW of Janberra Station Road	1	Under construction
21/00649/F	03-Aug-21	Land E of Village Hall Former Site of Methodist Chapel Station Road	1	Under construction
21/01969/F	22-Dec-21	Land Around Pond And W of 30 Hill Road Davy Field Hill Road	1	Under construction
20/01295/F	16-Sep-21	11 Davy Field Lynn Road	1	Under construction
20/01800/F	04-Jun-21	The Bungalow Waterworks Road	1	Under construction
21/00546/FM	03/12/2021	Land South of Chapel Lane Ringstead Norfolk, Ringstead	10	Under construction
21/01218/F	09-Sep-21	Land North of School Road	1	Under construction
21/00600/F	22-Jul-21	The Stockyard Creake Road	1	Under construction
19/01542/F	22-Nov-19	The Pastures 6 Choseley Road	7	Under construction
20/00156/F	16-Apr-20	Land Adj Orange Tree Public House High Street	2	Under construction
20/00625/F	02-Jul-20	Tanglewood High Street	3	Under construction
18/01396/F	20-Sep-18	Caldene High Street	3	Under construction
18/00267/F	16-Nov-18	York House High Street	1	Under construction
21/00159/F	23-Apr-21	Lingwood High Street	1	Under construction
21/00579/F	23-Jul-21	Quavers High Street	3	Under construction
14/01776/F	23-Feb-15	The Haven Church Lane	2	Under construction

20/00954/RM	04-Sep-20	Oak And Ash Market Lane	1	Under construction
20/00355/F	28-May-20	Land Between Bimbos Ark And 15 Station Road	2	Under construction
20/01856/RM	04-Jun-21	Oak And Ash Market Lane	4	Under construction
20/00656/F	24-Jun-20	Land E of Beech House And N of East New Field Lynn Road	4	Under construction
21/01437/F	12-Oct-21	School Corner School Road	1	Under construction
18/02210/F	15-Mar-19	Site of Former Village Hall Church Road	1	Under construction
21/01194/F	18-Aug-21	22 Mill Road	1	Under construction
20/00890/F	04-Dec-20	Land North of 9 Lynn Road	1	Under construction
20/00531/RM	13-Nov-20	Land East of High View Castle Road	1	Under construction
Total			119	

Appendix C: List of major extant consents and evidence of their deliverability/developability

Where a major site has planning permission and has started, it is considered no further evidence of deliverability is required. Where a major site has not yet commenced on site, it is either considered the site is developable rather than deliverable or if there is information to prove the site will come forward before 2027, an explanation is included in the table. Cells coloured red indicate a decision date of more than 3 years prior to 1 April 2022.

Reference	Decision date	Site address	Number permitted on site	Construction status	Any further details
Kings Lynn and Surrounding					
18/01564/OM and 20/00503/RMM	17-Aug-20	Strikes 1 - 5 Lynn Road Gaywood	10	Not Yet Started	
20/01436/FM and 21/01235/F	25-Nov-21	Vacant 33 - 39 Tower Street King's Lynn Norfolk PE30 1EJ	14	Not Yet Started	
21/01568/FM	14-Jan-22	Kings Lynn Athenaeum Blackfriars Street K	34	Not Yet Started	
20/02127/FM	05-Jul-21	Chequer House 10 - 12 King Street	40	Not Yet Started	
22/00168/NMA_1, 21/00631/FM & 22/00168/F	12-Apr-22	Cruso & Wilkin Waterloo Street	11	Not Yet Started	
21/00820/PACU1	04-Jun-21	Vancouver House County Court Road	24	Not Yet Started	
16/02231/OM & 22/01310/RMM	05-Mar-19	Land West of Knights Hill Village	600	Not Yet Started	Granted at appeal July 2020. New pp

		Grimston Road South Wootton			being determined
20/00666/RMM 15/01782/OM	21-Apr-21	Land Accessed Between 144 And 150 Grimston Road	54	Under construction	
20/00091F, 14/01690/OM &17/00648/RMM	07-Dec-22	Land south of Russett Close	61	Under construction	
VOC - 20/00588/F and 14/01820/LDE & 07/01985/FM	16-Jun-21	Land At Paradise Road	12	Under construction	
19/00351/NMAM_2 & 21/01835/F and 11/00406/RMM 14/01199	14-Dec-22	The Nar Ouse Regeneration Area (nora) Wisbech Road King's Lynn Norfolk, King's Lynn	105	Under construction	
19/0051/F and 12/00546/FM	24-Dec-19	Hillington Square King's Lynn Norfolk PE30 5HR, King's Lynn	-17	Under construction	
11/01945/FM	08-Oct-16	A J Coggles 44 London Road	11	Under construction	
19/00562/FM	30-Jul-19	18 Tuesday Market Place	22	Under construction	
18/01750/RMM		The Nar Ouse Regeneration Area (NORA)Morston Drift	94	Under construction	

Total			1149		
Main towns					
16/01021/RMM & 15/01454/OM	15-Sep-16	Land rear of Bexwell Road	18	Under construction	
14/01461/NMAM_3 & 16/01021/RMM	10-Jul-18	Land North of Stowfields(Phase 5)	14	Under construction	
05/01857/RMM	08-Dec-05	Downham Mkt - Short Drove (Phase 2)	12	Under construction	
04/00874/F 04/00874/Disc	26-Apr-17	Holiday Flats & Former Holiday Chalet Site Manor Road	39	Under construction	
17/01536/RMM	21/08/2019	Land South of Railway Road Downham Market Norfolk, Downham Market	31	Under construction	
20/00962/FM 20/00962/NMAM	19-Oct-20	19 - 21 Church Street Hunstanton Norfolk, Hunstanton	18	Under construction	
19/01558/FM	12-Nov-20	Land South of Seagate	16	Not Yet Started	Conditions discharged 12 December 2022

20/00817/FM	22-Mar-21	Hunstanton Bus Station St Edmunds Terrace	47	Not Yet Started	CIL commencement notice reminder sent 21 November 2022
21/00243/FM	08-Jul-21	Land At Southend Road Seagate	26	Not Yet Started	NMA, conditions discharged 26 August 2022
Total			221		
Growth key rural centres					
Total			0		
Key Rural Service Centres					
22/00475/RMM & 19/01654/OM AND 21/00551/RMM	26-Aug-22	Limagrain UK Ltd Station Road	30	Not started	Highways conditions, bin collection points and EVC points and protection of TPO's fencing being considered for discharge Dec 2022 latest comment from highways officer
18/01320/OM AND 21/00066/RMM AND 22/00116/F (VAR)	18-Oct-22	Long Lane Farm 30 Long Lane Feltwell	19	Not started	External lighting plan condition discharged sep 22, construction management

					plan Octob 2021 discharged, VOC's and NMA's too, latest decision 18 october 2022
19/01065/F 20/00099/F and 21/00887/F	21-Sep-21	Former Granaries Station Road	77	Under construction	
19/00449/f & 12/00514/FM	22-Dec-20	Feltwell - Hall Farm, Bell Street	6	Under construction	
21/02066/OM	21-Nov-22	former works adj Gayton Mill	28	Under construction	
Latest app 22/01707/F - original permission 20/00796/F	07-Dec-22	Land rear of Rampant Horse, Lynn Rd	24	Under construction	
19/01046/RMM	06/11/2019	Land E of Rosemary Lane W of Hills Crescent And S of Rampant Horse CottageLynn RoadGaytonNorfolk, Gayton	0	Under construction	
19/01325/NMAM_1 & 15/01776/OM and 19/01325/RMM	14-Nov-22	Land NE of Downely Lynn Road	19	Under construction	
18/00660/F VOC & 16/00947/FM	08-Feb-17	3 Church View Lane	6	Under construction	

19/01311/RM & 17/02355/RMM	17-Sep-19	Allens Garage Lynn Road	19	Under construction	
15/01838/OM and 19/01112/RMM	29-Jul-20	White House Farm 28 Chapel Road Pott Row	18	Under construction	
15/00286/RMM	06-Aug-15	Doug Clark Produce Ltd Basin Road	15	Under construction	
18/01463/RMM	26/03/2019	Land On The South Side of Hall Road Outwell Norfolk, Outwell	20	Under construction	
21/00623/RMM & 21/00622/F & 16/00813/OM 21/00622/F	08-Oct-21	Tamar Nurseries School Road	49	Under construction	
22/00111/F	25/03/2022	Fosters Sports Ground	40	Under construction	
15/01532/OM	02-Feb-16	Land adj to playing field at Hungate Rd	44	Under construction	
18/01421/NMAM_4 & 18/01421/RMM	07-Oct-22	Land To South of The Poplars Lynn Road	25	Under construction	
19/01065/F 20/00099/F and 21/00887/F	21-Sep-21	Former Granaries Station Road	77	Under construction	
Total			439		





Rural Villages					
17/01390/FM	01-Aug-18	Long Meadow Fring Road Great Bircham King's Lynn Norfolk PE31 6RE, Bircham	11	Under construction	
22/00554/F to construct temporary access road. NMAs x 3. 18/01464/RMM	24-May-22	Land East of 11 To 37 Elm High Road Emneth Norfolk, Emneth	117	Under construction	
19/02053/F	13-Mar-20	Land West of Playing Field Hungate Road Emneth Norfolk	45	Under construction	
90/1881		Part OS 8474, West of Creake Road and north of, The Street, Syderstone, Syderstone	33	Under construction	
12/00294/RMM	05-Oct-12	English Brothers Ltd 239 Salts Road West Walton Norfolk PE14 7EB, West Walton	26	Under construction	
21/01944/RMM	21-Jul-22	Land W And SW of 55 To 65 Nursery Lane South Wootton Norfolk	125	Under construction	

21/02329/F & 18/02200/RMM	11-May-22	Land Around Pond And W of 30 Hill Road Lynn Road	12	Under construction	
Total			369		

Appendix D: Allocations with evidence of their developability

Allocation reference	Planning permission reference	Latest decision date	Site address	Status	Number of homes	Any Other Comments in Respect of Delivery																																																																		
E1.6	21/01873/FM	30/03/2022	South of Park Way	Not Yet Started	226	<p>Permission granted in March 2022 for 226 units. This is an Accelerated Construction Programme (ACP) site, subject to meeting milestones with Homes England, who have provided funding for the scheme. The milestones are</p> <ol style="list-style-type: none"> 1. There needs to be a start on site by 31 January 2023; 2. First foundations laid 31 May 2023. 3. Practical completion 30 April 2026. <p>Given the timescales above, that would be a build out rate of approx. 75 per annum, which is higher than it would normally be, as it is an accelerated construction programme.</p> <p>Then following table from the council's Principal Project Manager sets out the proposed timescales, with Parkway being the final one on the list.</p> <table border="1"> <thead> <tr> <th>Site</th> <th>Planning</th> <th>Status</th> <th>Start on Site</th> <th>1st Foundation Laid</th> <th>1st unit handover (not ACP milestone)</th> <th>Agreed Practical Completion</th> <th>Estimated Practical Completion</th> <th>Latest DoV</th> <th>Number of Homes</th> <th>Grant Status</th> </tr> </thead> <tbody> <tr> <td>NORA 4</td> <td>21/00855/FM</td> <td>On Site - delayed</td> <td>Mar-21</td> <td>Mar-22</td> <td>Mar-22</td> <td>Apr-23</td> <td>May-23</td> <td><u>Dec-21</u></td> <td>105</td> <td>Fully Received</td> </tr> <tr> <td>Salter's Road</td> <td>20/01957/FM</td> <td>To be commenced</td> <td>Oct-21</td> <td>Feb-23</td> <td>Sep-23</td> <td>Nov-23</td> <td>Mar-24</td> <td><u>Dec-21</u></td> <td>78</td> <td>Fully Received</td> </tr> <tr> <td>Southend Road</td> <td>21/00243/FM</td> <td>On Site - on programme</td> <td>Jul-21</td> <td>Jun-22</td> <td>TBA</td> <td>May-23</td> <td>Apr-23</td> <td>N/A</td> <td>32</td> <td>Part Received</td> </tr> <tr> <td>Bus Station</td> <td>20/00817/FM</td> <td>Pre-planning</td> <td>TBA</td> <td>TBA</td> <td>TBA</td> <td>Dec-24</td> <td></td> <td>N/A</td> <td>42</td> <td>Part Received</td> </tr> <tr> <td>Parkway</td> <td>21/01873/FM</td> <td>To be commenced</td> <td>Jan-23</td> <td>May-23</td> <td>Dec-23</td> <td>Apr-26</td> <td></td> <td>N/A</td> <td>226</td> <td>Fully Received</td> </tr> </tbody> </table>	Site	Planning	Status	Start on Site	1st Foundation Laid	1st unit handover (not ACP milestone)	Agreed Practical Completion	Estimated Practical Completion	Latest DoV	Number of Homes	Grant Status	NORA 4	21/00855/FM	On Site - delayed	Mar-21	Mar-22	Mar-22	Apr-23	May-23	<u>Dec-21</u>	105	Fully Received	Salter's Road	20/01957/FM	To be commenced	Oct-21	Feb-23	Sep-23	Nov-23	Mar-24	<u>Dec-21</u>	78	Fully Received	Southend Road	21/00243/FM	On Site - on programme	Jul-21	Jun-22	TBA	May-23	Apr-23	N/A	32	Part Received	Bus Station	20/00817/FM	Pre-planning	TBA	TBA	TBA	Dec-24		N/A	42	Part Received	Parkway	21/01873/FM	To be commenced	Jan-23	May-23	Dec-23	Apr-26		N/A	226	Fully Received
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Southend Road	21/00243/FM	On Site - on programme	Jul-21	Jun-22	TBA	May-23	Apr-23	N/A	32	Part Received																																																														
Bus Station	20/00817/FM	Pre-planning	TBA	TBA	TBA	Dec-24		N/A	42	Part Received																																																														
Parkway	21/01873/FM	To be commenced	Jan-23	May-23	Dec-23	Apr-26		N/A	226	Fully Received																																																														
E1.7	21/00855/FM	08/09/2022	Land at Lynnsport (3 sites make up E1.7)	Not Yet Started	96	<p>Final site (82 dwellings) to start in March '23. Evidenced by site being boarded and some clearance has been undertaken already (including the old hockey pitches), and the majority of conditions have been discharged. Pre-conditions 2 and 7 have been submitted but still awaiting discharge.</p> <p>The site should be completed within 2 years, that is by end March 2025.</p> <p>The council is due to go to Cabinet in Feb/March for approval to enter into a contract with our developer partners, Lovell, to build out the site, which will be the final phase of the Lynnsport development site.</p>																																																																		
E1.10	a.19/01758/F (variation of condition of 18/00124) 18/00124/F	07/01/2020	North of Wisbech Road	a.Completed – 7 townho	7	<p>There has been development at the Wisbech Road end of the site, with 7 townhouses on land to the north completed.</p>																																																																		

			(allocation E1.10)	uses (19/01758)		<p>With regards the remainder of the site, much of the site was acquired by the borough council over a long strategic land acquisition programme as part of the Nar Ouse Regeneration Area (NORA) and the Waterfront Regeneration Area.</p> <p>Application 17/01008 related to the construction of three new access roads off the southern end of Hardings Way and relocation of bus gate, to help facilitate future access to the land. However this application expired 7/9/2020.</p> <p>There is no current proposal or plans developed to bring forward the remainder of the site.</p> <p>There has been development at the Wisbech Road end of the site, with 7 townhouses on land to the north completed.</p>
E1.11			South Gates	Not Yet Started	20	<p>This is a key regeneration scheme for the borough council. A masterplan for the redevelopment of the Southgates area was consulted on, between 3 – 31 October 2022. This was for realignment of the road mainly, but will facilitate redevelopment of the wider Southgates area.</p> <p>A link to the consultation and supporting documents is attached below. https://www.west-norfolk.gov.uk/downloads/download/1119/southgates_masterplan_documents</p> <p>The borough council owns the majority of allocation E1.11, as well as most of the wider area around the roundabout, including the bus depot, former petrol filling station, park, former tool hire building and gym. It also owns the site on the opposite side of the road, so there are no constraints to bringing forward development, including a potential change in the road layout. The site not in council ownership can be worked around. This land assembly will allow the area to be brought forward. The masterplan shows that this is one of the key regeneration priorities for the town, and although timescales are not fixed for delivery, the progress above shows that the site is planned to come forward within the next 5 year period.</p>
E1.14	20/00470/RMM	08/02/2022	West of St Peter's Road	Not Yet Started	38	<p>There is also a variation of the S106 on outline under consideration.</p> <p>The following commentary is an update received from the senior land manager at Platform Housing Group. This would seem to indicate a build out rate of approx. 25 units per annum.</p> <p><i>Dear Clare,</i></p> <p><i>Mike has informed me that you require an update on the site at West Lynn.</i></p> <p><i>I have not been involved with this scheme but have been able to determine that we are in contract with Seagate Homes with start on site forecast for March 2023 with practical completion forecast for December 202</i></p> <p><i>There has been further investigations required to locate rising mains which have delayed the start of works on site which should be concluded by the March date.</i></p> <p><i>If you need any further information please do not hesitate to contact me.</i></p> <p><i>Kind Regards</i></p> <p><i>Judith</i></p> <p><i>Judith Wise</i></p> <p><i>Senior Land Manager</i></p>
E2.1	18/02289/OM	Pending consideration	West Winch	Not Yet Started	500	<p>Current application submitted. Take to Planning Committee Spring 2023</p> <p>West Winch will be the subject of a separate topic paper</p>

E2.1	13/01615/OM	Pending consideration	West Winch	Not Yet Started	1100	
E3.1	<p>Persimmon Homes</p> <p>17/01106/OM granted 1/4/2019</p> <p>21/01944/RMM granted 20/7/2022</p> <p>Allison Homes</p> <p>17/01151/OM granted 15/4/2019</p> <p>20/01954/RMM granted 20/5/2022</p> <p>22/01089/F pending consideration</p> <p>Doctor's Surgery</p> <p>21/00995/FM granted 12/11/2021</p>	20/07/2022	Hall Lane	<p>a. Site for 125 is under construction</p> <p>b. Site for 450 not yet commenced</p> <p>b. Site for 450 not yet commenced</p> <p>but 11 DISC applications received</p> <p>c. Doctor surgery under construction</p>	575	<p>The site has permission for a significantly higher number of dwellings than allocated in the plan. The 125 is currently being built on Persimmon Homes at the north end of the site. Persimmon's website highlights this, and the site is known as Lavender Fields. https://www.persimmonhomes.com/new-homes/east-midlands/lavender-fields</p> <p>A doctor's surgery is also located on the site, and is currently being developed. The other area for community facilities has not yet moved forward.</p> <p>There is an application, submitted by the developers Alison Homes (ref 22/01089/F) relating to timing of off-site highway improvement works, to be considered by Planning committee in early 2023, on the site for 450 dwellings. An update from Allison Homes is set out below.</p> <p>Dear Steve</p> <p>Thank you for the email below.</p> <p>All is correct, however having reflected on the programme the final bullet point should read 45 units per year instead of 60.</p> <p>Kind regards</p> <p>Charles</p> <div style="text-align: right;"> <p>Charles Judson</p> <p>Planning Manager</p> <p>07485 907793</p> <p>Allison Homes Norfolk and Suffolk Limited</p> <p>10 Whiting Road, Norwich Business Park, Norwich, NR4 6DJ</p> <p>01603 558235</p> <p>Allison-Homes.co.uk</p> </div> <div style="text-align: center;">    <p>Over 94% of our customers would recommend us to a friend</p> </div> <p> Help save paper - do you need to print this email?</p> <p>From: Borough Planning <borough.planning@West-Norfolk.gov.uk> Sent: 16 December 2022 12:10 To: Charles Judson <Charles.Judson@allison-homes.com> Subject: 20/01954/RMM and 22/01089/F: Land off Edward Benefer Way, South Wootton: Site Allocation E3.1</p> <p>Good Afternoon Charles</p> <p>Many thanks for calling me back this morning. As discussed, we're just reviewing the status of our allocated sites and updating our records to include approximate start/completion dates and build out rates where available. I just wanted to confirm the following approximate schedule as you described to me on the phone. Variation application 22/01089/F to remove pre-commencement requirement for construction of roundabout, and allow house building and roundabout construction to run concurrently, is being considered at planning committee in January. If variation approved, then construction is expected to start Spring 2023.</p>

						<p>If variation not approved, start of construction is expected to be delayed by around 6 months. Once underway, build out rate is expected to be 60 units per year. If you could confirm by return of this email, it would be much appreciated.</p> <p>Kind Regards Steve Fitzgerald Technical Support Officer Environment and Planning Borough Council of King's Lynn and West Norfolk</p>																																																																		
E1.9	<p>20/01957/FM granted 2/9/2021</p> <p>22/00622/F – variation of condition 2 to vary approved plan granted 30/9/2022</p> <p>DISC apps received for 20/01957/FM</p>	02/09/2021	Land west of Columbia Way also known as Salters Road	Under construction	78	<p>Permission granted in September 21 for 78 units. The site is also known as Salters Road, although it is land at Columbia Way in the plan. This is an Accelerated Construction Programme (ACP) site, and is subject to meeting milestones with Homes England, who have provided funding for the scheme. The milestones are</p> <ol style="list-style-type: none"> 1. Start on site of housing development (achieved in 2021) 2. First foundations laid 28 February 2023 (date extended due to legal issues). 3. Practical completion March 2024 (exact date to be finalised within Deed of Variation). <p>The timescales above would indicate a build out rate of approx. 75 units per annum, which is higher than it would normally be, as it is an accelerated construction programme.</p> <p>Then following table from the council's Principal Project Manager sets out the proposed timescales of various sites, with Salters Road on the list.</p> <table border="1"> <thead> <tr> <th>Site</th> <th>Planning</th> <th>Status</th> <th>Start on Site</th> <th>1st Foundation Laid</th> <th>1st unit handover (not ACP milestone)</th> <th>Agreed Practical Completion</th> <th>Estimated Practical Completion</th> <th>Late st DoV</th> <th>Number of Homes</th> <th>Grant Status</th> </tr> </thead> <tbody> <tr> <td>NORA 4</td> <td>21/00855/FM</td> <td>On Site - delayed</td> <td>Mar-21</td> <td>Mar-22</td> <td>Mar-22</td> <td>Apr-23</td> <td>May-23</td> <td>Dec-21</td> <td>105</td> <td>Fully Received</td> </tr> <tr> <td>Salters Road</td> <td>20/01957/FM</td> <td>To be commenced</td> <td>Oct-21</td> <td>Feb-23</td> <td>Sep-23</td> <td>Nov-23</td> <td>Mar-24</td> <td>Dec-21</td> <td>78</td> <td>Fully Received</td> </tr> <tr> <td>Southend Road</td> <td>21/00243/FM</td> <td>On Site - on programme</td> <td>Jul-21</td> <td>Jun-22</td> <td>TBA</td> <td>May-23</td> <td>Apr-23</td> <td>N/A</td> <td>32</td> <td>Part Received</td> </tr> <tr> <td>Bus Station</td> <td>20/00817/FM</td> <td>Pre-planning</td> <td>TBA</td> <td>TBA</td> <td>TBA</td> <td>Dec-24</td> <td></td> <td>N/A</td> <td>42</td> <td>Part Received</td> </tr> <tr> <td>Parkway</td> <td>21/01873/FM</td> <td>To be commenced</td> <td>Jan-23</td> <td>May-23</td> <td>Dec-23</td> <td>Apr-26</td> <td></td> <td>N/A</td> <td>226</td> <td>Fully Received</td> </tr> </tbody> </table>	Site	Planning	Status	Start on Site	1st Foundation Laid	1st unit handover (not ACP milestone)	Agreed Practical Completion	Estimated Practical Completion	Late st DoV	Number of Homes	Grant Status	NORA 4	21/00855/FM	On Site - delayed	Mar-21	Mar-22	Mar-22	Apr-23	May-23	Dec-21	105	Fully Received	Salters Road	20/01957/FM	To be commenced	Oct-21	Feb-23	Sep-23	Nov-23	Mar-24	Dec-21	78	Fully Received	Southend Road	21/00243/FM	On Site - on programme	Jul-21	Jun-22	TBA	May-23	Apr-23	N/A	32	Part Received	Bus Station	20/00817/FM	Pre-planning	TBA	TBA	TBA	Dec-24		N/A	42	Part Received	Parkway	21/01873/FM	To be commenced	Jan-23	May-23	Dec-23	Apr-26		N/A	226	Fully Received
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E1.5			Boal Quay	Not Yet Started	50	<p>The numbers proposed to be allocated has been reduced significantly, to 50 dwellings This site is part of the wider riverfront regeneration area. The numbers proposed to be allocated has been reduced significantly, to 50 dwellings as part of a mixed-use scheme.</p> <p>The majority of land is owned by the Council – as set out in the Riverfront Delivery Plan. This was endorsed by council's Cabinet on 1 August 2017. The riverfront Delivery Plan link is below.</p>																																																																		

					https://democracy.west-norfolk.gov.uk/documents/s16028/App_1_1610_levitate_final_March_2017.pdf More recently however, in practice this site has not come forward. It is noted that infrastructure requirements are significant, and there is no current proposal or plan for the site.
E1.8	Somerfield and Thomas site 21/01624/F – urgent repair works 21/01625/LB – urgent repair works 21/01624/DISC_A – conditions 3, 4 and 8 21/01625/DISC_A – 3, 4, 6, 7 and 8		South Quay	Work on site in preparation for wider development has started	50 Site is owned by the Council. The majority of the site has recently been out to the market as a development site, and the council is about to sign an exclusivity agreement with a developer for that majority of the site, for a high quality mixed-use scheme, as a result of that marketing exercise. The remaining element of the site (land between Devils Alley and the Millfleet) is proposed as high quality public realm. That element is to be delivered by March '26 as part of the Towns Fund investment programme. That fund has been guaranteed by Government. The listed Somerfeld and Thomas building on part of the site is currently having work done to it to prepare it for development which is evident from a site visit (asbestos extension to be removed). The capital project shows that significant funds have been set aside for improvement/facilitation works on the site. Conditions relating to the listed warehouse were discharged as necessary on 21/01624/F – 1/11/2022 and 21/01625/LB – 3/11/2022 That work is currently underway, as can be seen on site.
E1.14		08/02/2022	West of St Peter's Road	Not Yet Started	38 Planning permission granted for 38 units. Discharge of conditions application submitted in August 2022, with others submitted but pending consideration. There is also a variation of the S106 on outline under consideration. The following commentary is an update received from the senior land manager at Platform Housing Group. This would seem to indicate a build out rate of approx. 25 units per annum. <i>Dear Clare,</i> <i>Mike has informed me that you require an update on the site at West Lynn.</i> <i>I have not been involved with this scheme but have been able to determine that we are in contract with Seagate Homes with start on site forecast for March 2023 with practical completion forecast for December 2024.</i> <i>There has been further investigations required to locate rising mains which have delayed the start of works on site which should be concluded by the March date.</i> <i>If you need any further information please do not hesitate to contact me.</i> <i>Kind Regards</i> <i>Judith</i> <i>Judith Wise</i> <i>Senior Land Manager</i>
E1.15			Bankside (West Lynn)	Not Yet Started	80 The site is known as the former Del Monte site. There are acknowledged and significant constraints to development on the site, and the site could come forward as a windfall site if it is not allocated. The main benefit in an allocation is ensuring that the site provides for extra car parking for the West Lynn ferry service, with the existing car park constrained by ownership. In the absence of this policy it may be very difficult to get this important feature in the event of a planning application coming forward. Decontamination will be an issue on this site. Please see attached email from the council's environmental quality team. Land at: Del Monte Fresh Produce St Peters Place St Peters Road West Lynn King's Lynn Norfolk PE34 3JD UPRN 010000023420 This site was owned by the Lincolnshire Cannery Ltd (Lin-Can) in 1932, and was a major employer in the town.

The main factory building is recorded in county archives as still extant in 2005. The site has since been cleared.

Summary of historical maps and aerial photography:

1843-1893 map edition. The land appears as saltings on early map editions with a sluice marked in the centre of the site.

1891-1912 map edition. The channel for the sluice appears to have been reduced in size and the centre of the site appears to have small structures present.

1904-1939 map edition. The centre of the site has been developed with further structures and is marked Shipbuilding Yard.

1940s aerial photo. The shipyard buildings can be seen and the remainder of the site appears to be undeveloped.

1945-1970 map edition. The site is developed and marked fruit and vegetable Cannery. A number of tanks are marked and a conveyor and chimney.

1999 and 2006-2009 aerial photos show the site fully developed with the cannery buildings.

Latest aerial photography shows the site cleared of buildings and to be rough grass and scrub.

Historical petroleum licensing files indicate that a 1000 gallon underground petroleum tank was installed in the yard in the late 1940s and slurried in 1993.



Potential contamination:

There are potential contaminants associated with the site's former uses, particularly the ship yard, including metals, cyanides, mineral acids, organic solvents, biocides, epoxies/vinyls, fuels and oils and coal/ash. These could be present in site soils due to past working and waste disposal practices and from any unremediated spills. The land is also likely to contain substantial areas of made ground formed during the varying stages of development and from creating increased site levels during construction of both the ship yard and cannery. If the site was proposed for a sensitive use such as housing we would require, as a minimum, a phase 1 risk assessment to establish whether there are any unacceptable risks from contamination, in accordance with NPPF and the Environment Agency's Land contamination risk management (LCRM).

regards

Fabia Pollard RSoBRA
 Scientific Officer
 Environmental Quality
 Environment & Planning
Borough Council of King's Lynn and West Norfolk

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 ✉ fabia.pollard@west-norfolk.gov.uk


With regards highway issues, these would need to be agreed in detail with the highway authority. It is noted that the access road adjoins the site, so any widening needed could take place. Access will be needed to the flood defences, which will we understand be a buffer strip of 16m.


Whilst no detailed work has taken place on viability, it is clear that viability will be impacted by the various constraints on this site.

There is no planning application history.

						There has been no contact with the owners since they made representations to the Pre-submission Plan in 2016.
E2.1			West Winch (Remainder)	Not Yet Started	420	This will be covered by the separate West Winch topic paper.
F1.3	16/00610 OM, 21/00798/F & 21/01121/RM	16/00610/OM granted 6/9/2018 21/00798/F granted 14/7/2021 21/01121/RMM granted 5/12/2022	Land east of Lynn Road in vicinity of Bridle Lane	Not Yet Started	227	<p>Planning permission granted for 226 dwellings</p> <p>The site forms just less than two thirds of the overall allocation (9.2 hectares out of 16.2 hectares), which is allocated for at least 250 units. Reserved matters has only very recently been granted.</p> <p>Various DISC apps relating to 21/00798/F – variation of condition 8 and removal of condition 11 – no requirement for an emergency access. These can now be determined as the reserved matters (& final layout), has not been approved.</p> <p>No relevant history on remaining element of the allocation.</p>
F1.4	16/01322/OM 21/00152/RM	16/01322/OM granted on appeal 2/5/2018 21/00152/RMM granted 8/4/2022	Downham Market South-East: Land north of southern bypass	Not Yet Started	300	<p>Some conditions have been discharged, some still outstanding and the developer has recently erected Heras fencing around the site, prior to commencing development.</p> <p>Various discharge of condition applications received, and under consideration</p>
F2.2	16/00082/OM 17/01465/F 18/00418/RMM	16/00082/OM granted 8/9/2016 17/01465/F granted on appeal 1/3/2018 - Variation of condition 14, 18	Land to the east of Cromer Road	Under construction	120	<p>The site is under construction by Bennett Homes. The first phase is occupied and the site is being developed from front to back.</p> <p>Confirmed 54 built and 66 under construction. This will be evident from a site visit as well as Google earth.</p>

		and 23 of planning permission 16/00082 /OM to revise drawings for additional vehicular accesses (private drives) onto Cromer Road				
		18/00418 /RMM granted 15/10/2018				
F2.3	22/00929/FM	22/00929 /FM pending consideration	Land S of Hunstant on Commercial Park (allocation F2.3)	Not started	128	<p>Current application in the system for development of 100 housing with care dwellings (Class C3) (including 61 apartments and 39 bungalows) 60 residential dwellings (Class C3) together with community facilities and services and associated landscaping, highway works and associated infrastructure.</p> <p>The application is pending consideration although won't be considered by Committee until February/March at the very earliest.</p> <p>A discount has been applied to account for the care nature of the site.</p>
F2.4	14/01022/FM	27/10/2015	Land North of Hunstanton Road	Under construction	166 (76 within plan period)	Hopkins Homes site. The site has recently been completed. Advertised on Hopkins website as last plot remaining.
G112.1	21/02421/FM	Resolved to grant permission on 5/9/'22.	Watlington - Land south of Thieves Bridge Road	Not started	40	It was resolved to grant planning permission for 40 dwellings on 5/9/'22, subject to a S.106 agreement being signed by 5 January '23. It is understood this will be signed imminently.

G56.1	18/01896/F	20/05/2020	Marham Land at The Street	Under construction	8	<p>18/01896/F granted 20/05/2020.</p> <p>Application for discharge of pre-commencement conditions submitted 08/06/2021. Still pending consideration (waiting for confirmation of access road details from agent).</p> <p>As evidenced below, the first phase of the development is proposed to commence in quarter 1 2023, and complete by 2024.</p> <p>There is no detail provided as to the remaining phases of development.</p> <p>That's all fine as an estimate thanks</p> <p>Henry Isotta-Day, BEng BA(Hons) Land and Planning Consultant</p>  <p>From: Borough Planning <borough.planning@West-Norfolk.gov.uk> Sent: 16 December 2022 12:46 To: Henry Isotta-Day <Henry@clayland.co.uk> Subject: 18/01896/F - 8 Dwellings at The Street, Marham: Site Allocation G56.1</p> <p>Good Afternoon Henry</p> <p>Many thanks for taking my call earlier. As discussed, we're just reviewing the status of our allocated sites and updating our records to include approximate start/completion dates.</p> <p>I just wanted to confirm the current expected timescales as you outlined to me in our earlier phone call;</p> <p>Pre-commencement conditions expected to be discharged imminently hopefully jan feb 2022</p> <p>Construction to commence Q1 of 2023 and take approximately one year to complete.</p> <p>If you could confirm by return of this email, it would be much appreciated.</p> <p>Kind Regards Steve Fitzgerald Technical Support Officer Environment and Planning Borough Council of King's Lynn and West Norfolk</p>
MAR1			Land off School Lane			
G25.2	19/00466/RM	03/12/2019	Land north of	Not started	19	<p>15/01269/OM granted 07/04/2016</p> <p>19/00466/RMM granted 03/12/2019. Lapsed 03/12/2021.</p>

			Main Road			No pre-commencement discharge applications received. Work not started
G29.1	17/01336/OM	13/04/2018	Land Nort of Doddshill Road	Not started	30	Condition 21 (Archaeological Written Scheme of Investigation) discharged 23 December 2019.
G29.2	17/01376/FM	13/04/2018	Dersingham - Land at Manor Road	Not started	10	Previous consent lapsed.
G31.1	18/01960/RMM 21/00498/FM	17/02/2022	Land off Fakenham Road	Not started	10	<p>All pre-commencement conditions bar one have been discharged, through discharge of condition decisions made on 23 August and 7 December 2022.</p> <p>The one remaining condition relates to drainage and the site is within a Nutrient Neutrality area. This is currently being worked on we understand.</p> <p>Hi Steve,</p> <p>The contractor/client is ready to proceed ASAP and will do so as soon as the NN issues are sorted.</p> <p>Is there any opportunity for discussing with you the allocation of the land directly behind?</p> <p>Kind Regards,</p> 
G35.1	17/02162/FM 19/00859/FM	17/02162/FM – northern half of the allocation for 46 dwellings 19/00859/FM granted 2/3/2020	Land to the rear of Chocolate Cottage	Not started	18	<p>The applications detailed only cover the northern section of the allocation. Very recently discharged conditions, with 5 discharge applications submitted, the last of which was approved 12/12/22. Will be making a start early in 2023 for the 18.</p> <p>Planning agent has questioned whether remaining phases will come forward in the near future, as there was an issue with compensatory habitat, and Natural England objected to an earlier proposal on the second part of the site.</p>

G41.1	21/01697/F	16/11/2021	Land north of Back Street	Not started	40	Planning permission for 40 dwellings has now expired, following reserved matters being dismissed at appeal. No planning permission at present on the site.
G47.1	15/00352/OM, 18/00226/RMM	15/00352/OM granted 9/2/2016 – western and northern section of allocation 18/00226/RMM – pending consideration	Land off Cheney Hill	Not started	69	Outline consent granted for 69 on first phase, and reserved matters pending consideration for 69.
G47.1	16/01385/OM 21/01412 64	16/01385/OM allowed on appeal 7/9/2018 21/01412/RMM pending consideration				Not started
G88.1	18/02068/RMM 21/00476/F	07/05/2021	Land South of Lark Rd Stoke Ferry	Not started	13	Previous consent for 13 dwellings has lapsed. Further current application under consideration for 13 dwellings.
G93.3	21/00589/RMM	09/12/2022	Land West of Benn's Lane	Completed	43	Site completed. Google Earth street view and O/S mapping confirms this.
G94.1	21/01836/F		Land east of School Road	Not started	46	Recently contacted by a potential agent for the site, about the site having commenced development, or lapsed. This is currently being investigated. The agent says their client has an intent to develop, but needs to resolve whether or not there is an extant consent, and whether development commenced in time.

						Discharge of condition applications have been approved previously, and others have been submitted but these are pending.
G104.6	21/02308/RMM	14/06/2022	Outwell - Land Surrounding Isle Bridge	Not started	50	Conditions submitted for discharge for both the outline and the reserved matters. Under consideration. Recent site visit confirms that it hasn't started.
G22.1	16/02057/F 18/00416/F	22/11/2019	Land west of Massingham Road	Under construction	15	15/00942/OM – Hybrid application, full for 4 dwellings, outline for 11, granted 06/07/2015. Permission subsequently varied by applications 16/02057/F (granted 14/02/2017) and 18/00416/F (granted 18/07/2019). 17/02341/RMM (reserved matters for remaining 11 dwellings) granted 31/07/2018. 15/00942/ETL was later granted, stating development of 11 remaining plots to commence by 01/05/2021. Several conditions discharged. CIL commencement notice received 21/01.2021. Pre-commencement condition discharge applications received. The allocation has come forward in three phases. Recent site visit confirms 9 built at the rear plus the earlier 4 frontage properties, 13 in total. See appendix 1. Four plots remaining to be completed.
G30.1	16/00866/OM 18/01960/RMM 21/01849/F	16/00866/OM granted 10/2/2017 18/01960/RMM granted 8/4/2019 21/01849/F granted 17/11/2021 – variation of condition 1 of 18/01960/RMM	Land situated off Pound Lane (Manor Pasture)	Under construction	33	Started in September 2021.
G41.2	15/01786/OM – whole allocation 17/02375/RMM – southern section of allocation (Phase 1)	15/01786/OM granted	Land adjacent Stave Farm, west of	Under construction	27	By December 2022, first phase of 12 units completed (see OS mapping). The second phase of 15 units, at least 8 have been completed

	19/01680/RMM – northern section of allocation (Phase 2)	27/9/2016 17/02375/RMM granted 26/3/2018 19/01680/RMM granted 29/11/2019	Ashwick en Road, Grimston and Pott Row			
G43.1	16/01634/OM 18/02038/RMM	16/01634/OM granted 2/2/2017 18/02038/RMM granted 14/2/2019	Land south of Walcup's Lane	Under construction	16	No work has started, although the site is fenced off. Discharge of applications have taken place on the outline approval, and there are current discharge applications in the system. There have been no conditions discharged yet on the reserved matters.
G57.1	15/01826/OM 18/00242/RMM	18/00242/RMM granted 1/10/2018 15/01826/OM granted 1/9/2016	Land adjacent to Marshland Saint James Primary School	Under construction	17	Site is nearing completion. Buildings shown on OS plan, 14 built out and remaining plots under construction.
G57.2	17/01675/O & 18/00837/RM 21/00086/RM	27/04/2021	Land adjacent 145 Smeeth Road	Under construction	5	Two of the 5 plots granted permission have been built out. Three plots have yet to come forward.

G59.1	15/01683/FM 19/00144/F	15/01683 /FM granted 5/8/2016 19/00144 /F granted 12/7/2019 – variation of condition 2 of 15/01683 /FM	Land at Crown Street	Under construction	30	Site is under construction, and many dwellings are watertight. Plots are available to reserve.
G59.2	15/02125/OM 19/00029/RMM	15/02125 /OM granted 3/8/2016 19/00029 /RMM granted 6/6/2019	Land at Herbert Drive	Under construction	42	Site is currently being built out. O/S plan (with address points) shows 26 built out and remainder of site is under construction. However a very recent site visit shows approx. 15+ built out and most of those are lived in.
G59.4	16/00611/F and 19/01809 (VAR of condition 2)	06/12/2019	Land off Globe Street/ St George's Court	Under construction	5	Site visit identified that there is just one plot remaining to be built out.
G85.1	16/00658/FM	16/00658 /FM granted 3/10/2016	Land off Lions Close	Under construction	19	9 built and the remainder of the site under construction
G104.1	18/01980/O, 19/02020/RM, 20/00782/RM, 20/01070/RM; 21/00624/RM; 21/01718/RM	18/10/2021	Land north west of	Under construction	5	Site is built out. See google earth.

			Townley Close			
G104.5	16/00248/OM 19/00858/RM	22/10/2019	Land at Wisbech Road	Under construction	40	Although only allocated for 5, a larger site came forward through the planning application. Not started, site has been cleared and Heras fencing erected.
G109.1	16/01867/O 20/01644/OM 22/00556/RM	16/01867/O granted 1/8/2017 – eastern section of allocation for 6 dwellings 20/01644/OM granted 14/6/2021 – 11 dwellings 22/00556/RM granted 12/10/2022 - application for all reserved matters for site frontage and plots 2, 5, 7, 8, 9 and 10	Land south of Walnut Road	Under construction	11	It is evident from a site visit that work has started. See appendix of photos following a very recent site visit.
G34.1	21/00767/F (single dwelling)	02/08/2021	Land on south of The Wroe	Not starts	35	There was an outline application withdrawn in 2016. 15/01693/OM At present only a single dwelling has been approved at the site entrance. The site agent has not been instructed to move the overall site forward since 2016.
G88.2			Land At Bradfield Place Fairfield Rd	Not starts	10	The site is owned by the Borough Council. There have been discussions about using it for a custom and self-build site, however that has not come forward, due to other work priorities.

G88.3	16/00493/FM & 06/02248/F; 17/00469/F	16/00493 /FM granted 9/2/2017 17/00469 /F granted 13/7/2018 – Variation of conditions 8, 9, 14, 21 and 29 of permission 16/00493 /FM	Land at Indigo Road / Lynn Road	Not started	12	Conditions were discharged in 2019 but no work has started on site to date. No other contact from developers about the site.
TSC1	OPP18/00940/OM	19/10/2022	Land South of Northgate Way & West of Benn's Lane	Not started	76	Outline permission recently granted for 76 units.
G28.1	22/02142/F	Not yet determined	Land to South of Sluice Road	Not started	5	Current application for 5 dwellings under consideration. Due to be determined in February '23.
G42.1	17/01390/FM	22/08/2017	Land Adjacent to 16 Lynn Road	Not started	10	Permission lapsed 22/08/2020
G45.1	19/00301/F	06/09/2019	Land at Nethergate Street/School Lane	Not started	0	Permission has expired. Agent confirms in email of 4/11/22 (attached to the planning file under reference 19/00301/F) that they have no intention of building housing on the site.

G113.1	18/00934/O 19/01907/O	07/02/2020	Former Three Tuns/Village Hall	Not started	4	18/00934/O granted 12/02/2020. No RM or discharge apps received Expires 12/02/2023 Site is currently being marketed for sale.
G123.1	18/02190/OM	08/08/2019	Land North of Mill Road	Not started	4	18/02190/O granted 08/08/2019 22/01549/RM received 02/08/2022 and pending consideration The site owner has verbally confirmed that the sale to a developer is currently going through.
G36.1	19/01760/RM 19/01756/F	9/3/20 & 22/09/2020	Land east of Marham Road	Under construction	5	18/02190/O granted 08/08/2019 22/01549/RM received 02/08/2022 and pending consideration The site owner has verbally confirmed that the sale to a developer is currently going through.
G52.1	19/00341/F	14/06/2019	Land opposite 143 - 161 Lynn Road	Under construction	17	17/00088/RMM (15 dwellings) granted 15/01/2018 Discharge applications received 19/00341/F (2 dwellings) granted 14/06/2019 Site almost fully built out. Last two plots watertight and being fitted out. Evidenced on google earth and a very recent site visit (see appendix 1).
G72.1	19/01491/RMM	28/11/2019	Land at School Road	Under construction	11	19/01491/RMM granted 29/11/2019 No discharge applications to date (no pre-commencement conditions) Site is under construction, with approx. 3 units completed. Evidenced on Google Earth on 12/22, which shows 3 built and 2 under construction. This is now understood to be 4 completed.
G106.1	16/01036/RM 19/00541/RM & 21/02244/F (VAR)	22/02/2022	Land East of Hall Road	Under construction	8	16/01036/RM (4 dwellings) granted 19/09/2016 and building work complete (confirmed Google Earth) 19/00541/RM (further 4 dwellings) granted 07/08/2019. Subsequently varied by application 21/02244/F. Condition 4 (highways works) discharged Feb 2022 and completion certificate for said works issued by NCC 07/12/2022 Recent site visit (appendix 1) shows that 5 have been built out and 3 are under construction
G113.2	18/00195/FM	06/12/2018	Land off Main Street	Under construction	17	18/00934/O granted 12/02/2020. No RM or discharge apps received Expires 12/02/2023 Site is currently being marketed for sale.
G48.1	16/00718/OM	02/02/2017	Land South of Foresters Avenue	Not started	17	16/00718/OM granted 02/02/2017 (lapsed 02/02/2020) 20/00119/RMM submitted on 27/01/2020 but returned non determined due to requested drawings and fee not being submitted. 21/00134/PREAPP for the construction of 5 dwellings was submitted 16/08/2021. Advice given was "likely to refuse" (number of dwellings doesn't meet allocation requirements). No current plan for the site to come forward in the short-term.

G78.1	16/01414/O	30/01/2017	Land off Jarvie Close	Not started	9	16/01414/O granted 30/01/2017. No discharge or RM apps received. Lapsed 30/01/2020. The borough council own the site and plan to bring it forward, potentially as a custom and self-build site in the future.
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Appendix E: List of lapsed permissions

Planning permission reference	Decision date	Site address	Number of units granted permission
17/00247/F	11-Apr-17	36 All Saints Street	2
18/01145/F	14-Dec-18	Land Between 7 And 11 Tower Place	4
16/01188/F	07-Sep-16	Amara 92 Grimston Road	1
16/01888/F	15-Dec-16	Fenland Typewriter Services 2 Gaywood Road	1
07/00649/NAM_1 and 07/00649/FM	26-Jul-10	Old Chapel, John Kennedy Road,	13
18/02278/F	02-May-19	48 Paradise Road	3
19/00612/F	22-Aug-19	Land To The Rear of 60 Lynn Road	1
19/01509/F	17-Oct-19	Rose-Fitt House 40 Northgate	3
15/01790/F	23-Dec-15	Land W of 43 To 45 Lynn Road And N of 10 Pine Close	1
17/01513/F	04-Oct-17	Rear of 15 Bexwell Road	1
16/02184/F	13-Feb-17	18 - 22 Le Strange Terrace	5
15/02040/F	08-Feb-16	CHS Amusements LTD, Beach Terrace Road	7
18/01914/F	31-Jan-19	2 Crescent Lane	2
19/00542/F	12-Jun-19	Jack Wills 16 Market Place	1
19/00989/F	12-Sep-19	Meadow View Black Horse Road	2
17/00148/F	30-Mar-17	84-86 High Street	1

18/01990/PACU3	07-Jan-19	Agricultural Farm Building NE of St Peters Farm E Side of Drove Eastern Most Building Middle Drove	1
17/00268/PACU3	04-Apr-17	Land To the RearThe Workshops Brandon Road	1
17/00791/PACU3	02-Jun-17	Land South West of 15 Brook Lane	1
19/01562/F	30-Oct-19	Clare Cottage Molls Drove	1
18/01915/PACU3	03-Jan-19	Beacon Hill Farm Beacon Hill LaneT	2
19/00353/PACU3	25-Apr-19	Fenland Lodge Race Course Road	1
18/01692/O	05-Aug-19	51 Alma Avenue	3
19/01134/PACU3	15-Aug-19	Beacon Hill Farm Beacon Hill Lane	1
19/01135/PACU3	16-Aug-19	Beacon Hill Farm Beacon Hill Lane	2
19/00235/F	02-May-19	Bluebell House 63 School Road	1
19/00286/CU	31-May-19	Building At Belgrave House 10 School Roadohn	1
18/01669/F	20-Dec-18	Harema Mill Road	1
16/01125/RM	16-Nov-16	Plot 3 Land Adjacent the Woolpack Inn Main Road	3
17/02387/F	27-Feb-18	Belgrave House 10 School Road	1
17/02084/F	22-Aug-18	27-31 Old Church Road	3
19/01058/F	18-Oct-19	Duncans Farm Lynn Road	1
19/01450/F	23-Oct-19	Site South of 2B Westfields Close	1
17/00316/PACU3	27-Apr-17	Meredyke Farm Harps Hall Road	1

18/00811/F	02-May-19	Tamar Nurseries School Road	1
18/00823/F	07-Jun-19	Little Acorns 161 St Pauls Road	1
19/01309/F	08-Oct-19	Cashelbawn Mill Road	1
15/00134/F	31-Mar-15	Land 1A Drury Lane Castle Acre Norfolk	1
16/00820/F	29-Jun-16	The Former Smithy At Lodge Farm Rougham Road	1
18/00033/F	18-May-18	Land At St James Green	1
2/04/0272/F	30-Mar-04	Porch Farm 229 Main Road	2
12/01655/F	07-Dec-12	Plot Adj To Manor Holds Sandy Lane	1
17/01354/RM	15-Sep-17	Building 14 Construction Industry Training Centre (CITB) Stanhoe Road	3
13/01278/RM	30-Oct-13	51 the Wroe	4
11/01703/F 14/01492/F	29-Jan-15	Methwold Methodist Church High Street	2
12/00294/RMM	05-Oct-12	Salts Road	26
19/00243/F	11-Jul-19	Wood Hall Woodhall Road	8
19/00752/F	20-Jun-19	Havengate Lodge Lynn Road	1
19/00840/F	31-Jul-19	Thorpland House Downham Road	1
19/01225/F	10-Sep-19	Storage Land Rivendale Watlington Road	1
19/00360/F	16-Sep-19	High House Docking Road	1
19/00122/F	08-Jul-19	The Pastures 6 Choseley Road	9

17/00443/PACU3	07-Aug-17	Land On the South Side of Market Lane	1
18/01814/PACU3	28-Nov-18	Agricultural Mill Road	1
19/00875/F	23-Jul-19	The FirsMill Road	1
18/00718/PACU3	30-May-18	Croft Farm Wisbech Road Tipps End	1
19/01541/PACU3	31-Oct-19	Hall Farm The Avenue	1
16/01554/F	17-Oct-16	Alexandra Works High Street	4
17/00719/F	03-Aug-17	The Bell House Chapel Lane	1
16/01691/RM	18-Nov-16	Former Highways Depot Station Road	6
16/00521/F	19-Jan-17	Rear of 30 Station Road	1
11/01677/F	24-Nov-11	Aldorcar Coaly Lane	2
16/01321/PACU3	07-Sep-16	Oak Farm Nurseries Oak Farm The Drift	1
13/01127/F	20-Mar-14	Glovers Farm Fring Road	7
17/01126/F	02-May-18	Glovers Farm Fring Road	7
14/00401/F	04-Jun-14	Ship Lane,	9
14/01565/F	04-Mar-15	Whitehouse Farm 4 Station Road	3
17/00615/F	05-Dec-17	Barn West of Faulkner House West Drove	1
17/00701/F	23-Aug-17	William Marshall Church of England School Main Street	1
09/01762/RM	19-Jan-10	Land South West Of Smugglers Cottage School Lane	1