






APPENDIX B

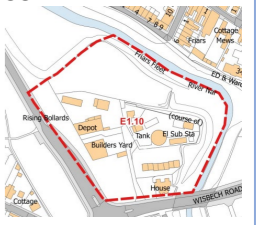
Borough Council of King's Lynn and West Norfolk



UPDATE NOTE ON DELIVERABILITY & DEVELOPABILITY OF HOUSING ALLOCATIONS


April 2023


Allocation	Ownership	Comments in respect of delivery	Marketing	Site preparation	Planning applications	S106	House building	Build out rate/ Completion	BCKLWN Housing Trajectory /Notes
E1.5 - Boal Quay <i>Site S of Boal Street</i> <i>King's Lynn</i> <i>Norfolk</i> 	The majority of this allocation is owned by the Borough Council	<p>Allocated for 50 dwellings. Development proposals are currently on hold as the council wishes to consider the wider implications of bringing the site forward.</p> <p>Part of the Riverfront Regeneration Area</p> <p>The Borough Council would like to maintain the housing allocation at this site as it could potentially deliver a significant number of housing units in a highly sustainable location - particularly regarding pedestrian and cycling access to retail, leisure, and employment opportunities within King's Lynn. It is anticipated that a car parking study and subsequent strategy will be commissioned and completed within the 2023/24 financial year.</p>							To come forward later in the Plan period. Housing Trajectory from 2032 – 10 2033-15 2034-15 2035-10
E1.6 - South of Park Way <i>Land S of Parkway</i> <i>Gaywood</i> <i>King's Lynn</i> <i>Norfolk</i> 	This allocation is owned by the Borough Council	<p>Allocated for some 260 dwellings. Full planning permission has been granted for 226 dwellings. Allocation to be changed to 226 as per Action 54 of the Inspectors' Action List. This is an Accelerated Construction Programme (ACP) site and is funded by Homes England. Work on site is due to start in May 2023.</p>		Access, clearance, and site establishment work is due to take place in April/May 2023	21/01873/FM - 226 dwellings, granted March 2022	S106 signed 29/3/22	Construction is due to commence in May 2023	<p>2024 - 69 houses</p> <p>2025 - 91 houses</p> <p>2026 - 66 houses</p> <p>Completion is forecast for Q4 2026</p>	<p>2024 - 69 houses</p> <p>2025 - 91 houses</p> <p>2026 - 66 houses</p>
E1.7 - Land at Lynnsport <i>Front Way</i> <i>King's Lynn</i> <i>Norfolk</i> <i>PE30 2LU</i> 	This allocation is owned by the Borough Council	<p>Planning permission for 96 dwellings has recently been granted on the final site. House building is planned to start in Q2 2024.</p>	The council is due to go to cabinet imminently to approve the contract with Lovell Homes to build out the final site.	Some clearance has been undertaken (including old hockey pitches) and the site is currently boarded. Further clearance and ground remediation is required.	21/00855/FM - 96 dwellings, granted September 2022	S106 signed 7/9/22	Subject to contract and council approval of the scheme, construction is due to commence in Q2 2024	<p>2025 - 25 houses</p> <p>2026 - 60 houses</p> <p>2027 - 11 houses</p> <p>Completion of the final site is forecast for Q1 2027</p>	<p>2025 - 25 houses</p> <p>2026 - 60 houses</p> <p>2027 - 11 houses</p>



Allocation	Ownership	Comments in respect of delivery	Marketing	Site preparation	Planning applications	S106	House building	Build out rate/ Completion	BCKLWN proposed Housing Trajectory/Notes
<p>E1.8 - South Quay</p> <p>South Quay King's Lynn Norfolk PE30 5DT</p> 	This allocation is owned by the Borough Council	<p>Allocated for at least 50 dwellings. This allocation brings together two sites previously in different ownerships, formerly a Sommerfeld and Thomas warehouse site and a Banks Cargill Grain Silo.</p> <p>The council has invested significantly in these sites, not only through acquisition costs, but also through undertaking substantial de-risking works to remove industrial warehouse structures, including asbestos cladding materials.</p> <p>The allocation has been promoted as part of a wider riverfront regeneration scheme, funded by Town Deal monies, by the Borough Council and the Town Deal Board. This funding has now been secured and designers, alongside a wider professional delivery team, have been appointed to finalise designs, secure planning permission, and undertake development work.</p> <p>Part of the allocation will also be developed as a high quality public realm, to enhance the viability of the remainder of the site for mixed use development (including residential).</p>	The site has been marketed and an interested party is currently developing proposals.	<p>The council commenced site preparation work in October 2022:</p> <ul style="list-style-type: none"> •Demolition of 1950s-1960s portal frame structure •Demolition and reconstruction of some boundary walls •Repair to external fabric of historical (listed) warehouse •Ground investigations <p>This de-risking work is still ongoing</p>	<p>21/01624/F & 21/01625/LB - both submitted in relation to a listed building on site - granted January 2022. Conditions for both applications were discharged in November 2022.</p> <p>A professional delivery team has been appointed to finalise designs and secure planning permission.</p>		House building is estimated to commence in late 2024	<p>Build out rate will be dependant on the final proposal, but estimated 20 to 25 apartments in 2025</p> <p>Completion is estimated for late 2025.</p>	2025/2026 – 7 2028/29-10 2029/30-10 2030/31-10 2031/32-13
<p>E1.9 - West of Columbia Way</p> <p>Land N of Salters Road King's Lynn Norfolk</p>	This allocation is owned by the Borough Council	Allocated for at least 100 dwellings. This site is an accelerated construction programme (ACP) funded by Homes England, and house building commenced in early 2023.	Units have been sold to Freebridge Community Housing		<p>20/01957/FM - 78 dwellings, granted September 2021</p> <p>22/00622/F - variation, granted September 2022</p> <p>One condition has been discharged and another discharge application is pending consideration.</p>	S106 signed 26/8/21	House building commenced in January 2023	<p>2023 - 18 houses 2024 - 60 houses</p> <p>Completion is forecast for September 2024.</p>	2023/24 - 18 houses 2024/25 - 60 houses
<p>E1.10 - North of Wisbech Road</p> <p>Wisbech Road King's Lynn Norfolk</p> 	<p>The only development is privately owned.</p> <p>Much of the remainder of the allocation has been acquired by the Borough Council.</p>	<p>Allocated for at least 50 dwellings. Planning permission was granted for 7 dwellings, and these were completed in February 2023.</p> <p>The Borough Council has undertaken a land assembly programme (as part of a wider initiative that includes allocations E1.5 & E1.8) to the north of allocation E1.10.</p> <p>In addition to the land acquisitions, and the construction of Harding's Way, the Council has also undertaken demolition works to buildings and structures in preparation for future uses.</p> <p>In practice however, there are no current plans or proposals for the remaining area of the allocation.</p>			18/00124/F - 7 dwellings, granted January 2020				<p>2022/23-7</p> <p>2029/30 – 10 2031/31-15 2032/33-15 2033/34-3</p> <p>BCKLWN proposed change to allocation boundary in response to Inspectors Action</p>

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Allocation	Ownership	Comments in respect of delivery	Marketing	Site preparation	Planning applications	S106	House building	Build out rate/Completion	BCKLWN Proposed Housing Trajectory
E1.11 - South Gates South Gates King's Lynn 		Allocated for at least 20 dwellings. This is a key regeneration priority for the town and a masterplan for redevelopment of the South Gates area was consulted on in October 2022. Although delivery timescales are not fixed, the council's Property and Projects team have confirmed the site is planned to come forward within the next 5 years.							Not being taken forward for housing. Remove from Housing Trajectory.
E1.14 - West of St Peter's Road Land W of St Peters Road West Lynn 		Allocated for at least 49 dwellings. Planning permission was granted for 38 dwellings, and site preparation work is currently in progress with house building due to commence in April 2023.		Site clearance started in February 2023 and in still in progress	16/01105/OM - 44 dwellings, granted March 2017 20/00470/RMM - 38 dwellings, granted February 2022	S106 signed 21/3/17	Construction is due to commence in April 2023	2023 - 15 houses 2024 - 23 houses Completion is forecast for June 2024	2023 - 15 houses 2024 - 23 houses
E1.15 - Bankside (West Lynn) Land at Del Monte Fresh Produce St Peters Road, King's Lynn Norfolk PE34 3JD		Allocated for at least 120 dwellings. There are acknowledged and significant development constraints on this site. There are multiple potential contaminants associated with the site's former uses, and the developable area would be reduced by a 16M flood defence buffer zone. There are no current plans or proposals to bring this site forward.							Remove Allocation
E2.1 - West Winch Growth Area		Allocated for 4000 dwellings. Outline planning permissions for 1600 dwellings (across two sites) are currently pending consideration.		A number of archaeological, geotechnical, and drainage surveys have already been undertaken.	<u>Northern Site:</u> 13/01615/OM - 1110 dwellings, pending consideration <u>Southern Site:</u>		Subject to planning permission, house building is estimated to commence in late 2024.	<u>Northern Site:</u> 2026 - 50 houses 2027 - 50 houses 2028 - 100 houses 2029 - 150 houses 2030 - 150 houses	<u>Northern site</u> 2026 - 50 houses 2027 - 50 houses 2028 - 100 houses 2029 - 150 houses 2030 - 150 houses

		<p>West Winch is the subject of a separate topic paper.</p>		<p>Other limited preparation works will be required, as the site is redundant of buildings.</p>	<p>18/02289/OM - 500 dwellings, pending consideration</p>			<p>2031 - 150 houses 2032 - 100 houses 2033 - 100 houses 2034 - 100 houses 2035 - 100 houses 2036 - 50 houses Completion in late 2036 <u>Southern Site:</u> 2025 - 50 houses 2026 - 50 houses 2027 - 50 houses 2028 - 50 houses 2029 - 50 houses 2030 - 50 houses 2031 - 50 houses 2032 - 50 houses 2033 - 50 houses 2034 - 50 houses Completion in late 2034</p>	<p>2031 - 150 houses 2032 - 100 houses 2033 - 100 houses 2034 - 100 houses 2035 - 100 houses 2036 - 50 houses <u>Southern Site</u> dependent on WWHAR so completions from 2027. 2027 - 50 houses 2028 - 50 houses 2029 - 50 houses 2030 - 50 houses 2031 - 50 houses 2032 - 50 houses 2033 - 50 houses 2034 - 50 houses 2035-50 2036-50</p>
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Allocation	Ownership	Comments in respect of delivery	Marketing	Site preparation	Planning applications	S106	House building	Build out rate/Completions	BCKLWN Proposed Housing Trajectory
<p>E3.1 - Hall Lane <i>Land N of Edward Benefer Way South Wootton</i></p> 		<p>Allocated for at least 300 dwellings, with a total of 575 expected to come forward.</p> <p>House building has commenced on the northern site with 125 units currently being built out.</p> <p>Planning permission has been granted for 450 units at the southern site, alongside a new Doctors' Surgery.</p> <p>The other area in this allocation (for community facilities) has yet to come forward.</p>		<p><u>Southern Site:</u> Tree and hedgerow removal (ahead of bird nesting season) has been undertaken to facilitate access and enabling works.</p>	<p><u>Northern Site:</u> 17/01106/OM - 125 dwellings, granted April 2019</p> <p>21/01944/RMM - 125 dwellings, granted July 2022</p> <p><u>Southern Site:</u> 17/01106/OM - 450 dwellings, granted April 2019 (condition variation refused January 2023)</p> <p>21/00995/FM - new Doctors' Surgery, granted November 2021</p> <p>20/01954/RMM - 450 dwellings, granted May 2022</p>	<p>S106 signed 12/4/19</p>	<p><u>Northern Site:</u> House building commenced in August 2022.</p> <p><u>Southern Site:</u> House building was expected to commence during Spring 2023, but developers have indicated the refusal of 22/01089/F (variation of conditions for the outline) will delay the start date by approximately 6 months into late 2023 / early 2024.</p>	<p><u>Northern Site:</u> 2023 - 27 houses 2024 - 42 houses 2025 - 43 houses 2026 - 7 houses</p> <p>Completion of the northern site is forecast for mid-2026</p> <p><u>Southern Site:</u> Approximately 45-60 houses per annum</p> <p>Completion of the southern site is forecast for 2031</p>	<p><u>Northern Site:</u> 2023 - 27 houses 2024 - 42 houses 2025 - 43 houses 2026 - 13 houses</p> <p><u>Southern Site:</u> 2024/25-25 2025/26-50 2026/27-50 2027/28-50 2028/29-50 2029/30-50 2030/31-50 2031/32-50 2032/33-50 2033/34-25</p> <p>BCKLWN - Allocation to be changed to 575 dwellings as per Inspectors' Action 62.</p>
<p>F1.3 - Land East of Lynn Road <i>Land to N, E, and S Bridle Lane Downham Market</i></p>		<p>Allocated for at least 250 dwellings. Planning permission was recently granted for 226 dwellings and various discharge applications have been received. Work on site is expected to begin in April 2023.</p>		<p>Access work is required and is due to start in April 2023</p>	<p>16/00610/OM - up to 240 dwellings, granted September 2018</p> <p>21/01121/RMM - 226 dwellings, granted December 2022</p>	<p>S106 signed 6/9/18</p>	<p>House building is due to commence in April 2023.</p>	<p>2024: 31 houses 2025: 35 houses 2026: 43 houses 2027: 50 houses 2028: 50 houses 2029: 17 houses</p> <p>Completion is forecast for mid 2029</p>	<p>2024: 31 houses 2025: 35 houses 2026: 43 houses 2027: 50 houses 2028: 50 houses 2029: 17 houses</p> <p>Phase 2 for remainder of site</p>

									expected to be 70 dwellings.
F1.4 - Downham Market South East <i>Land at Nightingale Lane, Downham Market Norfolk</i>		Allocated for at least 140 dwellings. Planning permission for 300 dwellings has been granted and work has started on site (evident from site photos). House building is due to commence in May 2023.		Archaeology and site clearance work started in September 2022	16/01322/OM - 300 dwellings, granted on appeal May 2018 21/00152/RMM - 300 dwellings, granted April 2022	S106 signed 22/3/18	House building is due to commence in May 2023	2023 - 33 houses 2024 - 100 houses 2025 - 100 houses 2026 - 67 houses Completion is forecast for June 2026.	BCKLWN - Allocation proposed to be changed to 300 to reflect planning permission. Proposed housing building rates considered unrealistic so assume the following for the housing trajectory: 2023-33 2024-40 2025-50 2026-50 2027-50 2028-50 2029-27
									




Allocation	Ownership	Comments in respect of delivery	Marketing	Site preparation	Planning applications	S106	House building	Build out rate/Completion	BCKLWN Proposed Housing Trajectory/Note
F2.2 - Land to the East of Cromer Road <i>Land E of Cromer Road Cromer Road Hunstanton Norfolk</i>		Allocated for at least 120 dwellings. Planning permission was granted for 120 dwellings and the site is currently being built out by Bennett Houses. The first phase is occupied and a total of 54 houses have been completed, with 66 still under construction.						Previous years suggest a build out rate of approximately 23 houses per annum: 2021/22 - 24 houses 2022/23 - 23 houses Approximate build out rate suggests a completion date in 2025/26	Housing trajectory assumed to be the following 2020-7 2021-24 2022-23 2023-23 2024-23 2025/26-20
F2.3 - Land South of Hunstanton Commercial Park <i>Land E of King's Lynn Road Hunstanton Norfolk</i>		Allocated for at least 60 housing with care units and approximately 50 general housing units. A planning application has been received for 100 housing with care dwellings and 60 residential dwellings. The application is due to go to committee on 24 th April 2023.		A gas main has already been lowered to facilitate access construction, and standard site clearance is required. This work is planned to start in September 2023. Further highways work will be required but this should not impact the start date on site.	22/00929/FM - 160 dwellings, pending consideration	Signed Heads of Terms 7/6/2022 S106 to be signed in June 2023, subject to planning permission	House building is due to commence in November 2023, subject to planning permission	2024 - 24 houses 2025 - 48 houses 2026 - 31 houses + 61 extra care apartments.	Permission not granted so assumed 110 allocations at this time. 2024 - 24 houses 2025 - 48 houses 2026 - 38 houses

<p>F3.1 - Wisbech Fringe</p> <p>Land W of Burrettgate Road Walsoken</p> 		<p>Allocated for 550 dwellings. A full planning application for 325 dwellings is currently pending consideration, and a permission in principle application for a maximum of 9 dwellings was granted in February 2023.</p>		<p>Greenfield site with preparation work estimated to begin in March/April 2024 subject to planning permission</p>	<p>22/01756/FM - 325 dwellings, pending consideration</p> <p>22/01291/PIP - maximum 9 dwellings, granted February 2023</p>		<p>House building is estimated to commence in April 2024, subject to planning permission</p>	<p>50 houses per annum</p> <p>Completion is estimated for April 2029, subject to planning permission</p>	<p>BCKLWN – only part in Plan area. See Wisbech Fringe Position Statement. Housing Trajectory proposed</p> <p>2028/29-50 2029/30-50 2030/31-50 2031/32-50 2032/33-50 2033/34-50 2034/35-50 2035/36-50 2036/37-50 2037/38-50 2038/39-50</p>
<p>G22.1 - Land West of Massingham Road</p> <p>Land W of Massingham Road, Castle Acre Norfolk PE32 2BG</p>		<p>Allocated for at least 15 dwellings. Planning permission was granted for 19 dwellings and a recent site visit has confirmed that the site is broadly complete with most houses occupied.</p>			<p>15/00942/OM - hybrid 4 full & 11 outline, granted July 2015</p> <p>17/02341/RMM - 11 dwellings, granted July 2018</p> <p>19/00148/F - 4 dwellings, granted November 2019</p>	<p>S106 signed 30/10/19</p>			<p>2021/22-9 2022/23-4 2023/24-2</p>



Allocation	Ownership	Comments in respect of delivery	Marketing	Site preparation	Planning applications	S106	House building	Build out rate/Completion	BCKLWN Proposed Housing Trajectory/Note
<p>G25.2 - Land North of Main Road</p> <p>Land N of Main Road Clenchwarton King's Lynn Norfolk</p>		<p>Allocated for at least 20 dwellings. An approved scheme for 19 dwellings has lapsed with no work done. The landowner and agent have marketed the site and are now looking to move forward with a developer. They intend to submit plans as soon as possible.</p>	<p>The site was marketed and had considerable interest. The agent has confirmed that they are now likely to proceed with a favoured developer, and plans are currently being prepared.</p>		<p>15/01269/OM - 19 dwellings, lapsed</p> <p>19/00466/RMM - 19 dwellings, lapsed</p> <p>Agent has confirmed new plans will be submitted as soon as possible.</p>				<p>BCKLWN – Housing Trajectory</p> <p>2030-10 2031-10</p>
<p>G28.1 - Land to the South of Sluice Road</p> <p>Land between 63 and 75 Sluice Road</p>		<p>Allocated for at least 8 dwellings. A planning application has been received for 5 dwellings and is currently pending consideration.</p>			<p>22/02142/F - 5 dwellings, pending consideration</p>				<p>BCKLWN – Housing Trajectory</p> <p>2027/28- 4 2028/29 – 4</p>

<p>Denver</p> 									
<p>G29.1 - Land North of Doddshill Road</p> <p><i>Site N of 6 to 10 W of 53 Doddshill Road Dersingham Norfolk</i></p>		<p>Allocated for at least 20 dwellings. An approved scheme for 30 dwellings has lapsed with no work done. Avada Country Houses are in the process of acquiring the site from The Sandringham Estate, and contracts have been exchanged with completion expected this year.</p>			<p>Avada are finalising plans for the site and intend to submit an application in July 2023.</p>		<p>House building is roughly estimated to commence in late 2025, subject to the economy and planning permission.</p>		<p>BCKLWN – Housing Trajectory 2025-6 2026-10 2027-4</p>
<p>G29.2 - Dersingham (Land at Manor Road)</p> <p><i>Land N of 80 and S of St Nicholas Manor Road Dersingham</i></p>		<p>Allocated for at least 10 dwellings. An approved scheme for 10 dwellings has lapsed with no work done. Avada Country Houses are in the process of acquiring the site from The Sandringham Estate, and contracts have been exchanged with completion expected this year. Avada intend to submit a new planning application in mid 2023.</p>			<p>Avada intend to submit an application for 12 dwellings, which will be linked with another application at G29.1. The link is based on a scheme of highway improvements, and Avada intend to submit both applications in mid 2023.</p>		<p>House building is estimated to begin in 2025, subject to planning permission.</p>	<p>2025/26 - 12 houses All 12 houses would be completed by the end of 2026.</p>	<p>BCKLWN – Housing Trajectory 2026-5 2027-5</p>




Allocation	Ownership	Comments in respect of delivery	Marketing	Site preparation	Planning applications	S106 agreements	House building	Build out rate/Completion	BCKLWN Proposed Housing Trajectory/Notes
<p>G30.1 - Land Situated off Pound Lane</p> <p><i>Land off Pound Lane Docking</i></p>		<p>Allocated for at least 20 dwellings. Planning permission was granted for 33 dwellings and the site is currently being built out.</p>			<p>16/00866/OM - 33 dwellings, granted February 2017 18/01960/RMM - 33 dwellings, granted April 2019 (varied by 21/01849/F)</p>	<p>S106 signed 10/2/17</p>	<p>House building commenced in December 2021</p>	<p>2022 - 2 houses (complete) 2023 - 23 houses 2024 - 8 houses Completion is forecast for March 2024</p>	<p>2022/23- 2 2023/24 - 23 2024/25 - 8</p>
<p>G31.1 - Land off Fakenham Road</p> <p><i>Land S of The Bungalow Fakenham Road East Rudham</i></p>		<p>Allocated for at least 10 dwellings. Planning permission was granted for 10 dwellings and all pre-commencement conditions except one have been discharged. Commencement on site is currently on hold due to the remaining condition relating to drainage; the site is within a nutrient neutrality area. The developer has confirmed they will start work as soon as this is resolved.</p>			<p>21/00498/FM - 10 dwellings, granted February 2022</p>	<p>S106 signed 20/12/21</p>	<p>House building will commence as soon as the nutrient neutrality issue is resolved</p>	<p>2023 - 6 houses 2024 - 4 houses Completion is forecast for 24 months from commencement</p>	<p>2024-6 2025-4</p>

<p>G34.1 - Land South of The Wroe Land S of 40 and 44 Gaultree Square Emneth</p> 		<p>Allocated for at least 36 dwellings. An outline application for 50 dwellings was withdrawn in 2016.</p> <p>Currently, planning permission for just a single dwelling has been granted, and the agent confirms they have not been instructed to move the site forward.</p>			<p>15/01693/OM - 50 dwellings, withdrawn July 2016</p> <p>21/00767/F - 1 dwelling, granted August 2021</p>				<p>BCKLWN Propose to remove the allocation.</p>
<p>G35.1 - Land to the Rear of Chocolate Cottage Land S of 6 to 8, Lodge Road</p> 		<p>Allocated for at least 50 dwellings. A scheme for 18 dwellings on the northern section of the allocation has been approved as Phase 1 and construction is due to start in early 2023. Five discharge applications have been submitted with three approved and two still pending consideration. The agent has questioned whether the remaining phases will come forward in the near future due to an issue with compensatory habitat and objections from Natural England.</p>		<p>Site previously used for equestrian purposes. Site clearance is evident from visit.</p>	<p>17/02162/FM - 46 dwellings, refused July 2020</p> <p>19/00859/FM - 18 dwellings, granted March 2020</p>	<p>S106 signed 26/2/20</p>	<p>House building is due to commence in early 2023</p>		<p>2023 – 5 2024- 8 2025-5</p> <p>Compensatory habitat issues to be sorted for remaining phase 2029- 8 2030-8 2031-8 2032-8</p>
<p>G36.1 - Land East of Marham Road Land E of 7 to 10, Marham Road Fincham</p> 		<p>Allocated for at least 5 dwellings. Planning permission was granted for 5 dwellings and 2 are currently under construction. Work is to begin on the remaining dwellings after the sale of the first completed plot.</p>			<p>16/01747/O - 5 dwellings, granted January 2017</p> <p>19/01760/RM - 5 dwellings, granted September 2020</p>	<p>No S106</p>	<p>House building commenced in November 2020</p>	<p>2023 - 2 houses</p> <p>Of the two houses under construction, one is nearing completion and the other will be completed in mid to late 2023. Developer has indicated a rough estimate for completion of all 5 dwellings by March 2027.</p>	<p>2022/23-2 2023/24-1 2024/25-1 2025/26-1</p>





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<p>G41.1 - Land North of Back Street Land N of 35 to 41, Back Street Gayton</p> 		<p>Allocated for at least 23 dwellings. An outline application for 40 dwellings was approved, but the reserved matters application was refused, dismissed at appeal, and now the outline permission has expired.</p> <p>The agent has confirmed a new application for 36 dwellings will be submitted in April/May 2023</p>			<p>15/01888/OM - 40 dwellings, granted August 2018, expired</p> <p>19/00694/RMM - 40 dwellings, appeal dismissed August 2021</p> <p>A new application for 36 dwellings will be submitted in April/May 2023</p>				<p>BCKLWN proposed Housing Trajectory: 2027-7 2028-8 2029-8</p>
<p>G41.2 - Land Adjacent Stave Farm, West of Ashwicken Road</p>		<p>Allocated for at least 23 dwellings. Planning permission has been granted for 27 dwellings</p>			<p>15/01786/OM - 27 dwellings, granted September 2016</p>	<p>S106 signed 26/9/16</p>	<p>House building commenced in May 2018</p>	<p>2020 - 9 houses 2021 - 3 houses 2022 - 9 houses</p>	<p>2021/22 - 3 2022/23 - 9 2023/24 - 3</p>

<p>Land W of 1 to 23 Ashwicken Road Pott Row</p> 		and 21 are complete, with the remaining 6 currently being built out.			<p>17/02375/RMM - 12 dwellings, granted March 2018</p> <p>19/01680/RMM - 15 dwellings, granted November 2019</p>			<p>(completed)</p> <p>2023 - 3 houses 2024 - 3 houses</p> <p>Completion is forecast for September 2024</p>	2024/25 - 3
<p>G42.1 - Land Adjacent to 16 Lynn Road</p> <p>Land S of 16 Lynn Road Bircham</p>		<p>Avada Country Houses have recently completed the purchase of this site from The Sandringham Estate and intend to submit a planning application for 12 dwellings.</p> <p>A full planning application for 12 dwellings has very recently been received and is pending validation.</p>		Subject to planning permission and the economy, pre-construction infrastructure work is estimated to begin in late 2023.			Subject to planning permission and the economy, house building is estimated to begin around Easter 2024	2025 - 12 houses All 12 units would be completed in 2025.	BCKLWN proposed housing trajectory: 2027/28-5 2028/29-5
<p>G43.1 - Land South of Walcup's Lane</p> <p>Land S of 73 and 76 Summerwood Estate Walcup's Lane Great Massingham</p> 		<p>Allocated for at least 12 dwellings. Planning permission was granted for 16 dwellings and site preparation work has commenced. Four discharge applications have been approved with one still pending consideration.</p> <p>Work on site is currently on hold - see comments from the agent:</p> <p><i>"Plandescil have been in negotiations with Highways since the permission was granted, but unfortunately it seems to take an exceptional amount of time to reach a conclusion with the Highways authority."</i></p>			<p>16/01634/OM - 16 dwellings, granted February 2017</p> <p>18/02038/RMM - 16 dwellings, granted February 2019</p>	S106 signed 20/1/17	Currently unknown	Currently unknown	BCKLWN proposed Housing Trajectory 2024/25-6 2025/26-10






Allocation	Ownership	Comments in respect of delivery	Marketing	Site preparation	Planning applications	S106 agreements	House building	Build out rate/Completions	BCKLWN Proposed Housing Trajectory/Notes
<p>G47.1 - Land off Cheney Hill</p> <p>Land E of 3 to 5 Cheney Hill Heacham</p> 		<p>Allocated for at least 60 dwellings. Outline permissions have been granted for 133 units across two sites in the allocation. Reserved matters applications for both sites are currently pending consideration.</p> <p>Delivery timescales are dependent on date of planning permission(s). Start within 12 months of permission being received. Rate indicated is likely</p>			<p>15/00352/OM - 69 dwellings, granted February 2016</p> <p>18/00226/RMM - 69 dwellings, pending consideration</p> <p>16/01385/OM - 64 dwellings, granted on appeal September 2018</p> <p>21/01412/RMM - 64 dwellings, pending consideration</p>	S106 signed 24/7/18		<p>2024: 20 2025: 30 2026: 30 2027: 30 2028: 23 (completion)</p>	<p>2024/25: 20 2025/26: 30 2026/27: 30 2027/28: 30 2028/29: 23</p> <p>BCKLWN propose to increase allocation to 133 dwellings</p>
<p>G48.1 - Land South of Foresters Avenue</p>		Allocated for at least 12 dwellings. An outline application for 17 dwellings was approved in			16/00718/OM - 17 dwellings, granted February 2017, lapsed	S106 signed 30/1/2017		2024 - 17 houses	BCKLWN proposed Housing Trajectory 2024/25-6

<p><i>Land S of 7 to 23 Foresters Avenue Hilgay</i></p> 		<p>February 2017, but this permission has now lapsed.</p> <p>A full planning application for 17 dwellings has very recently been received (April 2023) and is currently pending validation.</p>				(lapsed permission)			2025/26-6
<p>G56.1 - Marham Land at The Street</p> <p><i>Land E of Cottage Farm Mews NE of Hillside and S of The Street Marham Norfolk</i></p> 		<p>Allocated for at least 50 dwellings. Planning permission has been granted for 8 houses and multiple conditions have been discharged.</p> <p>Work on site was delayed due to an S278 agreement but site clearance has now commenced, and house building is due to start in April 2023.</p>		Clearance work commenced in February 2023	18/01896/F - 8 dwellings, granted May 2020 (varied by 23/00309/F)		House building is due to start in April 2023	Completion is forecast for 2026	BCKLWN proposed Housing Trajectory: (8 dwellings) 2024-4 2025-4 (remaining 27) 2027-11 2028-11 2029-10 2030-10
<p>G57.1 - Land Adjacent to Marshland St James Primary School</p> <p><i>Land opposite 21 to 29 School Road Marshland St James</i></p> 		<p>Allocated for at least 15 dwellings. Planning permission was granted for 17 dwellings and a recent site visit confirms it is nearing completion, with 14 units built out and some lived in.</p>			<p>15/01826/OM - 17 dwellings, granted September 2016</p> <p>18/00242/RMM - 17 dwellings, granted October 2018</p>	S106 signed 1/9/16	House building commenced in March 2018	Completion is forecast for 2024	<p>BCKLWN proposed housing trajectory: 2021/22-3 2022/23-2 2023/24-5</p> <p>BCKLWN – propose to remove the allocation. (Matter 5 Q219)</p>

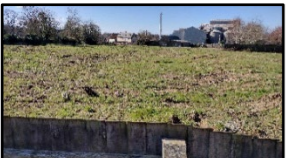



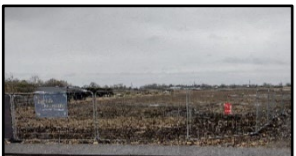
Allocation	Ownership	Comments in respect of delivery	Marketing	Site preparation	Planning applications	S106 agreements	House building	Build out rate/Completion	BCKLWN Proposed Housing Trajectory/Notes
<p>G57.2 - Land Adjacent to 145 Smeeth Road</p> <p><i>Land between 135 and 145 Smeeth Road Marshland St James</i></p> 		<p>Allocated for at least 10 dwellings. Outline permission was granted for 6 dwellings and 2 have come forward through a reserved matters application.</p> <p>The two dwellings are complete and developers have indicated that high costs are delaying development of the site - two more are planned to come forward in 2025, and the final two in 2027.</p>			<p>17/01675/OM - 6 dwellings, granted February 2018</p> <p>18/00837/RM - 2 dwellings, granted July 2018</p>	S106 signed 26/2/18		<p>2021 - 2 houses (completed)</p> <p>2025 - 2 houses</p> <p>2027 - 2 houses</p> <p>Completion is estimated for September 2027</p>	BCKLWN – proposed housing trajectory 2021-2 2025-2 2027-2

<p>G59.1 - Land at Crown Street Land N and NW of 26 Crown Street Methwold</p> 		<p>Allocated for at least 5 dwellings. Planning permission was granted for 30 dwellings on a larger site which includes this allocation. House building started in January 2020, and 15 of the 30 units are complete.</p>			<p>15/01683/F - 30 dwellings, granted August 2016</p> <p>19/00144/F - condition variation for 15/01683, granted July 2019</p>	<p>S106 signed 21/7/16</p>	<p>House building commenced in January 2020</p>	<p>2023 - 15 houses (completed)</p> <p>2024 - 15 houses</p> <p>Completion is forecast for December 2024</p>	<p>BCKLWN proposed housing trajectory: 2023/24-15 2024/25-15</p> <p>BCKLWN – proposed to remove allocation in response to Matter 5 Q223.</p>
<p>G59.2 - Land at Herbert Drive Land S of Herbert Drive Methwold</p> 		<p>Allocated for at least 25 dwellings. Planning permission was granted for 44 dwellings and a site visit confirms that approximately 15 units have been completed and are lived in.</p>			<p>15/02125/OM - 44 dwellings, granted June 2019</p> <p>19/00029/RMM - 44 dwellings, granted June 2019</p>	<p>S106 signed 3/8/16</p> <p>S106 signed 16/12/19</p>			<p>BCKLWN proposed housing trajectory 2021-2 2022-13 2023-15 2024-14</p> <p>BCKLWN – propose to change allocation to 44 dwellings</p>
<p>G59.3 - Land at Hythe Road Land N of 65 to 91 Hythe Road Methwold</p> 		<p>Allocated for at least 10 dwellings. Planning permission was granted for 12 dwellings and the site is fully built out.</p>				<p>S106 signed 16/6/16</p>			<p>BCKLW proposed housing trajectory 2021/22-7 2022/23-5 Site is complete</p> <p>BCKLWN – propose to remove allocation in response to Matter 5 Q223</p>
<p>G59.4 - Land off Globe Street, St George's Court Land W of 1 to 3 St George's Court Methwold</p> 		<p>Allocated for at least 5 dwellings. Planning permission was granted for 5 dwellings and 2 are completed with the remaining 3 to be completed by January 2025.</p>				<p>No S106</p>	<p>House building commenced in August 2019</p>	<p>2022 - 2 houses (completed)</p> <p>2023 - 2 houses 2024/25 - 1 house Completion is forecast for January 2025</p>	<p>BCKLWN – propose to remove allocation in response to Matter 5 Q 223</p> <p>BCKLWN Housing Trajectory:</p> <p>2022-2 2023-2 2024-1</p>




Allocation	Ownership	Comments in respect of delivery	Marketing	Site preparation	Planning applications	S106	House building	Build out rate/Completions	BCKLWN Proposed Housing Trajectory/Notes
<p>G72.1 - Land at School Road Land E of 57 School Road</p>		<p>Allocated for at least 10 dwellings. Planning permission was granted for 11 dwellings and 4 are complete with 7 still under construction.</p>			<p>16/01186/OM - 11 dwellings, granted January 2017</p> <p>19/01491/RMM - 11 dwellings, granted November 2019</p>	<p>S106 signed 19/1/17</p>	<p>4 dwellings complete with 7 still under construction</p>		<p>BCKLWN proposed housing trajectory 2021-2 2022-2 2023-4 2024-3</p>

<i>Runcton Holme</i>									
									
G78.1 - Land off Jarvie Close <i>Land S of 20 to 30 Jarvie Close Sedgford</i>	This allocation is owned by the Borough Council	Allocated for at least 10 dwellings. Outline permission was granted but this lapsed in 2020. BCKLWN proposed main modification in response to Matter Q286 to reflect allocation in neighbourhood plan of at least 11 dwellings Borough Council staff are currently meeting with local contractors who have been engaged to provide plans for the site.	The council have engaged with a local contractor to provide plans and recommendation for the site.		16/01414/O - 9 dwellings, granted January 2017, lapsed	S106 signed 26/1/17 (lapsed permission)			BCKLWN proposed housing trajectory 2027-4 2028-4 2029-3
									
G85.1 - Land off Lions Close <i>Land NE of Lions Close Southery</i>		Allocated for at least 15 dwellings. Planning permission was granted for 19 dwellings and a site visit confirms 9 are built out, with the remainder of the site under construction.			16/00658/FM - 19 dwellings, granted October 2016	S106 signed 31/10/16	House building commenced in August 2018	2019 - 2 houses 2022 - 4 houses (completed) 2023 - 13 houses Completion forecast for June 2023.	BCKLWN proposed housing trajectory: 2022-4 2023/24-13
									
G88.1 - Land South of Lark Road, Stoke Ferry <i>Land S to 2 and 3 Lark Road Stoke Ferry</i>		Allocated for at least 5 dwellings. An application for 13 dwellings is currently pending consideration and developers have indicated they are ready to commence work as soon as permission is granted. 18/02068/RMM 21/00476/F granted.			22/00871/FM - 13 dwellings, pending consideration		Developers have indicated they intend to start construction as soon as planning permission is granted	Development will be completed within 18 months of planning permission	BCKLWN proposed housing trajectory 2024-5 2025-8
									
G88.2 - Land at Bradford Place, Stoke Ferry <i>Land SW of 19 to 25 Bradfield Place Stoke Ferry</i>	This allocation is owned by the Borough Council	Allocated for at least 10 dwellings. The Borough Council is planning to bring this site forward for custom and self build with the following timescales: <ul style="list-style-type: none"> • Submit planning 2024 • Completion for 2026/27 			Planning application to be submitted in 2024			Completion for 2026/27	BCKLWN proposed housing trajectory: 2025/26-5 2026/27-5
									





Allocation	Ownership	Comments in respect of delivery	Marketing	Site preparation	Planning applications	S106	House building	Build out rate/Completions	BCKLWN Proposed Housing Trajectory/Notes
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<p>G88.3 - Land at Indigo Road, Stoke Ferry Land S of 9 and 19 Indigo Road, Stoke Ferry</p> 		<p>Allocated for at least 12 dwellings. Planning permission was granted for 29 dwellings and conditions were discharged in 2019.</p> <p>No work has started on site (a recent site visit confirms this) and permission has now lapsed.</p>			<p>16/00493/FM - 29 dwellings, granted February 2017 (varied by 17/00469/F)</p>	<p>S106 signed 8/2/17 (permission lapsed)</p>			<p>BCKLWN proposed housing trajectory:</p> <p>2028-5 2029-5 2030-2</p>
<p>G91.1 - Land West of No. 26 The Street Land N of 1 to 5 Docking Road Syderstone</p> 		<p>Allocated for at least 5 dwellings. Planning permission was granted for 5 dwellings, and a recent site visit confirms it is fully built out.</p>			<p>18/01917/F - 5 dwellings, granted February 2019 (varied by 20/01593/F and 21/02228/F)</p>	<p>No S106</p>		<p>Site is complete</p>	<p>Site is complete BCKLWN proposed a main modification to remove allocation in response to Matter 5 Q293</p> <p>BCKLWN proposed housing trajectory: 2021/22-2 2022/23-3</p>
<p>G93.3 - Land West of Benn's Lane Land W of 23 to 37 Benns Lane, Terrington St Clement</p> 		<p>Allocated for at least 35 dwellings. Planning permission was very recently granted for 43 dwellings. Site preparation work is planned to take around 4 weeks and house building is expected to start in July 2023.</p> <p>A recent site visit has shown some initial site clearance work has taken place.</p>	<p>Site security, small demolition, archaeology - expected to take around 4 weeks</p>		<p>16/02230/OM - up to 44 dwellings, granted April 2018</p> <p>21/00589/RMM - 43 dwellings, granted on appeal December 2022</p>	<p>S106 signed 4/4/18</p>	<p>House building is expected to start in July 2023</p>	<p>Approximately 20 houses per annum</p> <p>Completion is forecast for July 2025</p>	<p>2024-20 2025-20 2026-3</p>
<p>G94.1 - Land East of School Road Land E of 66 to 92 School Road Terrington St John</p> 		<p>Allocated for at least 35 dwellings. The council has recently been contacted by a potential agent for the site regarding extant consent, and whether previous development commenced in time.</p> <p>The agent says their client has intent to develop but needs to resolve whether or not there is extant consent.</p>				<p>S106 signed 17/5/16</p> <p>S106 signed 20/12/21</p>			<p>BCKLWN proposed housing trajectory: 2027-10 2028-10 2029-15</p>
<p>G104.5 - Land at Wisbech Road Land SE of 46 and E of 36 Wisbech Road Outwell</p> 		<p>Allocated for at least 5 dwellings. A larger site has come forward and planning permission has been granted for 40 dwellings.</p> <p>Various discharge applications have been received, site preparation work has commenced, and developers have applied for Street Naming and Numbering.</p>	<p>Site has been cleared and Heras fencing erected</p>		<p>16/00248/OM - 40 dwellings, granted September 2016</p> <p>19/00858/RMM - 40 dwellings, granted August 2022</p>	<p>S106 signed 30/8/16</p>			<p>BCKLWN proposed housing trajectory: 2024-10 2025-15 2026-15</p>



Allocation	Ownership	Comments in respect of delivery	Marketing	Site preparation	Planning applications	S106	House building	Build out rate/Completion	BCKLWN Proposed Housing Trajectory/Notes
<p>G104.6 - Outwell, Land Surrounding Isle Bridge</p>		<p>Allocated for at least 35 dwellings. Planning permission was granted for 50 dwellings and discharge applications have been received for</p>		<p>Due to start in July 2023</p>	<p>18/00581/OM - 50 dwellings, granted December 2018</p>	<p>S106 signed 10/12/18</p>	<p>House building is due to start in July 2023.</p>	<p>All 50 dwelling completions scheduled for May 2025:</p>	<p>BCKLWN proposed housing trajectory:</p>

<p><i>Land W of Appleton Isle Road Outwell</i></p> 		both the outline and reserved matters. Work on site is due to start in July 2023.			21/02308/RMM - 50 dwellings, granted June 2022			Plots 1-6: January 2025 Plots 7-16: February 2025 Plots 40-50: February 2025 Plots 17-24: March 2025 Plots 25-32: April 2025 Plots 33-39: May 2025	2025/26-35 2026/27-15 BCKLWN propose main modification to allocation to at least 50 dwellings
<p>G106.1 - Land East of Hall Road <i>Land NE of 24 to 36 Hall Road Walpole Highway</i></p> 		<p>Allocated for at least 10 dwellings. This site has come forward in two phases, with planning permission granted for 8 dwellings in total.</p> <p>All dwellings are either complete or under construction, and a recent site visit confirms that the first phase (4 dwellings) is complete, and 1 dwelling from the second phase is complete. The remaining 3 dwellings are under construction.</p>			<p>15/01412/O - 4 dwellings, granted May 2016</p> <p>16/00113/O - 4 dwellings, granted July 2016</p> <p>16/01036/RM - 4 dwellings, granted September 2016</p> <p>19/00541/RM - 4 dwellings, granted August 2019 (varied by 21/02244/F)</p>	S106 signed 6/7/2016			BCKLWN proposed housing trajectory: 2021/22 – 2 2022/23- 3 2023/24-3
<p>G109.1 - Land South of Walnut Road <i>Land W of Walnut Tree Farm Walnut Road Walpole St Peter</i></p> 		<p>Allocated for at least 10 dwellings.</p> <p>Outline planning permission has been granted for 11 dwellings across the whole site and 9 have come forward through reserved matters applications.</p> <p>There are multiple self-builders and the site's agent has confirmed that the entire site should be complete by 2025.</p>		Site preparation work commenced in October 2022 for initial access, foul drainage, and internal shared drives	<p>20/01644/OM – Outline for 11 dwellings (whole site)</p> <p>22/00556/RM – 6 dwellings</p> <p>22/00697/RM – 1 dwelling</p> <p>22/00826/RM – 1 dwelling</p> <p>22/00825/RM – 1 dwelling</p>	S106 signed 7/6/21	House building is due to commence in June 2023	The entire site is due to be built out by June 2025 (there are multiple self-builders on site) Completion is forecast for June 2025.	BCKLWN proposed housing trajectory 2023/24-2 2024/25-4 2025/26-5

Allocation	Ownership	Comments in respect of delivery	Marketing	Site preparation	Planning applications	S106	House building	Build out rate/Completion	BCKLWN Proposed Housing Trajectory/Notes
G112.1 - Watlington, Land South of Thieves Bridge Road <i>Land E of 2 Thieves Bridge Road Watlington</i>		Allocated for at least 32 dwellings. Planning permission has recently been granted for 40 dwellings and discharges of conditions are		Work on site is expected to begin in September 2023.	21/02421/FM - granted September 2022 (40 dwellings)	S106 signed 4/1/23	House building is due to commence in September 2023.	All 40 completions are expected from September 2024 through to March 2025.	2023/24 – 10 2024/25 -15 2025/26- 15

<p>Norfolk PE33 OHL</p> 		<p>ongoing. Work on site is planned to start in late 2023.</p>						<p>Completion is forecast for March 2025.</p>	
<p>G113.1 - Former Three Tuns, Village Hall Land SE of Bedford Row Main Street Welney</p> 		<p>Allocated for at least 7 dwellings. Planning permission was granted for 4 dwellings on this site, but this was granted at the start of the Covid-19 pandemic, which delayed the marketing of the site, and so this permission has lapsed.</p> <p>A new planning application for 4 dwellings has now been received and is currently pending consideration. The agent has confirmed that work starting on site will be dependent on planning permission and the site being sold.</p>		<p>Access and clearance work will be required. Start date dependent on planning permission and sale of site</p>	<p>18/00934/O - 4 dwellings, granted February 2020, lapsed</p> <p>23/00179/O - 4 dwellings, pending consideration</p>	<p>S106 signed 6/2/20 (permission lapsed)</p>	<p>House building start date is unknown as is dependent on planning permission and sale of site</p>		<p>BCKLWN proposed housing trajectory 2027/28 – 3 2028/29-4</p>
<p>G113.2 - Land off Main Street Land SW of Lindsey House Main Street Welney</p> 		<p>Allocated for at least 13 dwellings. Planning permission was granted for 17 dwellings and the site is currently under construction. A recent site visit confirms that 4 units are watertight with 4 others nearing completion.</p>			<p>18/00195/FM - 17 dwellings, granted December 2018</p>	<p>S106 signed 6/12/18</p>	<p>CIL commencement form submitted February 2020</p>		<p>BCKLWN proposed housing trajectory 2023/24- 8 2024/25-9</p>
<p>G123.1 - Land North of Mill Road Land NW of Willow Farm Mill Road Wiggenhall St Germans</p> 		<p>Allocated for at least 5 dwellings. Outline permission for 4 dwellings was granted and a reserved matters for 4 dwellings is currently pending consideration.</p> <p>Due to build costs, the development is not likely to commence until 2025 (subject to planning permission) with the intention of completing all 4 units in 2026.</p>		<p>Site work estimated to start in 2025, subject to planning permission</p>	<p>18/02190/O - 4 dwellings, granted August 2019</p> <p>22/01549/RM - 4 dwellings, pending consideration</p>	<p>No S106</p>	<p>House building is due to commence in 2025</p>	<p>4 houses to be built in 2025/26</p>	<p>Completion is forecast for 2026</p> <p>BCKLWN proposed housing trajectory 2025/26 4</p>

Allocation	Ownership	Comments in respect of delivery	Marketing	Site preparation	Planning applications	S106	House building	Build out rate/Completion	BCKLWN Proposed Housing Trajectory
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<p>MAR1 - Land South of The Street, Marham</p> <p><i>Land off The Street Marham Norfolk PE33 9JA</i></p> 		<p>Allocated for at least 35 dwellings. Pre-application discussions have been held regarding the residential development of this site and possible timescales are set out in the hearing statement.</p>		<p>From the Hearing Statement:</p> <p>"Following the discharge of conditions it is anticipated that work could then start on site by 2024"</p>	<p>From the Hearing Statement:</p> <p>"A full planning application could be submitted to the authority in the last quarter of 2023 or the first quarter of 2024"</p>			<p>From the Hearing Statement:</p> <p>"...it is anticipated that work could then start on site by 2024, with development completion achieved by 2026"</p>	<p>BCKLWN proposed housing trajectory 2024/25 -10 2025/26 -15 2026/27-10</p>
<p>TSC1 - Land South of Northgate Way and West of Benn's Lane</p> <p><i>Land SW of 1 to 19 Benns Lane Terrington St Clement</i></p> 		<p>Allocated for at least 76 dwellings. Outline permission has recently been granted for 76 units.</p>			<p>18/00940/OM - 76 dwellings, granted October 2022</p>	<p>S106 signed 19/10/22</p>			<p>BCKLWN proposed housing trajectory 2028/29-15 2029/30 – 20 2030/31-25 2031/32 - 16</p>