



Local Plan 2021-2040

Custom and Self-Build Position Statement

May 2025



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1. Introduction

1.1 The government considers that Custom and Self-Build (C&SB) housebuilding can play a crucial role in increasing housing supply and housing choice, as part of a wider package of measures to secure greater diversity in the housing market as well as helping to deliver the homes people want.

1.2 The Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016 and Levelling Up and Regeneration Act 2023) places a duty on local authorities, from April 2016, to keep a register of individuals and associations of individuals who wish to acquire serviced plots of land in their area for their own self build and custom build housing. As a minimum, each authority is required to host a page on its website dedicated to self-build and custom housebuilding, with national planning practice guidance encouraging authorities to publish headline data on the demand for self-build and custom housebuilding, including:

- the number of individuals and associations on their [register](#);
- the number of serviced plots of land sought; and
- the preferences people on their register have indicated, such as the general location within the authority's area, plot sizes and type of housing intended to be built.

1.3 In line with the above, the council established a [register](#) that has been open for entries from 1st April 2016. A first 6-month "base period" followed, for the period 1st April – 30th October 2016. From thereafter C&SB has been monitored, using annual base periods, running from 31st October until 30th October the following year (e.g. "base period 2" covers the period 31st October 2016 – 30th October 2017 (inclusive)).

1.4 In addition, there is a [page](#) on the Borough Council's website relating to self and custom build, and there is a form on it that people can download and fill in to request inclusion on the register. The Borough Council requires individuals or associations of individuals to provide contact details; their preferred location(s); the type and size of property (number of bedrooms) they wish to build; and any other additional information that they consider may be of use to the council.

1.5 The Council's adopted [Local Plan](#) contains a policy specifically relating to C&SB. Policy LP31 of the Local Plan seeks to secure an increase in the supply of suitable opportunities for prospective custom, self-build and community led housebuilders.

1.6 To identify the need for Custom and Self-build housing, the Council can only count planning permissions that are explicitly intended for C&SB. That is:

- Where developers have identified that custom or self-build plots will be included as part of their development and it is clear that the initial owner of the homes will have primary input into its final design and layout;
- Where a planning application references custom and self-build and the initial owner of the home will have primary input into its final design and layout; and
- Where a scheme has been granted exemption from Community Infrastructure Levy (CIL). However, the Council will not be using CIL in the future due to changes in legislation and case law.

1.7 A full list of planning permissions that are counted for the purposes of C&SB monitoring can be found at Appendix 1.

2. Self-build and custom housebuilding register

2.1 Monitoring of Custom and Self-build is run across annual “base periods”. Base periods start on 31st October each year and end on 30th October the following year.

2.2 Demand for Custom and Self-build is measured by the number of entries on the Custom and Self-build Register. The Register is the statutory/ legal measure for C&SB need.

2.3 Table 1 identifies the demand for Custom and Self-build plots as of 30th October 2024 (i.e. the end of the most recent base period).

Base Period		Total Joined Register
1	1 April 2016 to 30 October 2016	53
2	31 October 2016 to 30 October 2017	50
3	31 October 2017 to 30 October 2018	48
4	31 October 2018 to 30 October 2019	40
5	31 October 2019 to 30 October 2020	41
6	31 October 2020 to 30 October 2021	82
7	31 October 2021 to 30 October 2022	32
8	31 October 2022 to 30 October 2023	17

Base Period		Total Joined Register
9	31 October 2023 to 30 October 2024	14
10	31 October 2024 to 30 October 2025	N/A

2.4 Once an entry has been made on the Register, the Borough Council has three years to meet this demand. As a worked example, if a new entry was added to the register on 31st August 2021 (i.e. during base period 7), this need is required to be met within a three-year period, commencing 31st October 2021 (start of base period 8). The deadline for meeting the need would therefore be 30th October 2024.

2.5 It may be that individuals or groups who joined the register (in this case, during 2021-2022) subsequently request their information to be removed (through Data Protection legislation). However, this would not change the defined need for the 2021-2022 base period (defined by the original numbers joining the Register during that base period).

3. Summary of the Demand

3.1 Table 2: The Custom and Self Build Register

	A	B	C	D	E	F	G	H	I	J	K
Base Period		Total Joined Register	Cumulative Need	Period to grant permissions to meet demand	Year 1	Year 2	Year 3	Total number of permissions 3 Year Period (minus year 1 from the previous base period)	Total number of permission granted in 3 year period against the need	Over Supply	Under Supply
1	1 April 2016 to 30 October 2016	53	53	31 October 2016 and 30 October 2019	13	23	24	60	53	7	0
2	31 October 2016 to 30 October 2017	50	50	31 October 2017 and 30 October 2020	23	24	19	66	26	0	24
3	31 October 2017 to 30 October 2018	48	72	31 October 2018 and 30 October 2021	24	19	18	61	18	0	54
4	31 October 2018 to 30 October 2019	40	94	31 October 2019 and 30 October 2022	19	18	12	49	12	0	82
5	31 October 2019 to 30 October 2020	41	123	31 October 2020 and 30 October 2023	18	12	11	41	11	0	112
6	31 October 2020 to 30 October 2021	82	194	31 October 2021 and 30 October 2024	12	11	27	50	27	0	167
Note – below base periods are incomplete as figures are not yet available.											
7	31 October 2021 to 30 October 2022	32	n/a	31 October 2022 and 30 October 2025	11	27	3	41	3	n/a – year 3 C&SB permissions data not yet available	n/a – year 3 C&SB permissions data not yet available
8	31 October 2022 to 30 October 2023	17	n/a	31 October 2023 and 30 October 2026	27	3		30		n/a – years 2 and 3 C&SB	n/a – years 2 and 3 C&SB

	A	B	C	D	E	F	G	H	I	J	K
Base Period		Total Joined Register	Cumulative Need	Period to grant permissions to meet demand	Year 1	Year 2	Year 3	Total number of permissions 3 Year Period (minus year 1 from the previous base period)	Total number of permission granted in 3 year period against the need	Over Supply	Under Supply
										permissions data not yet available	permissions data not yet available
9	31 October 2023 to 30 October 2024	14	n/a	31 October 2024 and 30 October 2027	3			3		n/a – years 1,2 and 3 C&SB permissions data not yet available	n/a – years 1, 2 and 3 C&SB permissions data not yet available
10	31 October 2024 to 30 October 2025										

Meeting the Demand

4.1 Table 2 identifies that, as of base period 9 (31st October 2023 – 30th October 2024) the Council has not met the necessary demand for Custom and Self-build plots. There is a total under-supply of 167 plots, which has built up since implementation of C&SB legislation (1st April 2016).

4.2 Due to the continued shortfall in supply, the Council is encouraging the delivery of self and custom-build in several ways:

- through a Self and [Custom-Build Action Plan](#);
- creating new opportunities for self and custom-build housing through windfall development, in Local Plan Policy LP02;
- through the delivery of new self and custom-build homes in Local Plan Policy LP31;
- exploring the potential for future opportunities that development allocations include a percentage of homes as self and custom-build homes;
- promoting self and custom-build via Council communications and publicity.

5. Understanding Table 2

Columns A – Base Periods

5.1 Each entry onto the self-build and custom housebuilding register falls within a 'base period'. The first base period began on the day the register was established (1st April 2016) and ended on 30th October 2016. Each subsequent base period is the period of 12 months beginning immediately after the end of the previous base period (i.e. subsequent base periods will run from 31st October to 30th October each year). The council's monitoring of self-build and custom build is centred on these base periods.

Column B – Cumulative Need

5.2 This column represents the total demand that has not been met within a three-year period. This demand is calculated by the number of entries on the register and is now cumulative, meaning any unmet demand from previous period rolls over. If the Council grants more permissions within these three years than the identified demand, the surplus can contribute towards meeting subsequent demand.

5.3 At the end of each base period, the Council has 3 years in which to permission an equivalent number of plots of land, which are suitable for self-build and custom housebuilding, as there are entries on the register for that base period. These years are noted as 'year 1, year 2 and year 3' in Table 1.

5.4 As a worked example, if a new entry was added to the register on 31st August 2021 (i.e. during base period 7), this need is required to be met within a three-year period, commencing 31st October 2021 (start of base period 8). The deadline for meeting the need would therefore be 30th October 2024.

Columns E-G – Yearly split of the Period to grant permissions to meet demand

5.5 Number of planning permissions (extracted from Table 3) granted over each three-year period. This forms the three-year period during which need/ demand arising during each previous base period would need to be met.

5.6 As a worked example, for base period 4 (31st October 2018 – 30th October 2019), 40 entries were recorded in the Register. Therefore, permissions granted during base periods 5-7 (31st October 2019 – 30th October 2022), equating to (19+18+12) 49 homes, would contribute to meeting the C&SB need for base period 4.

5.7 However, for base period 5 (31st October 2019 – 30th October 2020), a further 41 entries were added to the Register. Therefore, 18 permissions granted during base period 6, plus 12 permissions granted during base period 7 (total 25), would also need to contribute towards meeting the need for both base periods 4 and 5 (plus, in the case of base period 5, a further 11 dwellings granted during base period 8). This three-year lag is continuous, since the initial base period (1st April – 30th October 2016).

Column H – total number of permissions within 3-year period

5.8 Total number of planning permissions granted for Custom and Self-Build over each three-year period. As an example, for base period 3, there were 48 entries added to the register, giving a cumulative need for 72 units. Year 1 from base period 2 is then deducted (permissions for 23 dwellings granted 2017-2018) to give the net cumulative need for base period 3.

Column I - Total number of permissions granted in 3-year period against the cumulative need

5.9 This is the number of planning permissions that can be deducted from the cumulative need.

Column J and K – Over and under supply of plots

5.10 These columns identify whether the Council has met the demand for custom and self-build or not within each base period.

Appendix 1: Table 3: Full details of those planning permissions that have been counted towards meeting the need for Custom and Self Build.

Permission Reference	Date Granted	Proposal	Address	Reason Application is on the C/S List
BASE PERIOD 1				
15/02076/F	12/01/2017	Demolition of existing on site structures with the construction of two detached dwellings	R & B Motors 64 High Street Methwold Thetford Norfolk IP26 4NT	CIL Form 7 Part 2 Received
16/02026/O	15/02/2017	Outline Application: New dwelling	Tit Willow 16 Park Hill Dersingham King's Lynn Norfolk PE31 6NE	CIL Exemption applied through clawback event
17/00016/F	13/03/2017	Single storey bungalow and access	2 Springfield Close Crimpleham King's Lynn Norfolk PE33 9EF	CIL Form 7 Part 2 Received
17/00224/F	28/03/2017	Construction of two storey replacement dwelling following the demolition of existing bungalow	Endymion Creake Road Burnham Market King's Lynn Norfolk PE31 8EW	CIL Form 7 Part 2 Received

Permission Reference	Date Granted	Proposal	Address	Reason Application is on the C/S List
17/00165/O	28/03/2017	OUTLINE APPLICATION: Construction of a dwelling	Land North of Homeland 337 Smeeth Road Marshland St James Wisbech Norfolk PE14 8EP	CIL Form 7 Part 2 Received
17/00173/F	06/04/2017	New dwelling (self build)	37 Jermyn Road King's Lynn Norfolk PE30 4AE	CIL Form 7 Part 1 + DAS/App Form references
17/00257/F	11/05/2017	Proposed dwelling and garage	Land Immediately N of 105 And W of 101 Leziate Drove Pott Row Norfolk	CIL Form 7 Part 2 Received
17/00250/F	07/06/2017	Extension and alteration of existing Goods Shed to form new dwelling and construction of detached garage	Goods Shed Old Station Yard Station Road Snettisham King's Lynn Norfolk PE31 7QS	CIL Form 7 Part 2 Received
17/00593/F	13/06/2017	New dwelling	Land North of 46 Lodge Road Feltwell Norfolk	CIL Form 7 Part 2 Received
17/00249/F	14/06/2017	Conversion of existing brick and chalk barn into a 3 bedroom dwelling with garage/carport and use of yard as parking and turning area for domestic vehicles	Warren Barn Brandon Road Methwold Thetford Norfolk IP26 4RL	CIL Form 7 Part 2 Received

Permission Reference	Date Granted	Proposal	Address	Reason Application is on the C/S List
17/00878/F	22/06/2017	Construction of one dwelling	Land North East of 77 the Drove Barroway Drove Norfolk PE38 0AJ	CIL Form 7 Part 2 Received
17/00998/O	17/07/2017	Outline Application: Construction of single dwelling	26 Little Carr Road North Wootton King's Lynn Norfolk PE30 3RQ	CIL Form 7 Part 2 Received
17/01525/F	13/10/2017	Demolition of the existing dwelling and the construction of a four bedroom detached chalet style house	Middle Level Farm Stow Road Outwell Wisbech Norfolk PE14 8QN	CIL Form 7 Part 2 Received
17/01548/O	08/11/2017	Outline Application: Single two storey residential dwelling	Walnut Tree House Walnut Road Walpole St Peter Norfolk PE14 7PE	CIL Form 7 Part 2 Received
17/01924/O	07/12/2017	OUTLINE APPLICATION SOME MATTERS RESERVED: Detached dwelling and integral garage with highway and landscape works incidental to the development	Orchard Rise 30 Low Road South Wootton Norfolk PE30 3LF	CIL Form 7 Part 2 Received
17/01990/O	18/12/2017	OUTLINE APPLICATION: Proposed Dwelling House	Land East of High View Castle Road Wormegay Norfolk PE33 0SG	CIL Form 7 Part 2 Received

Permission Reference	Date Granted	Proposal	Address	Reason Application is on the C/S List
17/02004/O	20/12/2017	Outline Application: construction of a dwelling	Land West of 138 School Road West Walton Wisbech Norfolk PE14 7DR	CIL Form 7 Part 2 Received
17/01834/F	03/01/2018	Conversion of building including adaptions and extension	The Old Meeting Place Runcton Bottom Runcton Road Shouldham Thorpe King's Lynn Norfolk PE33 0DX	CIL Form 7 Part 2 Received
17/01691/F	12/01/2018	New build 2 bedroom bungalow in part of existing garden	24 Addison Close Feltwell Thetford Norfolk IP26 4DJ	CIL Form 7 Part 2 Received
17/02151/F	19/01/2018	Construction of dwelling and attached garage	3 The Meadows South Wootton King's Lynn Norfolk PE30 3WT	CIL Form 7 Part 2 Received
17/01959/F	09/02/2018	Replacement bungalow with detached double garage	Rose Cottage Mill Road Walpole St Peter Norfolk PE14 7QP	CIL Form 7 Part 2 Received
17/02380/F	23/02/2018	Proposed replacement dwelling and detached garage	The Orchards 18 St Pauls Road North Walton Highway Norfolk PE14 7DN	CIL Form 7 Part 2 Received

Permission Reference	Date Granted	Proposal	Address	Reason Application is on the C/S List
17/02387/F	27/02/2018	Extension, alterations and change of use to form a dwelling	Belgrave House 10 School Road Terrington St John Norfolk PE14 7SE	CIL Form 7 Part 2 Received
17/02175/F	09/03/2018	Demolition of existing pre-fab bungalow and construction of new 4 bed 2 storey detached house	28 Popes Lane Terrington St Clement King's Lynn Norfolk PE34 4NT	CIL Form 7 Part 2 Received
18/00167/F	14/03/2018	Residential development - Bungalow with detached garage	75A Church Drove Outwell Norfolk PE14 8RP	CIL Form 7 Part 2 Received
18/00428/F	17/04/2018	Demolish existing dwelling and construct a new five bedroom detached dwelling with attached garage and workshop plus garage parking for a motorhome. In addition, there will be a new entrance created off the B1145	Meadow Lodge 20 Gayton Road Ashwicken King's Lynn Norfolk PE32 1LS	CIL Exemption applied through clawback event
18/00033/F	17/05/2018	Single storey two-bed dwelling and temporary standing of mobile home for duration of construction	Land At St James Green Castle Acre Norfolk PE32 2BD	CIL Form 7 Part 1 + DAS/App Form references
18/00583/F	29/05/2018	Replacement dwelling and re-opening of existing access	Squirrels Field Biggs Road Walsoken Norfolk PE14 7BD	CIL Form 7 Part 1 + DAS/App Form references

Permission Reference	Date Granted	Proposal	Address	Reason Application is on the C/S List
18/00505/F	06/06/2018	Erection of 2 bed bungalow with carport	Land South of Pinfold House Pinfold Road Upwell Norfolk PE14 9DZ	CIL Form 7 Part 2 Received
18/00554/F	11/06/2018	Construction of replacement dwelling	10 Clarence Road Hunstanton Norfolk PE36 6HQ	CIL Form 7 Part 2 Received
18/00908/F	19/07/2018	Construction of two dwellings	Land On The South Side of Sutton Road Walpole Cross Keys Norfolk	CIL Form 7 Part 1 + DAS/App Form references
18/01370/PACU3	11/09/2018	Prior Notification: Convert two adjoining agricultural buildings to a dwelling house	Brookville Barn Land South West of Brook Lane Brookville Norfolk	CIL Form 7 Part 2 Received
18/01456/F	11/09/2018	Construction of one dwelling and garage following demolition of former shop/post office building	North of 12 Main Road Brookville Thetford Norfolk IP26 4RB	CIL Form 7 Part 2 Received
18/00173/F	14/09/2018	Planning permission for a permanent dwelling to replace the existing mobile home and the siting of a mobile shed	83 Broadend Road Walsoken Norfolk	CIL Form 7 Part 2 Received

Permission Reference	Date Granted	Proposal	Address	Reason Application is on the C/S List
18/01323/O	01/10/2018	Outline application for construction of two dwellings	Cherry Tree Farm 211 The Drove Barroway Drove Norfolk PE38 0AN	CIL Form 7 Part 2 Received
18/01246/F	05/10/2018	Construction of detached dwelling and garage	Sylvan House 116 Nursery Lane South Wootton King's Lynn Norfolk PE30 3ND	CIL Form 7 Part 2 Received
18/01610/F	07/11/2018	Proposed new dwelling	The Old Nurseries 3 Bryony Court South Wootton King's Lynn Norfolk PE30 3WZ	CIL Exemption applied through clawback event
18/01684/F	14/11/2018	Construction of one dwelling	Land N of 2 Pinfold Lane Northwold Norfolk	CIL Form 7 Part 2 Received
18/01769/F	28/11/2018	Convert barn into a dwelling	Atonement Barn Nest Clarks Cottages Bustards Lane Walpole St Andrew Norfolk	CIL Exemption applied Completion notice received
18/01752/F	06/12/2018	Construction of one dwelling & garage	Between Peake View Cottage And New House Wretton Fen Drove Wretton Norfolk	CIL Exemption applied Completion notice received

Permission Reference	Date Granted	Proposal	Address	Reason Application is on the C/S List
18/01614/F	24/12/2018	Demolition of 2 dwellings and replacement with 2 No detached 3 storey houses with detached garages to the rear of the plot.	The Sailings Main Road Brancaster Staithe King's Lynn Norfolk PE31 8BP	CIL Exemption granted clawback expired
18/01980/O	03/01/2019	Outline application with some matters reserved for the erection of five houses with garages and new access to paddock land to rear	Land N.W. of Townley Close New Road Upwell Norfolk	CIL Form 7 Part 2 Received
18/01980/O	03/01/2019	Outline application with some matters reserved for the erection of five houses with garages and new access to paddock land to rear	Land N.W. of Townley Close New Road Upwell Norfolk	CIL Form 7 Part 2 Received
19/00032/F	22/02/2019	Replacement of existing Bungalow with new Two Storey Dwelling	Fen-Acres Gooses Lane Marshland St James Wisbech Norfolk PE14 8DX	CIL Form 7 Part 2 Received
18/02185/F	25/02/2019	Demolition of existing dwelling and replacement dwelling	Willow Cottage Eye Lane East Rudham King's Lynn Norfolk PE31 8RH	CIL Form 7 Part 2 Received
18/00231/F	07/03/2019	Proposed new dwelling	Stonibruk Ryston Road West Dereham King's Lynn Norfolk PE33 9RJ	CIL Form 7 Part 2 Received

Permission Reference	Date Granted	Proposal	Address	Reason Application is on the C/S List
18/02264/F	26/03/2019	Proposed 4 bedroom 2 storey dwelling with separate car port to rear	Land Between 171 And 167 W of 170 The Drove Barroway Drove Downham Market Norfolk PE38 0AL	CIL Form 7 Part 2 Received
19/00492/F	10/05/2019	Proposed replacement dwelling and detached garage	6 Trinity Road Marshland St James Norfolk PE14 8JA	CIL Form 7 Part 1 + DAS/App Form references
19/00168/F	22/05/2019	2no. Proposed Dwellings	Heacham Lodge Lodge Road Heacham King's Lynn Norfolk PE31 7AZ	CIL Form 7 Part 2 Received
19/00321/F	14/06/2019	Conversion of former veterinary surgery into one dwelling	Crossing Veterinary Surgery 3 Fairfield Road Downham Market Norfolk PE38 9ET	CIL Form 7 Part 2 Received
18/01421/RMM	19/06/2019	Reserved Matters Application: construction of 25 dwellings (Plot 9)	Land To South of The Poplars Lynn Road Walton Highway Norfolk	Single Plot advertised for sale on right move
19/00794/F	25/06/2019	Replacement dwelling house and garage	The Old Piggery March Riverside Upwell Norfolk PE14 9AR	CIL Form 7 Part 2 Received

Permission Reference	Date Granted	Proposal	Address	Reason Application is on the C/S List
19/00743/O	03/07/2019	Outline Application for 2 storey dwelling in association with adjacent manufacturing and retail window business	Waterlow Nursery Waterlow Road Terrington St Clement King's Lynn Norfolk PE34 4PS	CIL Form 7 Part 1 + DAS/App Form references
53 added to the register in base period 1				
BASE PERIOD 2				
18/01720/F	30/07/2019	Construction of replacement dwelling	Fairfield School Road Terrington St John Norfolk PE14 7SG	CIL Form 7 Part 2 Received
18/02239/F	01/08/2019	Residential development for 6 dwellings	Land E of Beech House And N of East New Field Lynn Road Walpole Highway Wisbech Norfolk PE14 7QA	CIL Form 7 Part 2 Received
19/00978/F	07/08/2019	Proposed chalet bungalow	Joystan 44 Hawthorn Road Emneth Wisbech Norfolk PE14 8AP	CIL Form 7 Part 2 Received

Permission Reference	Date Granted	Proposal	Address	Reason Application is on the C/S List
19/01221/F	19/08/2019	Proposed new dwelling	Land East of The Old Police House S-Bend Lynn Road Walsoken Norfolk PE14 7AP	CIL Form 7 Part 2 Received
19/00421/O	03/09/2019	Outline application: Construction of a new dwelling	Land E of 9 Smith Road And SE of 54 Hill Road Ingoldisthorpe Norfolk	CIL Form 7 Part 2 Received
19/01117/F	16/09/2019	Erection of dwelling (front The Wroe), involving alterations to pub car park	Land Rear of The Gaultree Inn P.H (Fronting The Wroe) 38 Gaultree Square Emneth Wisbech Norfolk PE14 8DD	CIL Form 7 Part 1 + DAS/App Form references
19/01462/F	21/10/2019	Construction of dwelling with garage (Plot 25)	Land NW of 13 Orchard Gardens Upwell Norfolk	CIL Form 7 Part 2 Received
19/01612/F	03/12/2019	Replacement house and retention of garage/games room	91 South Beach Road Hunstanton Norfolk PE36 5BA	CIL Form 7 Part 2 Received
19/01648/F	09/12/2019	Demolition of existing dwelling and construction of new detached dwelling	Woodcroft Herrings Lane Burnham Market King's Lynn Norfolk PE31 8DW	CIL Form 7 Part 2 Received

Permission Reference	Date Granted	Proposal	Address	Reason Application is on the C/S List
19/02054/F	10/01/2020	Construction of replacement dwelling and garage following demolition of existing dwelling	Beech Lodge Whittington Hill Whittington King's Lynn Norfolk PE33 9RZ	CIL Form 7 Part 2 Received
19/01632/F	21/01/2020	Construction of dwelling	Plot Adjacent The Homestead Sandringham Road Hunstanton Norfolk PE36 5DP	CIL Form 7 Part 2 Received
19/01962/F	18/03/2020	Proposed barn conversion	Church Farm Barn Main Road West Bilney King's Lynn Norfolk PE32 1HS	CIL Form 7 Part 2 Received
20/00102/F	09/04/2020	Residential development, building a detached bungalow with rooms in the roof and a detached garden room	Land E of 10 The Wroe Emneth Norfolk	CIL Form 7 Part 2 Received
20/00286/F	16/04/2020	New dwelling and out buildings	1 Ryalla Drift South Wootton KINGS LYNN Norfolk PE30 3NE	CIL Form 7 Part 2 Received
20/00215/F	27/04/2020	Replacement dwelling	Knole 77 Castle Rising Road South Wootton King's Lynn Norfolk PE30 3JA	CIL Form 7 Part 2 Received

Permission Reference	Date Granted	Proposal	Address	Reason Application is on the C/S List
20/00305/F	28/04/2020	Proposed Replacement Dwelling	8 Trinity Road Marshland St James WISBECH Norfolk PE14 8JA	CIL Form 7 Part 2 Received
20/00198/F	30/05/2020	Proposed 4-Bed dwelling and triple garage with associated parking and private amenity space.	Land South of Brett House East End Hilgay Norfolk	CIL Form 7 Part 2 Received
20/00369/F	03/06/2020	Proposed agricultural tied dwelling and agricultural building	Walstan Farm Moyses Bank Marshland St James WISBECH Norfolk PE14 8BH	CIL Form 7 Part 2 Received
19/02000/F	14/06/2020	Replacement dwelling following partial demolition	The Smithy Main Road Brancaster Staithe King's Lynn Norfolk PE31 8BJ	CIL Form 7 Part 2 Received
20/00429/F	02/07/2020	Demolition of existing Single Storey Dwelling with link attached annexe and construction of Replacement Dwelling	Oaklea Drunken Drove Great Massingham King's Lynn Norfolk PE32 2HF	CIL Form 7 Part 2 Received
20/00188/F	06/07/2020	Replacement dwelling	Oldfield The Green Thornham HUNSTANTON Norfolk PE36 6NH	CIL Form 7 Part 2 Received

Permission Reference	Date Granted	Proposal	Address	Reason Application is on the C/S List
19/02159/F	31/07/2020	Proposed two storey dwelling (plot 4 amended design)	Plot 4 Land North of 5 & 6 Howards Way Gayton KINGS LYNN Norfolk PE32 1WJ	CIL Exemption applied through clawback event
20/00398/F	11/08/2020	New dwelling	Studley 46 Lynn Road Terrington St Clement King's Lynn Norfolk PE34 4JX	CIL Form 7 Part 2 Received
20/00662/O	14/08/2020	Outline application: Pair of detached self-build dwelling and garages	Land NW of St Patricks Villa Back Lane East Rudham Norfolk	CIL Form 7 Part 1 + DAS/App Form references
20/01018/F	16/09/2020	Construction of new self-build dwelling	Land S of 5 And 7 Park Farm Barns W of Caravan Site Bircham Road Snettisham Norfolk	CIL Form 7 Part 2 Received
20/00340/F	17/09/2020	Proposed 3no. new dwellings and the demolition of existing bungalow	Glendawn Rectory Lane West Winch King's Lynn Norfolk PE33 0NR	CIL Form 7 Part 2 Received
26 added to the register in base period 2				
BASE PERIOD 3				

Permission Reference	Date Granted	Proposal	Address	Reason Application is on the C/S List
20/01240/F	03/11/2020	Proposed detached dwelling	Land Adj Eastleigh Chalk Road Walpole St Peter Norfolk PE14 7PG	CIL Form 7 Part 1 + DAS/App Form references
20/01509/F	11/12/2020	Demolition of existing bungalow and proposed 2 bed single storey dwelling and detached double garage	62 West Way Wimbotsham King's Lynn Norfolk PE34 3QB	CIL Form 7 Part 2 Received
20/01600/F	22/12/2020	Variation of Conditions 2 and 8 of planning permission 20/00345/F: Construction of new residential dwelling	Land West of Bryanville 6 Ryalla Drift South Wootton King's Lynn Norfolk PE30 3NE	CIL Form 7 Part 2 Received
20/01810/F	18/01/2021	Full planning approval for a replacement dwelling and detached car port	Claredon House Meadowgate Lane Emneth WISBECH Norfolk PE14 0DS	CIL Form 7 Part 2 Received
20/01665/F	19/01/2021	Residential development: New dwelling and detached garage	Land Adjacent Charnwood 37 Hall Road Outwell Wisbech Norfolk PE14 8PE	CIL Form 7 Part 2 Received

Permission Reference	Date Granted	Proposal	Address	Reason Application is on the C/S List
20/01807/F	05/02/2021	Proposed conversion of existing agricultural building to dwelling including the raising of the roof and associated works	Meadow View Farm Rustons Road Marshland St James Norfolk PE14 8ER	CIL Form 7 Part 1 + DAS/App Form references
20/01840/F	08/03/2021	Demolition of existing bungalow & garage and construction of new bungalow and patio area	Magdalene 61 Archdale Close West Winch King's Lynn Norfolk PE33 0LD	CIL Form 7 Part 2 Received
21/00037/F	16/03/2021	Substitution of house type, change of materials and positioning of approved house design on permission 06/00145/FM	20 Rowan Close Watlington Norfolk	CIL Form 7 Part 2 Received
21/00136/F	09/04/2021	Detached 4-bed 2 storey dwelling for originally approved (outline) plot 6 - Reference 16/00325/O	Land S of 1 To 18 W of Foxes Lair Narborough Road Pentney Norfolk	CIL Form 7 Part 2 Received
21/00045/F	23/04/2021	Proposed dwelling on building plot with outline planning consent (Ref: 19/00106/O)	Read Residence 60 Elmside Emneth WISBECH Norfolk PE14 8BQ	CIL Form 7 Part 1 + DAS/App Form references
21/00185/O	12/05/2021	Outline Application: Demolition of existing agricultural building and 2no. residential detached dwellings with detached single garages.	Agricultural Building S of Oak Farm Chequers Road Wretton Norfolk	Single Plot advertised for sale on right move

Permission Reference	Date Granted	Proposal	Address	Reason Application is on the C/S List
21/00618/F	27/05/2021	New dwelling further to demolition of existing dwelling	Strathcona 30 Old Hunstanton Road Old Hunstanton Hunstanton Norfolk PE36 6HS	CIL Form 7 Part 2 Received
21/00409/F	10/08/2021	Proposed 2-storey dwelling.	Land North of 67A School Road Tilney St Lawrence Norfolk	CIL Form 7 Part 1 + DAS/App Form references
21/00474/F	02/09/2021	Construction of dwelling and detached garage in connection with existing dog breeding business	Poppylot Bungalow Southery Road Feltwell Thetford Norfolk IP26 4EP	CIL Form 7 Part 1 + DAS/App Form references
21/00462/F	15/09/2021	Construction of dwelling within gardens of existing house following removal of existing swimming pool and games room (revised design).	Fernhill Bishops Close Blackborough End Norfolk PE32 1FP	CIL Form 7 Part 1 + DAS/App Form references
21/00907/F	06/10/2021	Proposed dwelling and garage including demolition of existing barn	Land To The Rear of Kirton House Langhorns Lane Outwell Norfolk	CIL Form 7 Part 1 + DAS/App Form references
21/01642/F	14/10/2021	New Dwelling to replace Existing following demolition	29 Crow Hall Estate Downham Market Norfolk PE38 0DG	CIL Form 7 Part 2 Received

Permission Reference	Date Granted	Proposal	Address	Reason Application is on the C/S List
21/01362/F	22/10/2021	New Dwelling and Detached Car Port.	32 Station Road Dersingham King's Lynn Norfolk PE31 6PR	CIL Form 7 Part 2 Received
18 added to the register in base period 3				
BASE PERIOD 4				
21/01761/F	19/11/2021	Erection of no.1 self-build dwelling	The Sailings Main Road Brancaster Staithe King's Lynn Norfolk PE31 8BP	CIL Form 7 Part 1 + DAS/App Form references
21/01276/F	14/12/2021	Construction of two detached dwellings and garages.	North of 77 Castle Rising Road South Wootton KINGS LYNN Norfolk PE30 3JA	CIL Exemption applied through clawback event
21/00690/F	23/12/2021	Proposed Chalet Dwelling	Bella Close Terrington St John Norfolk	CIL Form 7 Part 1 + DAS/App Form references
21/01702/F	17/01/2022	Replacement dwelling and garage	Grange Cottage Docking Road Stanhoe Norfolk PE31 8QF	CIL Form 7 Part 2 Received
21/02287/F	30/03/2022	Proposed dwelling on building plot	4 Lucky Lane Walpole St Andrew Norfolk PE14 7NX	CIL Form 7 Part 1 + DAS/App Form references

Permission Reference	Date Granted	Proposal	Address	Reason Application is on the C/S List
21/02296/F	03/05/2022	Proposed barn conversion, demolition of 2No outbuildings to be replaced with one new outbuilding	Croft Barn Wisbech Road Tipps End Welney WISBECH Norfolk PE14 9SQ	DAS/App Form references
22/00562/F	13/07/2022	Construction of one dwelling & garage	Land E of Swans View Station Road Ten Mile Bank DOWNHAM MARKET Norfolk PE38 0EP	CIL Form 7 Part 2 Received
22/00153/F	15/07/2022	Construction of 2 number self build dwellings	Land South of School Road Terrington St John Norfolk	CIL Form 7 Part 1 + DAS/App Form references
21/02223/F	27/07/2022	Construction of new dwelling and associated works	Sluice Bank Farm Sluice Bank Denver DOWNHAM MARKET Norfolk PE38 0EQ	CIL Form 7 Part 1 + DAS/App Form references
22/00495/O	04/10/2022	OUTLINE APPLICATION: Residential development (including access)	Pal-Mar Chapel Lane Emneth Wisbech Norfolk PE14 0DJ	Single Plot advertised for sale on right move

Permission Reference	Date Granted	Proposal	Address	Reason Application is on the C/S List
22/00825/RM	11/10/2022	Variation of Conditions 2 and 8 of planning permission 20/00345/F: Construction of new residential dwelling	Helian House Walnut Road Walpole St Peter Norfolk PE14 7NR	CIL Form 7 Part 1 + DAS/App Form references
22/00982/F	21/10/2022	Construction of one and a half storey dwelling	Aldorcar Coaly Lane Ingoldisthorpe King's Lynn Norfolk PE31 6NU	Single Plot advertised for sale on right move
12 added to the register in base period 4				
BASE PERIOD 5				
22/01487/F	22/11/2022	Erection of a single storey dwelling on land adjacent to 62 Docking Road	Apple Tree Cottage 62 Docking Road Ringstead Hunstanton Norfolk PE36 5LA	CIL Form 7 Part 1 + DAS/App Form references
21/02167/O	26/01/2023 (Appeal Decision)	Outline Application: Proposed residential development adjacent White Gables	White Gables Shepherdsgate Road Tilney All Saints King's Lynn Norfolk PE34 4RP	Single Plot advertised for sale on right move
22/00829/F	10/02/2023	Proposed new build barn to form dwelling to replace Part Q barn conversion	Rosalie Farm Lynn Road Walsoken Norfolk PE14 7DA	Single Plot advertised for sale on right move

Permission Reference	Date Granted	Proposal	Address	Reason Application is on the C/S List
22/02127/F	16/02/2023	Proposed one detached two storey dwelling	Former Coal Yard And Dwellings At 28 And 30 Long Lane Feltwell Thetford Norfolk IP26 4BJ	Single Plot advertised for sale on right move
22/01426/F	28/02/2023	Demolition of existing agricultural barn and proposed dwelling	Camsiscan Station Road Walsoken WISBECH Norfolk PE14 8DJ	CIL Form 7 Part 1 + DAS/App Form references
22/01499/F	02/05/2023	Construction of a two storey dwelling and associated works	Land South of Hall Farm Cottage Herrings Lane Burnham Market Norfolk	Single Plot advertised for sale on right move
21/01543/F	17/05/2023	Erection of a dwelling with access (on a site with an extant consent to construct a dwelling under application ref: 15/00852/F)	Apple Tree House Station Road Ten Mile Bank DOWNHAM MARKET Norfolk PE38 0EP	Single Plot advertised for sale on right move
23/00938/F	25/08/2023	Removal of an existing garden room annexe and erection of new brickwork dwelling creating a separate self contained dwelling house and garden	Meadow View School Lane Marham King's Lynn Norfolk PE33 9JA	Single Plot advertised for sale on right move

Permission Reference	Date Granted	Proposal	Address	Reason Application is on the C/S List
22/02138/F	26/09/2023	Construction of a new dwelling	Land N of the Old Post Office Station Road Ten Mile Bank Norfolk	Single Plot advertised for sale on right move
22/02308/F	16/10/2023	VARIATION OF CONDITION 1 OF PLANNING PERMISSION 20/00559/RM: Reserved matters application for proposed bungalow	Land South East of 62 Elmside Emneth Wisbech Norfolk PE14 8BQ	Single Plot advertised for sale on right move
23/01157/F	27/10/2023	Construction of new Bungalow to replace existing Mobile Home all within the curtilage of Acacia House. New Bungalow to have its own defined boundary and drive onto Sandy Lane.	Acacia HouseSandy LaneBlackborough EndKing's LynnNorfolkPE32 1SE	DAS/App Form references
11 added to the register in base period 5				
BASE PERIOD 6				
23/00040/PACU3	09/11/2023	Notification for Prior Approval for change of use of agricultural building to dwelling (Schedule 2, Part 3, Class Q)	Land And Barns N of Swan Cottage Hundred Foot Bank Welney Norfolk	Single Plot advertised for sale on right move
23/00576/F	22/11/2023	Proposed dwelling	Kirklea 56 Church RoadEmnethNorfolkPE14 8AA	DAS/App Form references
23/01814/O	04/01/2024	OUTLINE APPLICATION WITH SOME MATTERS RESERVED FOR; Residential two storey building with 4 bedrooms and separate garage.	Land South of Applegate House Walnut Road Walpole St Peter Norfolk	Single Plot advertised for sale on right move

Permission Reference	Date Granted	Proposal	Address	Reason Application is on the C/S List
22/02211/PACU3	04/01/2024	Notification for Prior Approval for change of use of agricultural building to dwelling (Schedule 2, Part 3, Class Q)	Multiple Barns Between Bank Farm And Hobby Cottage Hundred Foot Bank Welney Wisbech Norfolk PE14 9TN	DAS/App Form references/Barn Conversion
23/01907/O	05/01/2024	Outline application for 2No. infill building plots	Adderley House 71 Burrett Road Walsoken Wisbech Norfolk PE14 7AU	Single Plot advertised for sale on right move
23/01801/PACU3	12/01/2024	Notification for Prior Approval: Change of Use of Agricultural Building to One Dwellinghouse (Schedule 2, Part 3, Class Q)	Birchwood Mill Road Walpole St Peter Wisbech Norfolk PE14 7QW	DAS/App Form references/Barn Conversion
23/02271/O	16/02/2024	Outline Application: Erection of 1No Dwelling and formation of new access	Jalna 62 Smeeth Road Marshland St James Wisbech Norfolk PE14 8JF	Single Plot advertised for sale on right move
23/01693/F	22/01/2024	Proposed erection of cottage and barn/carport with rear garden including the creation of ponds.	Blackbarn Drove Ringmore Road Southery Norfolk	DAS/App Form references
23/01680/F	23/01/2024	RETROSPECTIVE APPLICATION: Conversion and extension of barn to create a dwelling and construction of cart shed/garage	Whinhams Farm 81 St Pauls Road South Walton Highway WISBECH Norfolk PE14 7DD	DAS/App Form references
23/02157/PACU3	26/01/2024	Notification for Prior Approval: Change of Use of Agricultural Building to One Dwellinghouse (Schedule 2, Part 3, Class Q)	Parkfield Farm Downham Road Outwell Wisbech Norfolk PE14 8SL	DAS/App Form references/Barn Conversion

Permission Reference	Date Granted	Proposal	Address	Reason Application is on the C/S List
23/02158/PACU3	29/01/2024	Notification for Prior Approval: Change of Use of Agricultural Building to Two Dwellinghouse (Schedule 2, Part 3, Class Q)	Parkfield FarmDownham RoadOutwellWisbechNorfolkPE14 8SL	DAS/App Form references/Barn Conversion
23/01519/PACU3	14/02/2024	Notification for Prior Approval for change of use of agricultural building to two dwellings (Schedule 2, Part 3, Class Q)	Buildings North of The WillowsMumbys DroveThree HolesNorfolk	DAS/App Form references/Barn Conversion
23/01646/PACU3	16/02/2024	Notification for Prior Approval: Change of Use of Agricultural Building to One Dwellinghouse (Schedule 2, Part 3, Class Q)	Agricultural Farm Building NE of St Peters Farm E Side of Drove Eastern Most BuildingMiddle DroveMarshland St JamesNorfolk	DAS/App Form references/Barn Conversion
24/00266/PACU3	22/03/2024	Proposed conversion of barn to a single residential unit (Schedule 2, Part 3, Class Q)	Land NE of BramleaAngle RoadOutwellNorfolk	DAS/App Form references/Barn Conversion
24/00276/PACU3	03/04/2024	Notification for Prior Approval: Change of Use of Agricultural Building to 5 Dwellinghouse (Schedule 2, Part 3, Class Q)	Agricultural BuildingDocking RoadBircham NewtonNorfolk	DAS/App Form references/Barn Conversion
24/00230/F	03/05/2024	Proposed construction of 3 Bedroom chalet bungalow with detached car port.	Land W of Aldorcar Coaly Lane Ingoldisthorpe Norfolk	Single Plot advertised for sale on right move
23/00234/F	07/05/2024	Middle Farm 15 Chequers Road Pott Row King's Lynn Norfolk PE32 1AJ	Self Build Bungalow for owner	DAS/App Form references

Permission Reference	Date Granted	Proposal	Address	Reason Application is on the C/S List
23/01650/F	10/05/2024	Erection of a dwelling and car port involving demolition of existing agricultural buildings	Land And Buildings S of Burnsall Squires Drove Three Holes Norfolk	Single Plot advertised for sale on right move
23/00805/F	14/05/2024	Conversion of Chapel to form Dwelling.	Methodist Church Station Road Burnham Market Norfolk	DAS/App Form references
24/00500/PACU3	16/05/2024	Notification for Prior Approval for change of use of agricultural building to dwelling (Schedule 2, Part 3, Class Q)	Barn To Rear of 101 Croft Road Upwell Norfolk PE14 9HQ	DAS/App Form references/Barn Conversion
24/00213/PACU3	17/05/2024	Notification for Prior Approval: Change of Use of Agricultural Building to one Dwellinghouse (Schedule 2, Part 3, Class Q)	Land West of Sunset School Road Middleton King's Lynn Norfolk PE32 1SA	DAS/App Form references/Barn Conversion
24/00216/O	06/06/2024	Outline Application: 1No. infill building plot.	Bank View Outwell Road Nordelph DOWNHAM MARKET Norfolk PE38 0BH	Single Plot advertised for sale on right move

Permission Reference	Date Granted	Proposal	Address	Reason Application is on the C/S List
24/00983/PACU3	09/07/2024	Proposed conversion of agricultural barn to form one small residential unit (Schedule 2, Part 3, Class Q)	Brenda 114 Church Drove Outwell Wisbech Norfolk PE14 8RP	DAS/App Form references/Barn Conversion
23/00888/O	18/07/2024	Outline application with some matters reserved for construction of detached dwelling	Electricity Sub Station W of 147 Sutton Road Terrington St Clement Norfolk	Single Plot advertised for sale on right move
23/01376/F	30/07/2024	Proposed Detached Dwelling and Garage	Land SW of The Coach House Low Road Wretton Norfolk	Appeal Decsion, Single plot, DAS/App Form references
24/00707/F	05/08/2024	New Self Build Dwelling Further to Subdivision of Garden.	Land Adjacent To Shalimar 9 Grimston Road South Wootton Norfolk PE30 3HS	DAS/App Form references
24/00635/F	08/10/2024	Retention and completion of two bedroom private dwelling	Holly Cottage Oxborough Road Stoke Ferry King's Lynn Norfolk PE33 9SY	DAS/App Form references
27 added to the register in base period 6				
BASE PERIOD 7				

Permission Reference	Date Granted	Proposal	Address	Reason Application is on the C/S List
24/00634/F	20/11/2024	Proposed Dwelling (Self-Build)	Land SW of Orchard View Dades Lane St John's Fen End Marshland St James Norfolk	Self Build secured by S106 Agreement
24/01846/F	16/12/2024	Erection of new self-build dwelling following demolition of existing dwelling on site	Woodside 37 New Road North Runcton King's Lynn Norfolk PE33 0RA	Appeal Decsion, Single plot, DAS/App Form references
24/02001/F	07/01/2025	SELF BUILD -Dwelling House with detached Garage	Land S of Seagreen Station Road Docking Norfolk PE31 8LY	DAS/App Form references