

5-year supply forecast of housing by district from 01 April 2025

| | |
|--------------|--------------|
| BDC | 3,931 |
| NRW | 1,510 |
| SNC | 4,447 |
| Total | 9,888 |

| Row ID | Greater Norwich 5-Year Housing Land Supply Assessment | |
|--------|--|-------------|
| a | GNLP housing requirement 2018 to 2038 | 40,541 |
| b | Total delivery 2018/19 to 2024/25 Completions | 15,316 |
| c | Residuel housing requirement over plan period to 2038 (13 years) | 25,225 |
| d | Average Residuel annual housing requirement (c/13) | 1,940 |
| e | Total 5-year requirement 2025/26 to 2029/30 (d*5) | 9,702 |
| f | Annual housing requirement (a/20) with NPPF 5% buffer for choice and competition in the market for land (d*1.05) | 2,037 |
| g | Total 5-year requirement 2025/26 to 2029/30 (f*5) | 10,187 |
| h | Housing forecast 2025/26 to 2029/30 | 9,888 |
| i | Shortfall / surplus of housing (g-h) | 299 |
| | Supply in years (f/h) | 4.85 |

Broadland

| GNLP / GT reference | GNLP Hierarchy | Parish | Address | Planning reference | App Type | Total Allocated / Permitted | Net Homes at 1/4/2025 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038 and Beyond | June 2025 Notes | | |
|---------------------|-----------------------------|-------------------------------|--|----------------------------------|----------------------------------|-----------------------------|-----------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-----------------|----------------------------------|--|---|
| B.AC.1 | 03 Key Service Centre (KSC) | Acle | Land west of Acle (North of Norwich Rd, South of South Walsham Rd) | | Allocation | 340 | 340 | | | | | 20 | 50 | 50 | 50 | 20 | 50 | 50 | 50 | 50 | | | Both the Northern and Southern landowners intend to submit planning applications for their sites as soon as possible, and significant work has been carried out to ensure that this can be done and to inform the planning applications. The landowners are engaging with development partners to progress on both sites. | |
| | 02 Main Towns | Aylsham | St Michael's Hospital, Cawston Road | 20190597 | Full | 16 | 16 | | | | | | 16 | | | | | | | | | | Pentaco is in the process of selling the site, therefore there is no evidence that this can be delivered within the 5 year period. | |
| B.AY.1 | 02 Main Towns | Aylsham | Land to the south of Burgh Road & West of A140 | 2023/3003 | Allocation / Hybrid (PDE) | 250 | 250 | | 15 | 31 | 31 | 31 | 31 | 31 | 31 | 31 | 31 | 18 | | | | | Hybrid application for 242 dwellings is pending decision. Developer forecasts a start on site in November 2025, with the first completion in October 2026. | |
| B.AY.2 | 02 Main Towns | Aylsham | Land at Norwich Road | 20222089 | Full | 252 | 252 | | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 7 | | | | | Developer confirmed that infrastructure works are under way, and expected first completions circa April 2026 with a delivery rate of 35 units per annum thereafter. | |
| B.BH.2 | 03 Key Service Centre (KSC) | Blofield Heath | Land off Blofield Corner Road, Blofield Heath | 20162199 | Reserved Matters | 36 | 5 | 5 | | | | | | | | | | | | | | | Forecast confirmed by developer. Developer confirmed there are only 10 units left for sale. | |
| B.BL.1 | 03 Key Service Centre (KSC) | Blofield | Norwich Camping & Leisure | | Allocation | 15 | 15 | | | | | | | | | | | | | | | | Allocation. | |
| B.BH.1 | 04 Broadland Villages | Blofield Heath | Land to the East of Woodbastwick Road | | Allocation | 20 | 20 | | | | | | 20 | | | | | | | | | | Allocation. | |
| | 03 Key Service Centre (KSC) | Brundall | Land East of Memorial Hall, Brundall, Norwich | 20171386 / 20211917 / 20233021 | Reserved Matters | 170 | 170 | | | 15 | 50 | 50 | 50 | 50 | 5 | | | | | | | | No response received from developer. Reserved Matters application 2023/3021 approved 14/05/2025. Based on Start 2 Finish of assumption for 3 years from approval to delivery, first completions are anticipated 2027/28. | |
| | 03 Key Service Centre (KSC) | Brundall | Land at Yarmouth Road, Postwick/Brundall, Norwich | 20161483 / 20202009 | Full | 155 | 41 | 26 | 15 | | | | | | | | | | | | | | No response received from developer. | |
| B.BX.1 | 04 Broadland Villages | Buxton | Land to east of Aylsham Road | | Allocation | 40 | 40 | | | | | | 22 | 18 | | | | | | | | | Allocation. | |
| B.BX.2 | 04 Broadland Villages | Buxton | Land East of Lion Road | | Allocation | 20 | 20 | | | | | | | | | | | 18 | 2 | | | | Allocation. | |
| B.CA.1 | 04 Broadland Villages | Cawston | Land East of Gayford Road | | Allocation | 60 | 60 | | | | | | 30 | 30 | | | | | | | | | Landowners confirmed the forecast is an estimate given previous discussions with developers. It is intended that the site will be sold within 2025 with a developer working up a planning application and nutrient neutrality solution which will likely take 12-18 months. | |
| B.CO.1 | 04 Broadland Villages | Coltishall | Land at Rectory Road and south of the Bure Valley Railway | 20170075 / 20201627 / 2023/2422 | Outline / Full / Full (PDE) | 55 | 55 | 30 | 25 | | | | | | | | | | | | | | Developer has confirmed that both phase 1 (30 homes) and phase 2 (25) have NN solutions arranged by the developer. The Phase 1 development is well underway and all 30 homes are due for completion by December 2025. Subject to the Phase 2 Planning Decision notice being received by July/August 2025 (it is to be a Delegated Officer Decision), then overlapping of Phases 1 and 2 will commence around September 2025 with a 15 month build programme, allowing the Phase 2 work to be completed within 2026/27 figures. | |
| B.CO.2 | 04 Broadland Villages | Coltishall | Land at Jordan's Scrapyard | | Allocation | 25 | 25 | | | | | | | 18 | 7 | | | | | | | | No forecast given on joint delivery statement, but the site is ready to be brought forward for a developer / promoter as land registry application and surveying of all areas are complete. | |
| | 01 Norwich + Urban Fringe | Drayton | Land Adj. Hall Lane, School Road, Drayton, Norwich | 20200640 | Full | 267 | 168 | 50 | 50 | 50 | 18 | | | | | | | | | | | | Forecast confirmed by developer. | |
| | 01 Norwich + Urban Fringe | Drayton | Former David Rice Hospital Site, Drayton High Road | 20201185 | Reserved Matters | 29 | 29 | | 15 | 14 | | | | | | | | | | | | | No response received from developer. | |
| | 01 Norwich + Urban Fringe | Drayton | Land off Drayton High Road | 20170212 | Full | 71 | 5 | 5 | | | | | | | | | | | | | | | Forecast confirmed by developer. | |
| | 01 Norwich + Urban Fringe | Drayton | Drayton Old Lodge, 146 Drayton High Road | 20180236 / 20210951 | Full | 38 | 23 | 9 | 6 | 8 | | | | | | | | | | | | | Forecast confirmed by developer but does not add up. The missing 9 dwellings from the developer's forecast has been spread over the 3 year trajectory. | |
| B.FO.1 | 04 Broadland Villages | Foulsham | Land west of Foundry Close | | Allocation | 15 | 15 | | | | | | 10 | 5 | | | | | | | | | As planning permission has not yet been received, a precautionary approach has been taken in this trajectory. Developer confirmed that a planning application is to be submitted in Q1 2026. Planning approval subject to the local authority anticipated Q3 2026. Forecasted Start on site Q2 2027. | |
| B.FR.1 | 04 Broadland Villages | Freethorpe | South of Bowlers Close | | Allocation | 40 | 40 | | | | | | | | | | | | | | | | Developer confirmed that the site is not coming forwards. | |
| B.GW.1 | 04 Broadland Villages | Great Witchingham | Land at Bridge Farm Field, St Faiths Close | | Allocation | 20 | 20 | | | | | | | | | | | 20 | | | | | Allocation. | |
| STR.09 | 01 Norwich + Urban Fringe | Hellesdon | Royal Norwich Golf Club, Drayton High Road | 20151770 / 20171514 / 20201679 | Reserved Matters | 1000 | 737 | | 52 | 52 | 52 | 52 | 52 | 52 | 52 | 52 | 52 | 52 | 52 | 52 | 113 | | Developer confirmed that this forecast is subject to planning permission being granted for Phase 3 before the end of H1 2025. Also, this is subject to planning permission being granted for phases 4 to 6 before March 2026. Considering that we are now in June, it is unlikely the permission for phase 3 will be granted before the end of H1. Additionally, the forecast provided only accounts for 119 dwellings. We assume this is for phase 3, but there are 128 dwellings under the permission for phase 3. Developer confirmed that this forecast is calendar year. Case officer confirmed that this timeline is possible. | |
| B.HD.1 | 01 Norwich + Urban Fringe | Hellesdon | Land at Hospital Grounds, southwest of Drayton Road | | Allocation | 300 | 300 | | | | | | | | | 25 | 55 | 55 | 55 | 55 | | | Allocation. | |
| B.HO.1 | 04 Broadland Villages | Horsford | Dog Lane | | Allocation | 30 | 30 | | | | | | 18 | 12 | | | | | | | | | Allocation. | |
| | 04 Broadland Villages | Horsham and Newton St. Faiths | Land to the East of Manor Road and to the South of Newton Street | 20191920 / 2023/0825 / 2024/1865 | Outline / Reserved Matters (PCO) | 19 | 19 | | | | 19 | | | | | | | | | | | | Case Officer confirmed that Members resolve to approve the application at Planning Committee in February 2025, subject to completion of a section 106 agreement. Applicant is currently investigating nutrient neutrality solutions. This may result in phasing of delivery of the scheme. | |
| | 04 Broadland Villages | Lingwood & Burlingham | Former Lingwood First School, Chapel Road | 20190278 / 20201611 | Reserved Matters | 22 | 22 | | | | | | | 18 | 4 | | | | | | | | | No response received from developer. No new planning applications received for site and building control application has expired. |
| B.LW.1 | 04 Broadland Villages | Lingwood & Burlingham | West of Blofield Road | | Allocation | 30 | 30 | | | | | | 15 | 15 | | | | | | | | | Allocation. | |
| B.LW.2 | 04 Broadland Villages | Lingwood & Burlingham | East of Station Road | | Allocation | 30 | 30 | | | | | | 15 | 15 | | | | | | | | | Allocation. | |
| B.RD.1 | 04 Broadland Villages | Reedham | Land to East of Station Road | 20220887 | Full | 27 | 27 | 16 | 11 | | | | | | | | | | | | | Forecast confirmed by developer. | | |

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|--------|-----------------------------|---|---|------------------------|------------------|------|------|-----|----|----|-----|-----|-----|-----|-----|-----|-----|-----|----|----|----|----|--|--|
| B.RE.1 | 03 Key Service Centre (KSC) | Reepham | Land off Broomhill Lane | 20200847 | Full (PDE) | 141 | 141 | | | 10 | 31 | 31 | 31 | 31 | 31 | 7 | | | | | | | No response received from developer. Nutrient Neutrality credits were purchased in April 2025. | |
| | 03 Key Service Centre (KSC) | Reepham | Old Station Yard, Cawston Road / Stoney Lane | 20180963 / 2023/3674 | Full (PCO) | 50 | 12 | | | | | | 12 | | | | | | | | | | | Developer confirmed that 15 bungalows have been built. There is an ongoing application for 22 more C2 units which is pending consideration. Outline application describes a 60 bedroom care home, but unsure of whether this is still going ahead. Ratio calculated to reflect C2 units. |
| B.SL.1 | 04 Broadland Villages | Salhouse | Land adjoining Norwich Road | | Allocation | 12 | 12 | | | | | | 12 | | | | | | | | | | | Allocation. |
| B.SW.1 | 04 Broadland Villages | South Walsham | Land north of Chamery Hall Lane, South Walsham | | Allocation | 45 | 45 | | | | | | 12 | 18 | 15 | | | | | | | | | Allocation. |
| | 01 Norwich + Urban Fringe | Taverham | Land off Beech Avenue | 20172148 / 20191065 | Reserved Matters | 93 | 6 | 3 | 3 | | | | | | | | | | | | | | | Forecast confirmed by developer. |
| B.TA.1 | 01 Norwich + Urban Fringe | Taverham | Land adjacent Beech Avenue Business Park, Ringland Road | 20211698 | Full | 25 | 25 | 25 | | | | | | | | | | | | | | | | Developer confirmed works to all plots have commenced, which are forecasted to be complete by January 2026. |
| STR.11 | 01 Norwich + Urban Fringe | Taverham | Land between Fir Covert Road and Reepham Road | 20220455 | Reserved Matters | 1530 | 1530 | | | 75 | 150 | 150 | 175 | 175 | 175 | 175 | 155 | 150 | 30 | 30 | 30 | 60 | | Developer confirmed that it is anticipated construction will begin in August 2025 and for residential plots in February 2026. There are anticipated to be 72 completions in 2026/27, and the final delivery will be seen by 2040. Approximately 70% of completions (1057 homes) are anticipated to be delivered within the first 5 years of construction up to 2031. The developer's forecast is accepted as reliable but a precautionary approach is taken in this trajectory to account for unforeseeable circumstances. |
| | 01 Norwich + Urban Fringe | Thorpe St. Andrew | Land at Griffin Lane | 20160423 | Reserved Matters | | 71 | 71 | | | | | | | | 11 | 30 | 30 | | | | | | 20212061 to revise the scheme up to 130 homes is still being considered by the Council. The site will be the subject of a S106 agreement which will need to be agreed post-Committee, along with the purchase of credits to address nutrient neutrality. These timescales are based on those factors, plus likely time to taken market the sites and achieve RMA consents. In addition, the consent alongside the Pinebanks / Langley North and South schemes will be the subject of an occupational restriction to prevent occupations beyond 302 dwellings until such time as the Whittingham WWTW improvements have been completed and AW has confirmed that there is capacity for these sites. It should be noted that this might result in the choice to bring forward one of the Pinebanks sites to start with, which could change the delivery rate on this site. Considering these factors a precautionary approach is taken in the trajectory. |
| | 01 Norwich + Urban Fringe | Thorpe St. Andrew | Pinebanks, 9 Yarmouth Road | 20160425 | Reserved Matters | | 231 | 231 | | | | | 25 | 90 | 90 | 26 | | | | | | | | All three applications at Pinebanks (20212058) for up to 260 homes, Langley North (20212059) for up to 90 homes, and Langley South (20212060) for up to 70 homes are still being considered by the Council. Pinebanks and Langley North are expected at Committee soon, with the Langley South application still being the subject of further discussion. The sites will be the subject of S106 agreements which will need to be agreed post-Committee, along with the purchase of credits to address nutrient neutrality. These timescales are based on those factors, plus likely time to taken market the sites and achieve RMA consents. In addition, the consents will be the subject of an occupational restriction to prevent occupations beyond 302 dwellings until such time as the Whittingham WWTW improvements have been completed and AW has confirmed that there is capacity for these sites. Given the pending applications, the trajectory is based on the previously approved scheme. |
| | 01 Norwich + Urban Fringe | Thorpe St. Andrew | 27 Yarmouth Road, Thorpe St Andrew | 20170811 | Full | 25 | 25 | 25 | | | | | | | | | | | | | | | No response received from developer. Full application 2025/1140 for 27 flats received in April 2025, however it was deemed invalid on receipt. | |
| | 04 Broadland Villages | Weston Longville | Weston Hall, Weston Hall Road | 20212331 | Full | | 11 | 11 | | | 6 | 5 | | | | | | | | | | | | Response received from developer, but forecast could not be provided after discussions had with the applicant as they are uncertain of timescales. Forecast provided based on Start 2 Finish approximately 2 years before first completions. This site is a combination of conversions and new builds. |
| GT11 | x.Growth Triangle | Land North of Smee Lane, Great Plumstead, Norwich | 20180193 / 20211743 | Reserved Matters | 272 | 272 | | | | 52 | 55 | 55 | 55 | 55 | | | | | | | | | | No response received from developer. Reserved Matters application 20211743 approved 31/01/25. |
| GT11 | x.Growth Triangle | Land North of Smee Lane, Great Plumstead, Norwich | 20180194 | Outline | 11 | 11 | | | | | | | 2 | 2 | 2 | 2 | 2 | 1 | | | | | | No response received from developer. 1st Jan forecast refers to the intention by developer to submit a new application to replace 20180194, however to date no such application has been received. Therefore, forecast pushed back by a year. |
| | x.Growth Triangle | Land at Green Lane East, Little Plumstead | 20200202 20221003 | Reserved Matters (PCO) | | 181 | 181 | | | | | | 55 | 55 | 20 | | | | | | | | | Developer confirmed that first completions/occupations projected for April 2027 due to NN strategy aligning with planned nutrient extraction upgrades to Whittingham WRC, which we understand remain programmed for completion by end of March 2027. It is therefore anticipated that construction of the dwellings would commence from around September 2026 to facilitate this, as it is assumed that it would take approximately 6 months from commencement to complete construction of the first dwelling, and then completions would follow at a build-out rate of around one dwelling per week, which we would see as typical. The dwelling numbers for the extra care/independent living facility have not been included in the forecast as it is currently anticipated that these will not be developed out, with the land instead being developed for a pharmacy and care hub in accordance with the proposals under planning application 2024/3250 which was approved 04/07/25. |
| | x.Growth Triangle | Land at St Faiths Road, Old Catton, Norwich | 20180920 | Reserved Matters | 328 | 61 | 42 | 19 | | | | | | | | | | | | | | | | Forecast confirmed by developer. |
| | x.Growth Triangle | Land East of Broadland Business Park/South of Smee Lane, Postwick | 20181601 / 2024/1137 | Reserved Matters (PCO) | | 520 | 334 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 24 | | | | | | | | | Developer confirmed that phases 1 and 2 (205 units) continue at similar build rate. The numbers include continuity onto Phase 3 and 4. The RMA for Phases 3 and 4 (ref 2024/1137) is pending determination and will be subject to securing nutrient neutrality mitigation (credits). Phases 3 and 4 are controlled under an Option Agreement and will be purchased upon grant of planning permission. There are viability challenges currently being reviewed due to the requirement for nutrient neutrality mitigation and the recent increase in the cost of credits. |

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|--------|--|-------------------|---|----------------------|----------------------------------|--|-------|-----|-----|-----|-----|------|------|------|-----|-----|-----|-----|-----|-----|------|-----|------|--|---|---|
| | | x.Growth Triangle | Land South of Green Lane West (Northern Parcel) | 20210507 | Full | 120 | 60 | 25 | 25 | 10 | | | | | | | | | | | | | | Forecast confirmed by developer. | | |
| | | x.Growth Triangle | Land off Green Lane West, Rackheath (Southern Parcel) | 20210472 | Full | 202 | 41 | 41 | | | | | | | | | | | | | | | | | Forecast confirmed by developer. Projected to complete on site by the end of 2025. | |
| B.RA.1 | | x.Growth Triangle | Land adj Mahoney Green, Rackheath | 20172208 / 2024/0494 | Outline / Reserved Matters (PCO) | 205 | 205 | | | 10 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 15 | | | | | | No response received from developer. | |
| B.RA.2 | | x.Growth Triangle | Heathwood Gospel Hall, Green Lane West, Rackheath | | Allocation | 15 | 15 | | | | | | 15 | | | | | | | | | | | | Allocation. No planning application has been received, therefore no evidence that this can be delivered within the 5 year period. | |
| | | x.Growth Triangle | Land South of Moorsticks, Buxton Road, Spixworth | 20191472 | Reserved Matters | 19 | 19 | | | | | | 19 | | | | | | | | | | | | No response received from developer. | |
| | | x.Growth Triangle | Land East of Buxton Road, Spixworth, Norwich | 20180443 | Reserved Matters | 225 | 100 | 70 | 30 | | | | | | | | | | | | | | | | Forecast confirmed by developer. | |
| | | x.Growth Triangle | Land to the North of Sprowston and Old Catton, Btr Wroxham Road & St Faiths Road, Sprowston | 20121516 / 20161058 | Outline | 3520 | 3520 | | | 100 | 100 | 100 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 2020 | Developer provided forecast for only 300 dwellings between 2027-2030. The remaining 3220 spread across using the Start 2 Finish average build out rate of 150 dwellings per annum for size of site. Developer confirmed that contracts have been exchanged for the sales of phases 1 and 3 of Beeston Park. The commencement of residential development is dependent on the securing of the relevant permissions required to deliver the Nutrient Neutrality Mitigation Strategy. A number of these permissions have been secured and expectation is the remaining requirements, including an Environmental Permit for the WWTW will be secured in 2025. Housebuilders for phases 1 and 3 are expected to submit initial Reserved Matters applications to the LPA for approval in Q3/4 2025. | | |
| | | x.Growth Triangle | Phase 1a - Part 2, Land at Blue Boar Lane, Sprowston | 20130224 | Reserved Matters | 54 | 54 | 28 | 26 | | | | | | | | | | | | | | | | No response received from developer. | |
| | | x.Growth Triangle | Phase 1, Land to the South of Salhouse Road, Sprowston | 20190758 | Reserved Matters | 251 | 131 | 35 | 35 | 35 | 26 | | | | | | | | | | | | | | Developer confirmed that the assumptions within the table remain accurate as a projected forecast and their anticipated delivery timeframe has not changed. | |
| | | x.Growth Triangle | Phase 2, 3 & 4, Land south of Salhouse Road, Sprowston | 20200447 | Reserved Matters | 535 | 187 | 68 | 44 | 28 | 47 | | | | | | | | | | | | | | Developer timescales goes from July-July, so 1/4 of numbers were taken from the first year of forecasted builds and added on to the last year. Developer provided figures that total 140, however we have more 187 net new homes so an additional 47 was added to the last forecasted year. | |
| | | x.Growth Triangle | Phase 5, Land south of Salhouse Road, Sprowston | 20160498 | Outline | 17 | 45 | | | | | | 45 | | | | | | | | | | | | No response received from developer. These 45 dwellings (previously 17 dwellings) are the remaining left on the outline permission for 803. | |
| | | x.Growth Triangle | Land South of Salhouse Road, Sprowston/Gt Lt Plumstead | 20201880 | Full | 380 | 282 | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 2 | | | | | | | | | No response received from developer. Development under way and forecast based on recent completion rates. | |
| STR.10 | | x.Growth Triangle | White House Farm, off Blue Boar Lane/Salhouse Road, Sprowston | | Allocation | 1200 | 1200 | | | | | | | | | | | | 60 | 120 | 120 | 120 | 120 | 660 | Allocation, no response received from contact. | |
| GT6 | | x.Growth Triangle | Land at Brook Farm & Laurel Farm, Green Lane, Thorpe St Andrew | | Allocation | 600 | 600 | | | | | | | | | | | | 68 | 68 | 68 | 68 | 68 | 124 | Allocation, no response received from contact. | |
| | | x.Growth Triangle | Land East of Pound Lane, Thorpe St. Andrew | 20190016 / 20211168 | Full | 55 | 55 | | | | 11 | | | | | | | | | | | | | | Developer confirmed forecast. Ratio calculated to reflect C2 units. | |
| | | x.Growth Triangle | Oasis Sport and Leisure Centre, Pound Lane | 20210689 / 2024/1804 | Outline / NMA | 24 | 24 | | 12 | 12 | | | | | | | | | | | | | | | Developer confirmed forecast. Developer confirmed that planning permission has been reduced to 30 bungalows, however this is not demonstrated in the planning application and there has been no application since to reduce this. Ratio calculated to reflect C2 units. | |
| | | x.Growth Triangle | Racecourse Plantation, Thorpe St Andrew | 20161896 / 20212075 | Outline / Reserved Matters (PDE) | 239 | 239 | | | | 27 | 53 | | | | | | | | 53 | 53 | | | | No response received from developer. | |
| GT16 | | x.Growth Triangle | North Rackheath | 20220663 | Outline (PCO) | 3,850 | 3,850 | | | | 43 | 45 | | | | | | | 120 | 120 | 160 | 175 | 175 | 175 | 2551 | EOT agreed until 31st Oct 2025. Developer anticipates an RTG in Q3 2025 with the final permission being delivered Q4 2025/Q1 2026. Discussions on RM's have already commenced and these will be submitted as soon as the permission is released. They anticipate RM approvals late 2026, enabling infrastructure to start early 2027 and first occupation 2028. |
| GT20 | | x.Growth Triangle | White House Farm (North East) | 20191370 / 2024/3566 | Outline (PCO) | 450 | 450 | | | | 35 | 50 | | | | | | | 50 | 50 | 50 | 50 | 50 | 15 | | Developer confirmed that the intention is to bring the site to market once outline planning permission has been secured. On the basis that consent is secured in Q3 2025, it is envisaged that a Reserved Matters consent could be in place by the end of 2026, with first dwellings delivered in 2027. |
| GT21 | | x.Growth Triangle | Land East of Broadland Business Park (North) | | Allocation | 350 | 350 | | | | | | | | | | | | 68 | 68 | 68 | 68 | 68 | 10 | | Allocation, no response received from contact. |
| GT8 | | x.Growth Triangle | Land North of Plumstead Road | | Allocation | 35 | 35 | | | | | | | | | | | | 20 | | | | | | | Broadland Growth Limited is no longer delivering site. |
| | | | | | | Sites of 9 or fewer | | | | | | 235 | 34 | 34 | 34 | 34 | 34 | | | | | | | | | |
| | | | | | | Discounted Windfall (Per Annum) | 60 | 0 | 0 | 19 | 39 | 60 | | | | | | | | | | | | | | |
| | | | | | | Total (Windfall included in yearly total only) | 17529 | 606 | 602 | 767 | 948 | 1008 | 1077 | 1227 | 959 | 968 | 993 | 855 | 820 | 733 | 5558 | | | | | |

Norwich

| Address | Reference | Application Type | Net Homes at 1/4/2025 | 2024/25 Delivery | 2025/ 26 | 2026/ 27 | 2027/ 28 | 2028/ 29 | 2029/ 30 | After 1 April 2030 | Variance in SYLS | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038 and Beyond | Status |
|---|---|----------------------------|-----------------------|------------------|----------|----------|----------|----------|----------|--------------------|------------------|---------|---------|---------|---------|---------|---------|---------|---------|---|--------|
| Anglia Square | STR.02 22/00434/F | Full | 1,100 | 0 | | | | 100 | 200 | 1,100 | -800 | | | | | | | | | Allocation. JDS received. Site acquired by Norwich City Council late 2024. Total £38million committed from Homes England to implement extant consent. Demolition commenced late 2024 and permission implemented. In 25/26 the focus will be on completing enabling works. Delivery of some units within Phases 1 and 2 likely within 5 year period. | |
| Argyle Street | NCC.07 (prev. CC11) 22/00273/F | Full | 14 | 0 | | | | 14 | | 0 | 0 | | | | | | | | | JDS received. Planning permission granted with anticipated start on site 2028. | |
| Land at Barrack Street | NCC.02 (prev. CC17a) | | 200 | 0 | | | | | | 200 | -200 | | | | | | | | | Allocation. Assume delivery outside 5 years. | |
| Ber Street, 10-14 | NCC.11 (prev.CC3) 22/00272/F (9 homes) | | 9 | 0 | | | | 9 | | 0 | 0 | | | | | | | | | JDS received. Planning permission granted with anticipated start on site 2028. | |
| Bethel Street, land to rear of City Hall | NCC.13 prev. CC24 | | 20 | 0 | | | | | | 20 | -20 | | | | | | | | | Allocation. Delivery assumed beyond 5 year period. | |
| 59 Bethel Street | 08/00671/F | Full | 14 | 0 | | | | 14 | | 14 | 0 | | | | | | | | | Recent contact with developer indicates renewed interest in completing remaining dwellings. Assumed delivery using Start to Finish. | |
| Bluebell Road (UEA, land north of Cow Drive) Blackdale Building | NOS.10 15/00121/F, 16/00099/MA | Full | 143 | 0 | | | | | | 143 | -143 | | | | | | | | | Allocation. Assume delivery outside 5 years. | |
| Bluebell Road, Bartram Mowers site (remainder of allocation) | NOS.08 (prev.R42) 19/00911/F (50 dwellings) | Full | 122 | 22 | | | | | | 0 | -122 | | | | | | | | | Remainder left over from 2019 permission completed in 24/25. Net homes adjusted. 100 addition in GNLP allocation. | |
| Bowthorpe Road, Norwich Community Hospital Site | NOS.01 (prev.R37) 18/00372/O | Outline | 48 | 0 | | | | | | 200 | -48 | | | | | | | | | Allocation. Assume delivery outside of 5 years. | |
| City Road, 24, John Youngs Ltd | NOS.06 prev. R7 | | 45 | 0 | | | | | | 45 | -45 | | | | | | | | | Allocation. Response previously received indicating no immediate plans. Recent permission for new biomass boiler granted. Assume delivery outside 5 years. | |
| Friars Quay/Colegate, Car Park | NCC.16 | | 25 | 0 | | | | | | 25 | -25 | | | | | | | | | Allocation. Response advises site likely to come forward outside of 5 year period. | |
| Constitution Hill, Constitution Motors | NON.03 18/00917/O, 19/01031/RM, 24/01296/D | Outline / Reserved Matters | 12 | 0 | | | | 12 | | 0 | 0 | | | | | | | | | All pre-commencement conditions discharged and commenced on site. Assumed delivery timescale using Start to Finish. | |
| Dereham Road, 238a; Site of former Earl of Leicester PH | NOS.02 prev. R33 22/01471/F | | 9 | 0 | | | | 9 | | 0 | 0 | | | | | | | | | JDS received. Planning permission granted 22/01471/F and pre-construction activities underway to facilitate delivery. Pre-commencement conditions still to discharge so delivery pushed back. | |
| Dibden Road, Van Dal Shoes and car park | NON.06 prev. R17 | | 25 | 0 | | | | | 48 | | | | | | | | | | | JDS received. Site demolition and remediation underway. Delivery pushed back as a cautious approach as no planning application has been submitted. | |
| Duke Street, land adjoining Premier Inn and River Wensum | NCC.15 18/01552/F | Full | 56 | 0 | | | | | | 0 | -56 | | | | | | | | | Assume delivery outside 5 years. | |
| Duke Street, former EEB site (Dukes' Wharf) | NCC.14 (prev. CC21) | | 100 | 0 | | | | | | 0 | -100 | | | | | | | | | Allocation. Previous owners in administration so current forecast position uncertain. Assume delivery outside 5 years. | |
| Duke Street, St Marys Works | NCC.19 | | 150 | 0 | | | | | | 150 | -150 | | | | | | | | | Allocation. Assume delivery outside 5 years. | |
| East Norwich Strategic Regeneration Area | STR.01 12/00875/O (Bracondale Deal Ground R9) | Outline | 3,362 | 0 | | | | | | 3362 | -3,362 | | | | | | | | | Allocation. Partial permission. Assume delivery outside 5 years. | |
| Land at Garden Street and Rouen Road, Norwich | NCC.10 prev. CC10 | | 100 | 0 | | | | | | 100 | -100 | | | | | | | | | JDS received. Delivery outside 5 years. | |
| Gas Hill, Gas Holder | NOS.04 prev.R13 | | 15 | 0 | | | | | | 15 | -15 | | | | | | | | | Allocation. New landowner - unable to make contact. Assume delivery outside 5 years. | |
| Goldsmith Street | 15/00272/F, 17/00220/MA | Full | 12 | 0 | | | | | | 12 | -12 | | | | | | | | | JDS received. Anticipating delivery outside 5 years. | |
| Hurricane Way | NON.02 prev. R29 - (A&B) | | 30 | 0 | | | | | 35 | 0 | 5 | | | | | | | | | JDS received. Response advises delivery in 2026/27. A planning application is expected in Q2 2025. Delivery pushed back using Start to Finish as a cautious approach as no planning application has been submitted. | |
| Land at Kett's Hill and east of Bishop Bridge Road | NOS.03 (prev. R14 + R15) 06/00166/F (extant) | Full | 80 | 0 | | | | | | 80 | -80 | | | | | | | | | Allocation. New landowner - unable to make contact. Assume delivery outside 5 years. | |
| King Street, 125-129, 131-133 and Hobrough Lane | NCC.09 prev. CC7 | | 20 | 0 | 0 | 0 | 15 | 30 | 10 | 0 | 35 | | | | | | | | | JDS received. Application submitted 25/00520/F and 25/00521/L. The applications propose 55 dwellings. Pushed delivery back an additional year as consent not yet granted as cautious approach. | |
| King Street, St Annes Wharf | 04/00605/F 16/01893/VC 19/00440/MA | Full | 190 | 0 | | | | | | 190 | -190 | | | | | | | | | Assume delivery outside 5 years. | |
| King Street, 191 | 19/01389/F | Full | 41 | 0 | | | | | | 41 | 0 | | | | | | | | | Permission implemented and works commenced onsite. Conditions discharged but stalled on site so delivery pushed to later years. | |
| King Street, King Street Stores | NCC.08 prev.CC8 | | 20 | 0 | | | | | | 20 | -20 | | | | | | | | | No extant consent on the site. Allocation. Assume delivery outside 5 years. | |

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|--|--|---------------------------|-------|----|----|----|-----|-----|-----|-------|--------|---|---|---|---|---|---|---|---|--|
| Former Mile Cross Depot Mile Cross Road Norwich NR3 2DY | 24/00134/NF3 NON.09 prev. R36 | Full | 67 | 0 | | | 35 | 32 | 100 | 0 | 100 | | | | | | | | | JDS received. Planning application approved for phase 1: 67 dwellings. Significant ground work have been completed with further enabling works due 25/26. First delivery 2027. |
| Rose Lane and Mountergate, land at | NCC.03 prev. CC4a | | 50 | 0 | | | | | | 50 | -50 | | | | | | | | | JDS received. Allocation. Delivery anticipated outside 5 years. |
| Mountergate/Prince of Wales, land at | NCC.04 prev. CC4b | | 200 | 0 | | | | | | 200 | -200 | | | | | | | | | Assume delivery outside 5 years. |
| Mousehold Lane, Start Rite Factory site | NON.05 (prev.R18) 18/01772/F, 20/01624/MA, 23/01287/F, 24/01151/D | Full | 18 | 0 | 18 | | | | | 0 | 0 | | | | | | | | | Care home completed under previous phase. JDS received. Allocation. 23/01287/F construction of 18 units has commenced and is due to complete this year. |
| Muspole Street, St Georges Works, | NCC.17 | | 110 | 0 | | | | | | 110 | -110 | | | | | | | | | JDS received. Planning application 23/00881/F pending consideration for 54 dwellings. Response advises cannot accurately forecast delivery at this stage so assumed outside of 5 years. |
| Normans Buildings, 11 | 21/00636/F | Full | 141 | 0 | | | | 141 | | 141 | 0 | | | | | | | | | Permission extant and implemented. Cautious delivery timescale as further conditions to discharge. |
| Oak Street, 161 | 18/00004/F 24/00373/MA | Full | 40 | 0 | | | | | | 40 | -40 | | | | | | | | | Commenced on site but currently stalled. Assumed delivery outside 5 years. |
| Prince Of Wales Road, 82 - 96 | 19/00875/F | Full | 49 | 0 | 28 | 21 | | | | 0 | 0 | | | | | | | | | Permission implemented and commenced on site. Works have been slow so cautious approach taken. Case officer contact indicates first phase should be complete this financial year. |
| Queens Road and Surrey Street, land east of Sentinel House | NCC.12 (prev. part CC29) 18/00437/F, 19/01405/MA | Full | 101 | 0 | | | | | | 101 | -101 | | | | | | | | | Allocation and extant permission but previous owners went into administration. Unable to make contact with new owners so assumed outside 5 years as cautious approach. 217 cluster 25 studios |
| Starling Road, Industrial sites; remainder of allocation | NON.07 (prev.R20) | Allocation | 23 | 0 | | | | | | 23 | -23 | | | | | | | | | Consent expired. Allocation. Assume delivery outside 5 years. |
| Land And Buildings Including 70 - 72 Sussex Street & Land North Side Of 148 Oak Street Norwich NR3 3DE | NCC.20 (CC19) 22/00762/F | Full | 34 | 0 | | | | 22 | 12 | 0 | 0 | | | | | | | | | JDS received. Pushed delivery back to later years as finance and contractor to still be secured as cautious approach. |
| Thorpe Road, land west of Eastgate House | NOS.05 (20) 22/00933/O (19) | Full | 19 | 0 | | | | | 19 | 0 | 0 | | | | | | | | | JDS received. Allocation. Application 22/00933/O pending consideration. Agent anticipates all 19 dwellings being capable of delivery within the next few years sujetc to agreement on affordable house with plannign case officer. Delivery assumed in later years using Start to Finish. |
| Thorpe Road: 13-17 Norwich Mail Centre | NCC.05 prev.CC15 | | 150 | 0 | | | | | | 150 | -150 | | | | | | | | | Allocation. Assume delivery outside 5 years. |
| Three Score, Bowthorpe | STR.04 (prev.R38) 755 12/00703/O, 13/02089/VC, 19/00978/MA | Outline/ Reserved matters | 666 | 29 | | | | | 100 | 566 | -566 | | | | | | | | | JDS received. Allocation. Phase 3 complete in 24/25. Remainder of strategic allocation delivery. |
| Three Score Site, Land South Of Clover Hill Road | 24/00070/RM STR.04 (R38) | Reserved Matters | 89 | 0 | | | 37 | 52 | | 0 | 0 | | | | | | | | | JDS received. Allocation and detailed permission. Track record of delivery across strategic site. |
| UEA Grounds Depot | NOS.09 | | 140 | 0 | | | | | | 140 | -140 | | | | | | | | | Assume delivery outside 5 years. |
| The Childrens Centre, 40 Upton Road | 20/01579/F | Full | 23 | 0 | 7 | 16 | | | | 0 | 0 | | | | | | | | | JDS received. Commenced on site. |
| Waterworks Road, Heigham Water Treatment Works | NON.08 prev. R31 | | 60 | 0 | | | | | | 60 | -60 | | | | | | | | | Allocations. Delivery outside 5 years. |
| Westwick Street Car Park | NCC.18 prev.CC30 | | 30 | 0 | | | | | | 30 | -30 | | | | | | | | | Allocation. Delivery outside 5 years. |
| Westwick Street, BT Exchange Site | 16/00456/F 20/00539/D | Full | 42 | 0 | | | | | | 42 | -42 | | | | | | | | | Assume delivery outside 5 years. |
| Windmill Road, land north of | NON.04 (prev. R19) 19/00971/F 20/01156/VC | Full | 17 | 0 | | | 17 | | | 17 | 0 | | | | | | | | | JDS received. Planning permission granted. Delivery timescales to be conditioned in site disposal. |
| Sites of 9 or fewer | | | 88 | 0 | 12 | 12 | 12 | 12 | 12 | | | | | | | | | | | |
| Discounted Windfall (Per Annum) | | | 129 | 0 | 0 | 0 | 42 | 85 | 129 | | | | | | | | | | | |
| Total (Windfall included in yearly total only) | | | 8,248 | 51 | 65 | 49 | 179 | 511 | 706 | 7,346 | -6,860 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |

Net Homes only

8031

5-year period

1,510

South Norfolk

| GNLP reference | Level in GNLP Heirarchy | Parish | Address | Planning Reference | App Type | Total Allocated / Permitted | Net New Homes at 1/4/2025 | 2025/ 26 | 2026/ 27 | 2027/ 28 | 2028/ 29 | 2029/ 30 | 2030/ 31 | 2031/ 32 | 2032/ 33 | 2033/ 34 | 2034/ 35 | 2035/ 36 | 2036/ 37 | 2037/ 38 | 2038 and Beyond | June 2025 Notes | |
|----------------|---------------------------|-------------|--|---|---|-----------------------------|---------------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|-----------------|---|--|
| S.CN.3 | 01 Norwich + Urban Fringe | Colney | Colney Hall, Watton Road | 2022/1547 | Outline (Pending) | 111 | 139 | | | | 30 | 70 | 20 | 19 | | | | | | | | JDS provided 17.07.2025. Times scales above are approximate and depend on the speed of granting of planning permission. Intention to complete within 3 years of starting, with approx 40 units per calendar year, build rate is in line with a scheme delivering in North Norfolk. Developer intends to submit a planning application in September /October 2025 with an expectation of approval in spring/summer of 2026. The Case Officer of outline application 2022/1547 advised that based on the previously agreed extension the determination period until the end of 2025 its unlikely a decision will be determined before then. The developer forecast provided has been pushed back to reflect this and as it only accounts for 120 of the 139, 19 units added to end of the trajectory. | |
| Commitment | 01 Norwich + Urban Fringe | Costessey | West of Lodge Farm (outline for primary school) | 2021/1730 | Full | 44 | 44 | | 22 | 22 | | | | | | | | | | | | JDS signed by Developer 30/05/2025- Developer advises that NN Credits in process of being purchased with the hope permission will be issued in the next few weeks with the first completions in the second half of 2026. | |
| STR.07 | 01 Norwich + Urban Fringe | Cringleford | Cringleford NP allocation - GNLP uplift, North of the A11 Land south of Newfound Farm, Colney Lane | 2024/3836 - pending consideration | Allocation w detailed application pending | 410 | 410 | | | | 10 | 100 | 100 | 100 | 100 | | | | | | | | DM Officer advised full application (406 dwellings) is being worked on, hoping to grant permission early 2026 dependent on NN constraints being resolved. Forecast remains as of 1st Jan 2025. |
| S.CR.1 | 01 Norwich + Urban Fringe | Cringleford | Cringleford NP allocation - Barratt/David Wilson site North of A11 | 2018/2200 BDW | Detailed | 497 | 105 | 50 | 30 | 20 | 5 | | | | | | | | | | | BDW -Developer confirmed delivery intentions 02/06/2025. Developers forecast runs from 1st July 2025 and has net homes at 70 however our records show 105 net homes in a monitoring year. Developer's forecast amended slightly to reflect the monitoring year of 1st April to 31st March with the additional 35 plots added not included on the developer forecast. | |
| Commitment | 01 Norwich + Urban Fringe | Cringleford | Cringleford NP allocation - Barratt/David Wilson site North of A11 | 2022/1546 (Plus 2018/2200 AH) Crest Nicholson | Detailed | 153 | 65 | 41 | 24 | | | | | | | | | | | | | Crest Nicholson - Developer confirmed delivery intentions 12/05/2025 | |
| Commitment | 01 Norwich + Urban Fringe | Cringleford | Cringleford NP allocation - Big Sky site South of A11 | 2013/1494 | Outline | 350 | 2 | | | | 2 | | | | | | | | | | | JDS signed by Developer 01/05/2025 -forecast 59 dwellings in 25/26 and 93 in 2026/27. Due to the different phases, these figures have been entered into the trajectory split across the applications and are not very different from the 1st Jan 2025 trajectory. | |
| Commitment | 01 Norwich + Urban Fringe | Cringleford | Cringleford NP allocation - Big Sky site South of A11 | 2018/2783 | Detailed | 67 | 7 | | | | 7 | | | | | | | | | | | JDS signed by Developer 01/05/2025 - Remaining 7 units likely to require separate RM application - caught up by NN. | |
| Commitment | 01 Norwich + Urban Fringe | Cringleford | Cringleford NP allocation - Big Sky site South of A11 | 2018/2786 | Detailed | 55 | 55 | 55 | | | | | | | | | | | | | | Under construction. JDS signed by Developer 01/05/2025. | |
| Commitment | 01 Norwich + Urban Fringe | Cringleford | Cringleford NP allocation - Big Sky site South of A11 | 2018/2787 | Detailed | 22 | 22 | | 22 | | | | | | | | | | | | | Approved Feb 2025. JDS signed by Developer 01/05/2025 | |
| Commitment | 01 Norwich + Urban Fringe | Cringleford | Cringleford NP allocation - Big Sky site South of A11 | 2018/2788 | Detailed | 29 | 29 | | 29 | | | | | | | | | | | | | Approved Sept. 2024. Discharge of various conditions approved. JDS signed by Developer 01/05/2025 | |
| Commitment | 01 Norwich + Urban Fringe | Cringleford | Cringleford NP allocation - Big Sky site South of A11 | 2018/2789 | Detailed | 34 | 34 | | 34 | | | | | | | | | | | | | Approved March 2025. JDS signed by Developer 01/05/2025 | |
| Commitment | 01 Norwich + Urban Fringe | Cringleford | Cringleford NP allocation - Tilia site North of A11 | 2018/2835 | Detailed | 203 | 50 | 50 | / | | | | | | | | | | | | | Developer confirmed delivery intentions 12/05/2025 | |
| Commitment | 01 Norwich + Urban Fringe | Cringleford | Cringleford NP allocation - Tilia site North of A11 | 2018/2836 | Detailed | 90 | 90 | 20 | 45 | 25 | | | | | | | | | | | | Developer confirmed delivery intentions 12/05/2025 | |
| Commitment | 01 Norwich + Urban Fringe | Cringleford | Cringleford NP allocation - Tilia site North of A11 | 2022/1913 - pending consideration | Outline w detailed application pending | 36 | 36 | | | | 36 | | | | | | | | | | | Developer confirmed delivery intentions 12/05/2025 | |
| STR.08 | 01 Norwich + Urban Fringe | Easton | Land N & S of Dereham Road | 2014/2611 (Outline) | Detailed | 890 | 164 | | | | | | | | 64 | 100 | | | | | | This is the remaining 135 dwellings on the outline plus 29 dwellings (from permission 2021/1612 reduction from 114 to 85 dwellings). A reserved matters application has not been submitted and these dwellings were not addressed in the completed JDS from Persimmon therefore they have been forecast outside of the 5YHLS. | |
| STR.08 | 01 Norwich + Urban Fringe | Easton | Land N & S of Dereham Road (Phase 1 - aka Phase W &Z) | 2020/0962 | Detailed | 291 | 43 | 43 | | | | | | | | | | | | | | This application has been built out ahead of forecast 1st Jan 2025 , based on this the remaining dwellings to be completed entered in 25/26. Persimmon JDS 15/05/2025 forecast is on calendar year (2025/26 22 & 110 respectively) however does not seem to take into account this permission , as 403 dwellings are forecasted (2021/1612 (85) & 2021/2417 (318) . | |
| STR.08 | 01 Norwich + Urban Fringe | Easton | Land N & S of Dereham Road (Phase 2 - aka Phase U) | 2021/1612 | Detailed | 85 | 85 | | 50 | 35 | | | | | | | | | | | | Persimmon JDS 15/05/2025 forecast is on calendar year (2026/27/28 110,105 & 104 respectively). CIL commencement notice 20th January 2025. Based on this and the 1st Jan 2025 forecast 85 dwellings to be completed between 2026 to 2028 however this may deliver sooner. | |

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| STR.08 | 01 Norwich + Urban Fringe | Easton | Land N & S of Dereham Road (Phase 3 & 4 aka Phases V, X & Y) | 2021/2417 - Pending | Outline w detailed application pending | 350 | 350 | | | 16 | 60 | 70 | 104 | 68 | 32 | | | | | | Persimmon JDS 15/05/2025 forecast is on calendar year and is based on the application 2021/2417 for 318 dwellings being approved in the first half of 2025. DM Officer confirmed a decision will be issued by the end of August 2025 at the latest. Developers forecast pushed back by a year to reflect the decision date. Remaining 32 of the 350 added to the last year of the trajectory. | |
| S.TW.1 | 01 Norwich + Urban Fringe | Trowse | Land on White Horse Lane and to the rear of Charolais Close & Devon Way | 2016/0803 & 2016/0805 (7-Detailed) (White Horse Lane) 2019/2318 (83-Full) (Devon Way & Hudson Ave.) | Outline / Detailed | 90 | 48 | 25 | 23 | | | | | | | | | | | | Developer confirmed delivery intentions 08/05/2027 | |
| S.TW.2 | 2 Norwich + Urban Fringe | Trowse | May Gurney site | 2011/0152 (outline) 2023/1825 (RM pending) | Outline w detailed application pending | 90 | 73 | | | | | | 73 | | | | | | | | | Application is being led by the City Council. Extension of time recently agreed. No forecast. |
| S.DI.1 | 02 Main Towns | Diss | Frontier Agriculture Ltd, Sandy Lane | N/A | Allocation | 150 | 150 | | | | | | | | | 10 | 40 | 40 | 40 | 20 | Allocation-Frontier Agriculture confirm they are committed to the site however no forecast available due to significant considerations and variables. Forecast from 1st Jan 2025 pushed back a year. | |
| Diss & District Neighbourhood Plan | 02 Main Towns | Diss | DDNP01 Land north of the Cemetery, west of Heywood Road and east of Shelfanger Road | 2021/2782 | Outline | 179 | 179 | | | 15 | 35 | 35 | 35 | 35 | 24 | | | | | | JDS signed by Developer 08/05/2025 -RM pending, intention to commence January 2026. Developer forecast only went up to 2029/30 so the additional 59 units not on forecast spread over 2030-32 | |
| Commitment | 02 Main Towns | Diss | DDNP02 Site of derelict Victorian Infant School, the Causeway | N/A | Allocation | 10 | 10 | | | | | | 10 | | | | | | | | Allocation | |
| Diss & District Neighbourhood Plan | 02 Main Towns | Diss | DDNP03 Land west of Nelson Road and east of Station Road | N/A | Allocation | 25 | 25 | | | | | | 13 | 12 | | | | | | | JDS signed by Developer 05/05/2025- Northern part of site forecast only- anticipated planning application submission 2026/27 (subject to AH funding being confirmed by Government). Southern part of the site owned separately, address details provided and forecast for these 12 dwellings remains as of 1st Jan 2025. | |
| Commitment | 02 Main Towns | Diss | DDNP04 Land north of Nelson Road, | 2020/0478 | Detailed | 43 | 43 | | | | | | 21 | 22 | | | | | | | The scheme at Nelson Road, although implemented, is currently on hold because of viability issues and there is no information about the owners further intentions. | |
| Diss & District Neighbourhood Plan | 02 Main Towns | Diss | DIS1 DDNP06 Land north of Vince's Road | 2022/1344 | Detailed | 35 | 35 | 35 | | | | | | | | | | | | | Developer confirmed delivery intentions 09/05/2025 | |
| Diss & District Neighbourhood Plan | 02 Main Towns | Diss | DIS 2 DDNP14 Land off Park Road | 2023/3587 | Full-Withdrawn | 10 | 15 | | | | | | 15 | | | | | | | | Allocation | |
| Diss & District Neighbourhood Plan | 02 Main Towns | Diss | DIS 7 Feather Mills site, Park Road | ENQMEM/2023/04 18 | Allocation | 12 | 17 | | | | | | | | | | | | | | Allocation | |
| LSAAP | 02 Main Towns | Long Stratton | LNGS1 AAP Allocation (part - East of Long Stratton) | 2018/0111 | Hybrid - Housing in outline | 1,275 | 1,275 | | | | | 10 | 50 | 100 | 100 | 100 | 100 | 100 | 100 | 415 | JDS signed by Developer 08/05/2025 -forecast provided for 260 dwellings in 5 years so the additional 1015 dwellings spread over trajectory outside of SYLS. Site currently being marketed with a RM due September 2026. | |
| LSAAP | 02 Main Towns | Long Stratton | LNGS1 AAP Allocation (part - North West of Long Stratton) | 2018/0112 | Hybrid - 213 dwellings in detail | 600 | 600 | 8 | 35 | 35 | 35 | 35 | 35 | 57 | 60 | 100 | 100 | | | | JDS signed by Developer 08/05/2025-forecast provided for 148 dwellings in 5 years so the additional 452 dwellings spread over trajectory outside of SYLS. Infrastructure works underway with first completions expected Feb 2026. | |
| S.HA.1 | 02 Main Towns | Redenhall with Harleston | South of Spirketts Lane | 2023/3610 | Full | 150 | 162 | | | 42 | 40 | 40 | 40 | | | | | | | | JDS signed by Developer 07/05/2025. Archeological dig due to be completed Summer 2025 and a hope that S106 will also be signed within this time. Build out rates based on a similar scheme delivered by Orbit using the MMC timber frame methods. | |
| S.HA.2 | 02 Main Towns | Redenhall with Harleston | Briar Farm, Mendham Lane | 2022/0067 | Full | 461 | 408 | 68 | 90 | 90 | 70 | 70 | 20 | | | | | | | | Developer confirmed delivery intentions 14/05/2025, the 107 extra care homes have slipped back a year. Developers forecast spread over 6 year trajectory as a more precautionary approach. | |
| S.HA.3 | 02 Main Towns | Redenhall with Harleston | Spirkett's Lane/Limes Close | 2023/1418 | Full | 95 | 89 | 20 | 20 | 20 | 20 | 9 | | | | | | | | | Developer confirmed that forecast from previous monitoring year is still accurate 08/05/2025. | |
| S.HA.4 | 02 Main Towns | Redenhall with Harleston | Land off Station Hill | 2019/2115 | Outline | 40 | 40 | | | | | 10 | 10 | 10 | 10 | | | | | | JDS signed by Developer 27/05/2025. Delivery based on the successful renewal of the outline permission 2025/0519. | |
| S.WY.1 | 02 Main Towns | Wymondham | Land at Johnson's Farm | N/A | Allocation | 100 | 100 | | | | | | | | | 16 | 22 | 22 | 22 | 18 | Allocation. Forecast remains as of 1st Jan 2025 | |
| S.WY.2 | 02 Main Towns | Wymondham | North of Tuttles Lane | N/A | Allocation | 50 | 50 | | | | | | | | | 10 | 20 | 20 | | | Allocation. Forecast remains as of 1st Jan 2025 | |
| Commitment | 02 Main Towns | Wymondham | South Wymondham | 2012/0371 | Outline | 730 | 0 | | | | | | | | | | | | | | There is no reserved matters application submitted and these appear undeliverable within the development subject to approval of RM application 2021/0055. | |
| Commitment | 02 Main Towns | Wymondham | South Wymondham (Outline 2012/0371) | 2021/0125 | Detailed | 231 | 181 | 41 | 46 | 50 | 43 | 1 | | | | | | | | | Developer confirmed delivery intentions 12/05/2025. | |
| Commitment | 02 Main Towns | Wymondham | South Wymondham (Outline 2012/0371) | 2021/0054 | Detailed | 35 | 35 | 17 | 18 | | | | | | | | | | | | Developer (Vistry) was unable to complete the forecast 13/05/2025 due to NN issues. Forecast from 1st Jan 2025 pushed back a year. | |
| Commitment | 02 Main Towns | Wymondham | South Wymondham (Outline 2012/0371) | 2021/0055 (Pending) | Detailed | 217 | 217 | | | 29 | 53 | 52 | 43 | 40 | | | | | | | Developer (Vistry) was unable to complete the forecast 13/05/2025 due to NN issues. Forecast from 1st Jan 2025 pushed back a year. | |

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| Commitment | 02 Main Towns | Wymondham | London Road/Suton Lane | 2014/2495 (Outline up to 375) 2018/2758 (89) 2019/1804 (246) | Full | 335 | 55 | 55 | | | | | | | | | | | | | | No response received from developer however only 55 dwellings remaining on site so all completion entered in 2025/26 based on previous conversations with developer of approximately 50 per annum. The care home has been approved under application 2021/2581 and is dealt within the line below. | |
| Commitment | 02 Main Towns | Wymondham | London Road/Suton Lane | 2021/2581 | Full | 35 | 35 | | 35 | | | | | | | | | | | | | | Developer confirmed delivery intentions 08/05/2022. C2 ratio applied to dwelling figure. |
| Commitment | 02 Main Towns | Wymondham | Industrial Site west of Stanley's Lane | 2019/0428 | Detailed | 21 | 1 | 1 | | | | | | | | | | | | | | | Only 1 plot remaining so developer not contacted, assumed last plot completed 2025/26. |
| Commitment | 02 Main Towns | Wymondham | Former Sale Ground, Cemetery Lane | 2016/2668 (Outline) 2020/1439 (Detailed) 2022/2396-7 (NMA) | Detailed | 58 | 58 | | | | | | | | | | | | | | | | No response from developer. Case officer not aware of any progress on site other than the bare minimum carried out to implement the consent. No forecast entered. |
| STR.12 | 03 Key Service Centre (KSC) | Hethersett | Land north of the Poppyfields development (Original outline) | 2011/1804 (1196) | Outline | 1196 | 57 | | | | | | | | | | | | | | | | Applications 2021/1965 and 2021/2226 include land to be offered to South Norfolk Council that could total approximately 57 dwellings, and are forecast to deliver outside the 5-year land supply. |
| STR.12 | 03 Key Service Centre (KSC) | Hethersett | Land north of the Poppyfields development (TW Phase A2) | 2018/2326 A2 | Detailed | 181 | 22 | 9 | 13 | | | | | | | | | | | | | | Developer confirmed delivery intentions 12/05/2025 |
| STR.12 | 03 Key Service Centre (KSC) | Hethersett | Land north of the Poppyfields development (TW Phase A3 & A4) | 2021/1965 A3 | Detailed | 200 | 176 | 45 | 50 | 43 | 38 | | | | | | | | | | | | Developer confirmed delivery intentions 12/05/2025. Developer had 7 dwellings less (169) on net new homes figure so the additional 8 dwellings were added to their 2028/29 total of 31 dwellings. |
| STR.12 | 03 Key Service Centre (KSC) | Hethersett | Land north of the Poppyfields development (Persimmon Phase B2) | 2018/2500 B2 | Detailed | 191 | 3 | 3 | | | | | | | | | | | | | | | Existing phase onsite and being completed. |
| STR.12 | 03 Key Service Centre (KSC) | Hethersett | Land north of the Poppyfields development (Persimmon Phase B3) | 2021/2226 B3 | Detailed | 148 | 121 | 46 | 69 | 6 | | | | | | | | | | | | | Developer provided figures based on calendar years and are adjusted to reflect monitoring years. |
| STR.12 | 03 Key Service Centre (KSC) | Hethersett | Land north of the Poppyfields development | 2021/0758 (Pending) Persimmon and Taylor Wimpey (GNLP Uplift of 200 homes) | Outline | 200 | 200 | | | 30 | 46 | 50 | 74 | | | | | | | | | | This forecast (for Persimmon units only) has been provided in calendar years instead of monitoring years. Taylor Wimpey units have been projected following completion of earlier phases. |
| S.HE.1 | 03 Key Service Centre (KSC) | Hethersett | North of Grove Road | N/A | Allocation | 40 | 40 | | | | | | | | | | | | | | | | Allocation-no agent/developer details |
| S.HI.1 | 03 Key Service Centre (KSC) | Hingham | Land to the south of Norwich Road | N/A | Allocation | 80 | 80 | | | | | 14 | 22 | 22 | 22 | | | | | | | | Allocation - no response from Developer- no further applications in since the 2023 enquiry. Forecast moved on a year from the 1st Jan 2025 forecast. |
| S.LO.1 | 03 Key Service Centre (KSC) | Loddon with Chedgrave | Land off Beccles Road, Loddon | 2021/2437 | Hybrid | 180 | 180 | | | 33 | 50 | 50 | 47 | | | | | | | | | | No response from Developer. Uniform records show a CIL Commencement Notice received with a start date of 26/02/2025 and case officers states 'As I understand it they have been on-site doing some work associated with their pre-commencement condition requirements and preparatory groundworks so as I understand it they are looking to build this site out. They have submitted some DoC applications to us already'. Therefore the forecast from 1st Jan 2025 retained. |
| Commitment | 03 Key Service Centre (KSC) | Loddon with Chedgrave | Land North of Beccles Road | 2023/3506 | Outline | 85 | 85 | | | 35 | 30 | 20 | | | | | | | | | | | JDS signed 06/05/2025 - Contracts have been exchanged with a housebuilder for the sale of the Site and the reserved matters application is expected to be submitted in Summer 2025. |
| S.CH.1 | 03 Key Service Centre (KSC) | Chedgrave | Land off Langley Road, Chedgrave | 2022/0276 2023/03613 | Detailed | 60 | 76 | | | 25 | 25 | 22 | 4 | | | | | | | | | | Developer confirmed delivery intentions 12/05/2025. |
| Commitment | 4 Key Service Centre (KSC) | Poringland | Land adjacent the Ridings | 2022/2134 | Outline PCO | 20 | 24 | | | | | 10 | 14 | | | | | | | | | | No response from Developer. DM (RS) response 'The site was being designed with a Nutrient Neutrality package, a bespoke solution to address NN. However, the applicant / agent have more recently suggested they would like to acquire credits potentially instead and that is the latest'. Forecast pushed back a year from 1st Jan 2025 forecast due to NN. |
| Commitment | 03 Key Service Centre (KSC) | Poringland | West of The Street/North of Shotesham Road | 2014/0319 | Detailed | 221 | 18 | 18 | | | | | | | | | | | | | | | Developer confirmed delivery intentions 08/05/2025 |
| Commitment | 03 Key Service Centre (KSC) | Poringland | South West of Bungay Road | 2020/1925 | Full | 52 | 35 | | | 35 | | | | | | | | | | | | No response from Developer. DM (CC) stated 'All pre-commencement conditions discharged, NN credits purchased, and RAM contribution paid and works commenced with the demolition of the existing building 'North Bay' a detached bungalow, therefore the development was lawfully implemented before the expiry of the planning permission on 30 March 2025. Given the investment in the NN credits and RAM's payment, I have no reason to believe they will not continue to build out the development'. Forecast remains as of 1st Jan 2025. | |
| Commitment | 4 Key Service Centre (KSC) | Poringland | North of Heath Loke | 2021/0488 (Outline) 2023/2523 (Detailed PCO) | Outline | 19 | 19 | | | | | 9 | 10 | | | | | | | | | | No response from Developer. DM (CR) advised 'Awaiting revised suite of amended plans and documents to overcome initial objections, including objections from LLFA and relating to design and details shown for affordable housing provision. Then need to deal with NN. Decision not imminent.' Forecast from 1st Jan 2025 moved back a year. |

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|--|-------|-------------|-----|------|-----|-----|-----|------------------|-----|-------------|-----|-----|-----|-----|-----|-----|--|
| Total (Windfall included in yearly total only) | 12248 | 7,916 | 771 | 1016 | 812 | 931 | 917 | 795 | 475 | 308 | 300 | 246 | 292 | 182 | 162 | 453 | |
| Net Homes only | | 7300 | | | | | | 5-year period | | 4447 | | | | | | | |

Appendix D: Background Methodology to the 5-year Land Supply Assessment

1. Introduction

1.1 The purpose of this Appendix is to give the background methodology to the Greater Norwich Housing Land Supply Assessment 1st April 2025 to 31st March 2030. It refers to the matters of calculating sites of 9 or fewer homes, windfall sites, student accommodation, and older peoples housing and residential institutions.

2. Sites of 9 or fewer

2.1 This Greater Norwich Housing Land Supply Assessment carries forward the same approach to smaller sites as previous forecasts. The explanation for which is reproduced here from the Greater Norwich Area Housing Land Supply Assessment at 1st April 2021:

Under the Revised NPPF glossary definition of “Deliverable” all sites which do not involve major development “should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years”.

The Greater Norwich authorities have assumed that all sites of 9 or fewer will be delivered over the 5-year period at an average annualised rate. However, this is subject to a lapse/non-implementation rate discount of 27%, in accordance with the finding set out in [Appendix D2](#).

The Council’s approach to forecasting sites of 9 or fewer dwellings was specifically challenged in the hearing for the Appeal at Becket’s Grove, Wymondham (APP/L2630/W/20/3256206). The Inspector found wholly for the Council on this matter stating in paragraph 79 of his decision that:

“I consider this method to be sufficiently robust as to give confidence in the Council’s figure for anticipated completions and the number of dwellings to be provided by small sites should be retained.”

3. Windfall

3.1 This Assessment carries forward the same approach to windfall development as previous forecasts, and the approach to windfall provision remains as was set out in the April 2021 Housing Land Supply Assessment. This said:

Greater Norwich authorities have undertaken an assessment of past Windfall completions on sites of 9 or fewer in Broadland and South Norfolk and across all sites in Norwich. This assessment covers a ten year period between 2008/09 to 2017/18. A summary of this assessment is included in [Appendix D1](#).

This assessment of historic rates of windfall therefore covers an extensive period of time and takes into account the period in the immediate aftermath of the 2008 global financial crisis. This is considered to be a representative period across a large part of a market cycle and is not skewed by the exclusion of years of depressed housing market activity or only considering period that include more recent policy interventions such as increased permitted development rights for the conversion of barns or offices.

4. Student Accommodation

4.1 This Interim Assessment carries forward the same approach to student only accommodation as previous forecasts, and the explanation given in the April 2021 Housing Land Supply Assessment is reproduced here:

... the Greater Norwich Authorities have included deliverable developments of communal student accommodation in their housing forecast on the basis of a ratio of 1 home to each 2.85 student bedrooms. In accordance with national guidance as set out above, this ratio has been calculated on the basis of the average number of students living in student only households in Norwich and represents the amount of accommodation that new student housing in Norwich can reasonably be expected to release into the wider housing market. This differs from the national ratio of 1 home to 2.5 student bedrooms that is used for the purposes of the Housing Delivery Test. Studio flats which are consistent with the description in the Planning Practice Guidance have been included on a one for one basis. The officer comments and clarifications in [Appendix C1](#) sets out how dwelling equivalents have been calculated for each site.

5. Older Peoples Housing and Residential Institutions

5.1 This Interim Assessment carries forward the same approach to older peoples housing and residential institutions only accommodation as previous forecasts, and the explanation given in the April 2021 Housing Land Supply Assessment is reproduced here:

... the Greater Norwich Authorities have included deliverable developments of older peoples housing and residential institutions, such as residential care homes, in their housing forecast. For residential institutions this has been on the basis of a ratio of 1 home to each 1.7 units in Norwich or 1.8 units in Broadland and South Norfolk. This ratio has been calculated in accordance with national guidance and is based on the basis of the average number of adults living in households across the Greater Norwich area. This ratio is also consistent with the national average that forms the basis of the housing delivery test. [Appendix C1](#) sets out how dwelling equivalents have been calculated for each site.