

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

BDC	3,931
NRW	1,510
SNC	4,447
<b>Total</b>	<b>9,888</b>

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)	<b>4.85</b>

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			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	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	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						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	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 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	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.

B.RE.1	03 Key Service Centre (KSC)	Reepham	Land off Broomhill Lane	20200847	Full (PDE)	141	141			10	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 for infrastructure 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	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.	



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 aquired 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 forcast 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 Ketts 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.

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 contrator 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 subject 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	



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 and 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 therfore they have been forecast outside of the SYHLS.
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.

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 application2021/2417 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 20525 pushed back a year.	
Diss & District Neighbourho od 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 Neighbourho od 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 seperately, 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 Neighbourho od 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 Neighbourho od Plan	02 Main Towns	Diss	DIS 2 DDNP14 Land off Park Road	2023/3587	Full-Withdrawn	10	15						15								Allocation	
Diss & District Neighbourho od Plan	02 Main Towns	Diss	DIS 7 Feather Mills site, Park Road	ENQMEM/2023/0418	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	100	415	JDS signed by Developer 08/05/2025 -forecast provided for 260 dwellings in 5 years so the addional 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	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 smiliar 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 sucessful 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 Tuttlles 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.	



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 08/05/202. C2 ratio applied to dwelling figure.
Commitment	02 Main Towns	Wymondham	Industrial Site west of Stanleys 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 reponse 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 reponse 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 reponse 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.



	Total (Windfall included in yearly total only)	12248	7,916	771	1016	812	931	917	795	475	308	300	246	292	182	162	453	
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		Net Homes only	7300				5-year period	4447										
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# 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 1<sup>st</sup> 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.