**5-year supply forecast of housing by district from 1 April 2026**

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| Broadland District Council | 3,887 |
| Norwich City Council | 2,143 |
| South Norfolk Council | 4,340 |
| **Total** | **10,370** |

| 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 2025/26 Completions | 16,823 |
| c | Residual housing requirement over plan period to 2038 (13 years) | 23,718 |
| d | Average residual annual housing requirement (c/13) | 1,977 |
| e | Total 5-year requirement 2026/27 to 2030/31 (d*5) | 9,883 |
| f | Annual housing requirement with NPPF 20% buffer due to the housing requirement adopted in the last five years being examined against a version of the Framework published prior to December 2024 (d*1.2) | 2,372 |
| g | Total 5-year requirement 2026/27 to 2030/31 (f*5) | 11,859 |
| h | Housing forecast 2026/27 to 2030/31 | 10,370 |
| i | Shortfall / surplus of housing (h-g) | -1,489 |
| j | **Supply in years (h/f)** | **4.37** |

# Broadland District Council

| Allocation reference | Parish | Address | Planning reference | Application Type | Total Allocated / Permitted | Net homes at 1/4/2026 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039 and beyond | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| B.AC.1 | Acle | Land west of Acle (North of Norwich Rd, South of South Walsham Road) | | Allocation | 340 | 340 | 0 | 0 | 25 | 50 | 50 | 50 | 50 | 50 | 50 | 15 | | | | | Savills on behalf of Norfolk Homes have provided a forecast, but an additional precautionary delay has been added using Lichfields Start to Finish assumptions. This is to allow sufficient time for the submission and determination of a planning application. |
| B.AY.1 | Aylsham | Land to the south of Burgh Road & West of A140 | 2023/3003 | Hybrid (PDE) | 250 | 250 | 0 | 0 | 25 | 50 | 50 | 50 | 50 | 25 | | | | | | | Developer Hopkins Homes has confirmed the delivery timescales for the site. The current planning application has an officer recommendation for approval, with only the finalisation of the nutrient neutrality mitigation arrangements remaining. Sufficient time has been allowed within the forecast to accommodate this process, with the first homes anticipated to be delivered in 2028/29. |
| B.AY.2 | Aylsham | Land at Norwich Road | 20222089 | Full | 252 | 252 | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 7 | | | | | | | Developer Norfolk Homes commenced construction on the site in June 2025. Drawing on Norfolk Homes' historic build-out rates on comparable developments, the delivery forecast assumes an annual build rate of approximately 35 dwellings per annum. |
| B.AY.2 | Aylsham | Land at Norwich Road (C2 Housing) | 20222089 | Full | 47 | 47 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 47 | | | | | | | Saffron Housing is expected to deliver the extra care scheme as the final phase of the wider Norfolk Homes development. The scheme comprises 90 C2 units, which have been converted using the agreed 1.9 ratio, resulting in an equivalent of 47 dwellings. |
| | Aylsham | St Michael's Hospital, Cawston Road | 20190597 | Full (lapsed) | 16 | 16 | 0 | 0 | 0 | 0 | 0 | 16 | | | | | | | | | Due to the absence of a live planning application, and with Pentaco still progressing the transfer of ownership of the site, a precautionary delay has been applied to the forecast. This allows sufficient time for the ownership arrangements to be completed and for a planning application to be submitted and determined before development can commence. |
| B.BL.1 | Blofield | Norwich Camping & Leisure | | Allocation | 15 | 15 | | | | | | | | | | | 15 | | | | Whilst allocated, the site remains in active employment use. Therefore, a period of 10 years has been allowed for an application to come forward, be permitted and built out. |
| | Blofield | Land immediately South of Newstead Gardens | 20211844 2026/0823 | Reserved Matters (PCO) | 21 | 21 | 0 | 10 | 11 | | | | | | | | | | | | This forecast is based on Hatch Homes' estimates, but as the reserved matters is pending consideration as of June 2026, a precautionary delay of 1 year has been added. Hatch Homes anticipated starting on site in July 2026 with site completion by December 2027. |
| B.BH.1 | Blofield Heath | Land to the East of Woodbastwick Road | | Allocation | 20 | 20 | 0 | 0 | 0 | 0 | 0 | 20 | | | | | | | | | Currently promoted by Savills who are in discussions with potential development partners. In the absence of further information, a forecast is made for 20 dwellings using lead-in and build-out assumptions set by the Lichfields Start to Finish methodology. |
| | Brundall | Phase 1, Land East of Memorial Hall, Brundall, Norwich | 20171386 20211917 | Reserved Matters | 23 | 23 | 23 | | | | | | | | | | | | | | Hopkins Homes confirmed that construction commenced on site in April 2025 and anticipates that all 23 dwellings will be completed during the 2026/27 monitoring year. |
| | Brundall | Phase 2, Land East of Memorial Hall, Brundall, Norwich | 20171386 2023/3021 | Reserved Matters | 147 | 147 | 23 | 68 | 56 | | | | | | | | | | | | Hopkins Homes are onsite and forecasts that the development will be built out over the following three years. |
| B.BX.1 | Buxton | Land to east of Aylsham Road | | Allocation | 40 | 40 | | | | | | 20 | 20 | | | | | | | | The landowner is actively promoting the site, but no planning application is submitted. To allow adequate time, the development is forecast to build out beyond the five-year housing land supply period and after 2031. |
| B.BX.2 | Buxton | Land East of Lion Road | | Allocation | 20 | 20 | | | | | | | | | | | 20 | | | | There are no known activities currently being undertaken to promote the site. Accordingly, a cautious approach has been applied, with a 10-year lead-in period assumed to allow sufficient time for a planning application to come forward, be determined, and for the development to be built out. |
| B.CA.1 | Cawston | Land East of Gayford Road | | Allocation | 60 | 60 | | | | | | 20 | 20 | 20 | | | | | | | The landowner is actively promoting the site, but no planning application is submitted. To allow adequate time the development is forecast to build out beyond the five-year housing land supply period and after 2031. |
| B.CO.1 | Coltishall | Phase 1, Land at Rectory Road and south of the Bure Valley Railway | 20170075 20201627 | Full | 30 | 8 | 8 | | | | | | | | | | | | | | Construction of phase 1 is advanced and based on completions Crocus Homes will finish within the next 12 months. |
| B.CO.1 | Coltishall | Phase 2, Land at Rectory Road and south of the Bure Valley Railway | 20170075 2023/2422 | Full | 25 | 25 | 25 | | | | | | | | | | | | | | Phase 2 construction commenced in December 2025. Crocus Homes has confirmed that all dwellings are currently under construction and anticipates that the development will be completed by the end of March 2027. |
| B.CO.2 | Coltishall | Land at Jordan's Scrapyard | | Allocation | 25 | 25 | | | | | | 10 | 10 | 5 | | | | | | | The landowner has confirmed that they are working with a developer and that the necessary surveys will be undertaken during 2026/27, with a full planning application anticipated in 2027. Subject to planning permission being granted, development is expected to commence as soon as practicable thereafter. Based on the Lichfields Start to Finish assumptions, and allowing for the submission and determination of an application in 2027/28, first completions are forecast in 2031/32. |
| B.DR.1 | Drayton | Land Adj. Hall Lane, School Road, Drayton, Norwich | 20200640 | Full | 267 | 128 | 37 | 46 | 45 | | | | | | | | | | | | Hopkins Homes are onsite and forecasts that the development will be built out over the following three years. |
| | Drayton | Former David Rice Hospital Site, Drayton High Road | 20201185 | Reserved Matters | 29 | 29 | | | | | | | | | | 29 | | | | | As the original planning permission has lapsed, the development cannot currently be relied upon for delivery. Whilst a number of applications to vary conditions remain pending determination, uncertainty exists over implementation. The site is therefore forecast to deliver outside the five-year housing land supply period. |
| | Drayton | Drayton Old Lodge, 146 Drayton High Road | 20180236 20210951 | Full | 35 | 14 | 5 | 5 | 4 | | | | | | | | | | | | Hidden Talents Development has confirmed that completions will continue at a steady rate over the next three years until the development is built out. A Section 73 permission (2023/2343) amended the approved scheme by removing plots 13, 34 and 35. As a result, the total number of dwellings has been reduced from 38 to 35. |
| B.FO.1 | Foulsham | Land west of Foundry Close | | Allocation | 15 | 15 | | | | | | 15 | | | | | | | | | The agent has advised that the landowner has commissioned independent valuations of the site and is actively engaged with a developer. Positive steps are being taken to progress the site in line with the anticipated delivery trajectory. However, in the absence of a live planning application, a precautionary delay has been applied to the agent's forecast to reflect the additional time required to secure planning permission. |

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| B.FR.1 | Freethorpe | South of Bowlers Close | | Allocation | 40 | 40 | | | | | | | | | | | | | | | The landowner has confirmed that they do not intend to bring the site forward. However, as the site remains allocated in the development plan, it has been retained within the housing trajectory for monitoring and reference purposes. |
| B.GW.1 | Great Witchingham | Land at Bridge Farm Field, St Faiths Close | | Allocation | 20 | 20 | | | | | | | | | | | 20 | | | | There is currently no evidence of active promotion of the site or progress towards development. A cautious approach to forecasting has been taken with a ten-year lead-in period to allow sufficient time for a planning application to be prepared, determined and the development to be built out. |
| STR.09 | Hellesdon | Royal Norwich Golf Club, Drayton High Road | 20151770 | Outline | 1000 | 221 | | | | | | | | | | | | | | | The overall scheme was consented for up to 1,000 homes, and of the 5 phases, the first two phases by Persimmon Homes are complete totalling 252 homes. As an existing allocation the remaining phases are expected to build out, but a precautionary delay is required to deal with matters relating to appeal 2024/3511, which concerns the loss of tree cover and the associated impacts on recreational space and biodiversity. |
| STR.09 | Hellesdon | Phase 3, Royal Norwich Golf Club, Drayton High Road | 20220391 | Reserved Matters (PDE) | 127 | 127 | | | | | | 27 | 50 | 50 | | | | | | | The application from Persimmon Homes for phase 3 is pending with a recommendation for approval. However, a precautionary delay to delivery is incorporated to allow for the resolution of matters relating to appeal 2024/3511, which concerns the loss of tree cover and the associated impacts on recreational space and biodiversity. Persimmon Homes has not provided a forecast but the delivery rate does not exceed the assumptions set out in Lichfields Start to Finish research, while the total yield accords with the scheme proposed in the pending planning application. |
| STR.09 | Hellesdon | Phase 4, Royal Norwich Golf Club, Drayton High Road | 2024/3510 | Reserved Matters (PCO) | 87 | 87 | | | | | | | | 50 | 37 | | | | | | A start on site is forecast following completion of Phase 3, with a precautionary delay incorporated to allow for the resolution of matters relating to appeal 2024/3511, which concerns the loss of tree cover and the associated impacts on recreational space and biodiversity. Persimmon Homes has not provided a forecast but the delivery rate is based on the assumptions set out in Lichfields' *Start to Finish* research, while the total yield accords with the scheme proposed in the pending planning application. |
| STR.09 | Hellesdon | Phases 5 and 6, Royal Norwich Golf Club, Drayton High Road | 2024/3500 | Reserved Matters (PCO) | 313 | 313 | | | | | | | | | 53 | 65 | 65 | 65 | 65 | | Phases 5 and 6 are forecast to follow phase 4, with a precautionary delay incorporated to allow for the resolution of matters relating to appeal 2024/3511, which concerns the loss of tree cover and the associated impacts on recreational space and biodiversity. Persimmon Homes has not provided a forecast but a delivery rate of up to 65 dwellings is consistent with the delivery benchmarks identified in Lichfields' *Start to Finish* research and the total yield of 313 reflects the pending planning application. |
| B.HD.1 | Hellesdon | Land at Hospital Grounds, south-west of Drayton Road | 2026/0856 | Outline (PCO) | 300 | 300 | | | | | 25 | 55 | 55 | 55 | 55 | 55 | | | | | An outline application was submitted in March 2026 for up to 275 dwellings. The delivery rate has been forecast using the Lichfields Start to Finish assumptions, allowing time for outline determination, a reserved matters and time to start on site. |
| B.HO.1 | Horsford | Dog Lane | | Allocation | 30 | 30 | | | | | | | | 18 | 12 | | | | | | There are currently no known activities to promote the site. Accordingly, the delivery rate has been forecast using the Lichfields Start to Finish assumptions, with an additional seven-year lead-in period applied to allow for site promotion and the securing of planning permission. |
| B.HS.1 | Horsham and Newton St. Faiths | Land to the West of West Lane | | Allocation | 50 | 50 | | | | | | 10 | 25 | 15 | | | | | | | The site is being promoted by Abel Homes; however, no planning application has yet been submitted. On this basis, first completions are conservatively forecast from 2031. |
| B.HS.2 | Horsham and Newton St. Faiths | Land to the East of Manor Road and to the South of Newton Street | 20191920 2023/0825 2024/1865 | Reserved Matters (PCO) | 19 | 19 | 0 | 0 | 0 | 19 | | | | | | | | | | | The agent confirms that the pending planning applications will be progressed, despite some extenuating circumstances, but a cautious approach is taken to forecasting. |
| | Lingwood & Burlingham | Former Lingwood First School, Chapel Road | 20190278 20201611 | Reserved Matters | 22 | 22 | 11 | 11 | | | | | | | | | | | | | Torrington Properties commenced on site in March 2026, and is forecast to complete over the next two years. |
| B.LW.1 | Lingwood & Burlingham | West of Blofield Road | | Allocation | 30 | 30 | | | | | | | | | | | | 30 | | | Whilst promoted by Repton Homes, little progress has been made recently and given the circumstances delivery is not anticipated until the end of the plan period. |
| B.LW.2 | Lingwood & Burlingham | East of Station Road | | Allocation | 30 | 30 | | | | | | | | | | | | 30 | | | Whilst promoted by Repton Homes, little progress has been made recently and given the circumstances delivery is not anticipated until the end of the plan period. |
| B.RA.1 | Rackheath | Land adj Mahoney Green | 20172208 2024/0494 2024/0495 | Reserved Matters (PCO) | 205 | 205 | 0 | 0 | 25 | 50 | 50 | 50 | 30 | | | | | | | | This site is currently in the process of being sold to Crest Nicholson. A reserved matters is pending consideration. Forecast is based on Lichfields Start to Finish assumption. |
| B.RA.2 | Rackheath | Heathwood Gospel Hall, Green Lane West | | Allocation | 15 | 15 | | | | | | 15 | | | | | | | | | In the absence of more specific delivery information, the forecast has been prepared cautiously and allows 6 years for achieving planning consent and delivery. |
| B.RD.1 | Reedham | Land to East of Station Road | 20220887 | Full | 27 | 27 | 4 | 23 | | | | | | | | | | | | | Badger Building commenced on site in February 2026 and is forecast to complete by March 2028. |
| B.RE.1 | Reepham | Land off Broomhill Lane | 20200847 | Full | 141 | 141 | 0 | 10 | 31 | 31 | 31 | 31 | 7 | | | | | | | | Lovell obtained planning permission in March 2026. Based on the Lichfields Start to Finish assumptions, first completions are forecast in 2027/28, with delivery expected to continue at a steady rate in subsequent years until the development is built out. |
| B.RE.2 | Reepham | Old Station Yard, Cawston Road / Stoney Lane | 20180963 20221769 2023/3674 | Full (PDE) | 34 | 26 | 0 | 12 | 14 | | | | | | | | | | | | 15 assisted-living bungalows have been completed on the site. A further scheme for 22 assisted-living bungalows and 14 C3 dwellings has been recommended for approval and await completion of a Section 106 Agreement. Applying a 1.9:1 assisted-living to dwelling equivalence ratio, the proposed 22 assisted-living bungalows equate to 12 dwellings. The forecast assumes that the assisted-living element will be delivered first, with the 14 C3 dwellings built out in the final phase of development. |
| B.SL.1 | Salhouse | Land adjoining Norwich Road | | Allocation | 12 | 12 | | | | | | | | 12 | | | | | | | In the absence of more specific delivery information, the forecast has been prepared cautiously and allows 8 years for achieving planning consent and delivery. |
| B.SW.1 | South Walsham | Land north of Chamery Hall Lane | | Allocation | 45 | 45 | | | | | | | | | | | 12 | 18 | 15 | | Whilst promoted by Repton Homes, and with part of the site having previously benefited from a planning permission that has since lapsed, little progress has been made in recent years. Given the limited advancement towards bringing the site forward and the absence of any current planning application, a cautious approach is taken and delivery is not anticipated until the latter part of the plan period. |

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| STR.10 | Sprowston | White House Farm, off Blue Boar Lane / Salhouse Road | | Allocation | 1200 | 1200 | | | | | | | | | | 60 | 120 | 120 | 120 | 780 | This site is anticipated to come forward following the completion of the adjacent White House Farm (North East) allocation, GT20, and is therefore forecast to deliver towards the end of the plan period. As a strategic allocation for approximately 1,200 dwellings, the site is expected to be developed by multiple housebuilders operating from a number of sales outlets, allowing for a higher build-out rate. |
| | Taverham | Land off Beech Avenue | 20172148<br>20191065 | Reserved Matters | 93 | 88 | 5 | | | | | | | | | | | | | | Abel Homes have 5 remaining homes to complete. Accordingly, it is forecast that the development will be fully completed within the year. |
| STR.11 | Taverham | Land between Fir Covert Road and Reepham Road | 20220455 | Outline | 937 | 937 | | | | | | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 97 | | Further reserved matters applications are anticipated to come forward, and for development to continue after first phases by Norfolk Homes, Barrett David Wilson, and Abel Homes. As a strategic site for 1,530 homes, the site is expected to be developed by multiple housebuilders operating from a number of sales outlets, allowing for a higher build-out rate. |
| STR.11 | Taverham | Phase NH1, Land between Fir Covert Road and Reepham Road | 2025/2531 | Reserved Matters (PDE) | 188 | 188 | 0 | 13 | 35 | 35 | 35 | 35 | 35 | | | | | | | | The Phase 1 reserved matters application submitted by Norfolk Homes is currently pending determination. The case officer has confirmed that preliminary groundworks are underway on site. Given that planning permission has not yet been granted and having regard to Norfolk Homes' typical build-out rates, first completions are forecast in 2027/28. |
| STR.11 | Taverham | Phase BDW1, Land between Fir Covert Road and Reepham Road | 2025/2876 | Reserved Matters (PDE) | 279 | 279 | 16 | 72 | 92 | 57 | 42 | | | | | | | | | | The Phase 1 reserved matters application submitted by Barratt David Wilson Homes is currently pending determination. The forecast provided has been set in consultation with Barratt David Wilson Homes and the development management case officer. |
| STR.11 | Taverham | Phase AH1, Land between Fir Covert Road and Reepham Road | 2025/2933 | Reserved Matters | 126 | 126 | 0 | 45 | 45 | 36 | | | | | | | | | | | Abel Homes secured reserved matters approval in June 2026 for their phase 1 scheme and expect to commence onsite in the autumn. The forecast provided has been agreed with Abel Homes. |
| | Taverham | Land North of Trevor Evans Way, Trevor Evans Way | 20220512 | Full | 37 | 37 | 0 | 0 | 37 | | | | | | | | | | | | Avery Healthcare have begun work on site, and completion of this scheme is forecast within 3 years. Use class C2 units are counted at a 1.9 ratio, making the care home equivalent to 37 homes. |
| | Thorpe St. Andrew | Racecourse Plantation | 20161896<br>20212075<br>2026/0666 | Reserved Matters | 239 | 239 | 0 | 0 | 0 | 27 | 53 | 53 | 53 | 53 | | | | | | | Development is being progressed by Hill Residential. However, a deed of variation for affordable housing is pending. Using Lichfields Start to Finish, first completions are anticipated in 2029/30. |
| | Thorpe St. Andrew | Pinebanks, 9 Yarmouth Road | 20212058 | Outline (PDE) | 260 | 260 | | | | | | | 25 | 50 | 50 | 50 | 50 | 35 | | | Alongside its associated schemes, this current application has recommendation for approval, but outstanding matters include the legal agreement and nutrient neutrality. Given these matters, and time required to sell to a developer, a cautious approach has been taken to forecasting, with first completions not anticipated for approximately seven years. |
| | Thorpe St. Andrew | Land at Griffin Lane, Yarmouth Road | 20212061 | Outline (PDE) | 130 | 130 | | | | | | | 25 | 50 | 50 | 5 | | | | | Alongside its associated schemes, this current application has a recommendation for approval, but outstanding matters include the legal agreement and nutrient neutrality. Given these matters, and time required to sell to a developer, a cautious approach has been taken to forecasting, hence allowing 7 years for the first completions. |
| | Thorpe St. Andrew | Langley North, Yarmouth Road | 20212059 | Outline (PDE) | 90 | 90 | | | | | | | 20 | 50 | 20 | | | | | | Alongside its associated schemes, this current application has a recommendation for approval, but outstanding matters include the legal agreement and nutrient neutrality. Given these matters, and time required to sell to a developer, a cautious approach has been taken to forecasting, hence allowing 7 years for the first completions. |
| | Thorpe St. Andrew | Langley South, Yarmouth Road | 20212060 | Outline (PDE) | 63 | 63 | | | | | | | 20 | 23 | 20 | | | | | | Alongside its associated schemes, this current application has a recommendation for approval, but outstanding matters include the legal agreement and nutrient neutrality. Given these matters, and time required to sell to a developer, a cautious approach has been taken to forecasting, hence allowing 7 years for the first completions. |
| | Thorpe St. Andrew | Oasis Sport and Leisure Centre, Pound Lane | 20210689<br>2025/2069 | Reserved Matters (PCO) | 23 | 23 | | | | | | 11 | 12 | | | | | | | | The reserved matters application (2025/2069) is currently under consideration, and as the final scheme is yet to be agreed, the site has been cautiously forecast with a 5-year lead in before the first completions. Use class C2 units are counted at a 1.9 ratio, making this care home equivalent to 23 homes. |
| | Thorpe St. Andrew | Land East of Pound Lane | 20190016<br>20211168 | Full | 52 | 52 | | | | | | | | 42 | 10 | | | | | | Due to the lack of activity to promote the site, and no forecast from the promoter, this site is cautiously forecast with a 7-year lead in before the first completions. Use class C2 units are counted at a 1.9 ratio, making this care home equivalent to 52 homes. |
| | Thorpe St. Andrew | 212 Yarmouth Road | 20211741 | Full | 46 | 46 | 0 | 46 | | | | | | | | | | | | | This scheme by Housing 21 has commenced construction and is anticipated to complete during the next two years. Use class C2 units are counted at a 1.9 ratio, making this care home equivalent to 46 homes. |
| | Thorpe St. Andrew | 27 Yarmouth Road | 20170811 | Full | 25 | 25 | 25 | | | | | | | | | | | | | | This scheme for the part demolition, conversion and extension of a former office building is under construction and near completion. |
| | Weston Longville | Weston Hall, Weston Hall Road | 20212331 | Full | 11 | 11 | 0 | 11 | | | | | | | | | | | | | Agents Maddox Planning advised that applications for the discharge of conditions are expected to be submitted shortly. On this basis, first completions are forecast in the next monitoring year. |
| GT11 | Growth Triangle | Land North of Smee Lane, Great Plumstead | 20180193<br>20211743 | Reserved Matters | 272 | 272 | 22 | 59 | 78 | 78 | 35 | | | | | | | | | | Orbit Homes began construction in January 2026. Orbit advise that construction will continue as forecast, with the only dependency being the availability of nutrient neutrality credits for the later phases. |
| GT11 | Growth Triangle | Land North of Smee Lane, Great Plumstead | 20180193 | Allocation | 11 | 11 | | | | | | | | | | | | 5 | 6 | | Permission 20180193 included 11 self-build dwellings but has since lapsed. Whilst the land remains available for development, a new planning application will be required before the site can be brought forward. Given this uncertainty, delivery is forecast towards the end of the plan period. |
| | Growth Triangle | Land at Green Lane East, Little Plumstead | 20200202<br>20221003 | Reserved Matters (PCO) | 130 | 130 | 0 | 30 | 50 | 50 | | | | | | | | | | | The developer Saffron Housing has confirmed the delivery forecast. Key dependencies to the forecast as securing reserved matters consent and Homes England grant funding. |

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| | Growth Triangle | Land at Green Lane East, Little Plumstead (C2 housing) | 2024/1769 | Reserved Matters (PCO) | 92 | 92 | | | | | 48 | | | | | | | | | Application 2024/1769 for a 92-bed care home proposed by Saffron Housing is currently pending consideration. Use class C2 units are counted at a 1.9 ratio, making the care home equivalent to 48 homes. Delivery of the care home is forecast as the last phase of the adjacent housing scheme (20221003). |
| GT15 | Growth Triangle | Land at St Faiths Road, Old Catton | 20180920 | Reserved Matters | 328 | 15 | 15 | | | | | | | | | | | | | Based on previous years' completion figures, it can be forecast that the development will complete within the coming year. |
| GT11 | Growth Triangle | Phases 1 and 2, Land East of Broadland Business Park/South of Smee Lane, Postwick | 20181601 | Hybrid | 315 | 64 | 50 | 14 | | | | | | | | | | | | The remaining delivery forecast for Phases 1 and 2 has been confirmed by Allison Homes. |
| GT11 | Growth Triangle | Phases 3 and 4, Land East of Broadland Business Park/South of Smee Lane, Postwick | 2024/1137 | Reserved Matters (PDE) | 205 | 205 | 0 | 36 | 50 | 50 | 50 | 19 | | | | | | | | Allison Homes has confirmed the delivery forecast, which is only subject to the approval of the pending Reserved Matters application. |
| GT18 | Growth Triangle | Land South of Green Lane West, Rackheath (Northern Parcel) | 20210507 | Full | 120 | 12 | 12 | | | | | | | | | | | | | Based on previous years' completion figures, it can be forecast that the development will complete within the coming year. |
| GT14 | Growth Triangle | Land South of Moorsticks, Buxton Road, Spixworth | 20191472 2024/0293 | Reserved Matters | 19 | 19 | | | | | | 19 | | | | | | | | Approval of Non-Material Amendment 2024/0293 establishes a new phasing plan for the development. The delivery forecast has been calculated using the Lichfields Start to Finish assumptions. |
| GT14 | Growth Triangle | Land East of Buxton Road, Spixworth | 20180443 | Reserved Matters | 225 | 50 | 50 | | | | | | | | | | | | | Based on previous years' completion figures, it can be forecast that the development will complete within the coming year. |
| GT5 | Growth Triangle | Phase 1a - Part 2, Land at Blue Boar Lane, Sprowston | 20130224 | Reserved Matters | 54 | 54 | | | | | | | | | | | | 25 | 29 | The site remains under the control of Taylor Wimpey, but no firm delivery forecast is available due to the absence of active discussions regarding its progression. A new planning application would be required, and development is unlikely to come forward until a nutrient neutrality solution is available. As a result, the site is considered developable towards the end of the plan period. |
| GT7 | Growth Triangle | Phase 1, Land to the South of Salhouse Road, Sprowston | 20190758 | Reserved Matters | 251 | 77 | 54 | 23 | | | | | | | | | | | | Based on previous years' completion figures it can be forecast that the development will complete within the next 2 years. |
| GT7 | Growth Triangle | Phase 2, 3 & 4, Land south of Salhouse Road, Sprowston | 20200447 | Reserved Matters | 535 | 39 | 39 | | | | | | | | | | | | | Based on previous years' completion figures it can be forecast that the development will complete within the coming year. |
| GT7 | Growth Triangle | Phase 5, Land to the South of Salhouse Road, Sprowston / Great & Little Plumstead | 20190485 | Full | 380 | 282 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 7 | | No completions were recorded during 2025/26, but developer Halsbury Homes remains onsite, and it is assumed delivery will resume in line with previous forecasts. Recent planning history includes a Non-Material Amendment approval in February 2026 for the south-eastern part of the site. |
| GT7 | Growth Triangle | Land South of Salhouse Road, Sprowston / Great & Little Plumstead | 20160498 | Outline | 17 | 17 | | | | | | | | | | | | | | The remaining 17 dwellings associated with the outline permission may come forward through a future planning application; however, at present it cannot be confirmed whether the land required to accommodate these dwellings will remain available. |
| GT12 | Growth Triangle | Land to the North of Sprowston and Old Catton, Between Wroxham Road & St Faiths Road, Sprowston | 20121516 20161058 2025/0416 | Outline | 2863 | 2863 | | | | | | 100 | 100 | 150 | 150 | 150 | 150 | 150 | 150 | 1763 | Stretton Beeston Ltd, working in partnership with Quinn Estates Ltd, are submitting applications for Phase 2 housing infrastructure. The forecast reflects the anticipated timescales for the submission, determination, and implementation of Phase 2, with the continued delivery of subsequent phases. |
| GT12 | Growth Triangle | Phase 1A, Land to the North of Sprowston and Old Catton, Between Wroxham Road & St Faiths Road, Sprowston | 2025/1919 | Reserved Matters | 338 | 338 | 0 | 41 | 55 | 55 | 46 | 17 | | | | | | | | The developer is Persimmon Homes / Charles Church, who will progress two sales outlets. Commencement onsite is forecast in 2026. |
| GT12 | Growth Triangle | Phase 3A, Land to the North of Sprowston and Old Catton, Between Wroxham Road & St Faiths Road, Sprowston | 2025/2995 | Reserved Matters (PCO) | 319 | 319 | 0 | 0 | 19 | 50 | 75 | 75 | 75 | 25 | | | | | | The developer is Barratt David Wilson Homes, and reserved matters are pending for both housing and infrastructure with determination of these applications expected this year. |
| GT6 | Growth Triangle | Land at Brook Farm & Laurel Farm, Green Lane, Thorpe St. Andrew | | Allocation | 600 | 600 | | | | | | | | | | 60 | 60 | 60 | 60 | 360 | Planning permission 20090886 has lapsed, and in the absence of proposals to renew the permission delivery is considered unlikely in the foreseeable future. In the absence of a specific forecast, Lichfields Start to Finish assumptions have been applied for commencement and a rate of delivery. |
| GT8 | Growth Triangle | Land North of Plumstead Road | | Allocation | 35 | 35 | | | | | | | | | | | | | | 35 | The site is owned by Broadland Growth Limited but a timetable for delivery is currently unavailable. Further work is required to establish a deliverable and financially viable scheme. |
| GT16 | Growth Triangle | North Rackheath | 20220663 | Outline (PDE) | 3,850 | 3,850 | 0 | 0 | 45 | 45 | 45 | 120 | 120 | 160 | 175 | 175 | 175 | 175 | 175 | 2,440 | Taylor Wimpey and the case officer have confirmed the forecast. The decision notice is dependent on completion of the Section 106 agreement, but otherwise construction is expected to commence in 2027. |
| GT16 | Growth Triangle | North Rackheath | 2026/0274 | Full (PCO) | 143 | 143 | 0 | 0 | 0 | 25 | 35 | 35 | 35 | 13 | | | | | | | The Case Officer forecasts that planning permission could be granted as soon as Q4 2026. As this is a full application, a shorter lead-in period to commencement is anticipated. Using Lichfields Start to Finish assumptions, first completions are forecast within the five-year period, and up to 35 dwellings per annum are forecast. |
| GT20 | Growth Triangle | White House Farm (North East) | 2024/3566 | Outline (PCO) | 450 | 450 | 0 | 0 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | | | | The agent has advised that Outline Planning Permission is expected to be granted in Summer/Autumn 2026, but matters remain outstanding, including the provision of Suitable Alternative Natural Greenspace (SANGS) and the acquisition of nutrient neutrality credits. With reserved matters approval still required, earliest delivery is forecast as 2028/29. |
| GT21 | Growth Triangle | Land East of Broadland Business Park (North) | | Allocation | 350 | 350 | | | | | | | | | | | | | | 350 | There are currently no active discussions regarding this site and, as a result, it is not possible to provide a forecast at this time. |
| | | | | Sites of 9 or fewer | | 276 | 40 | 40 | 40 | 40 | 40 | | | | | | | | | | |
| | | | | Discounted Windfall (Per Annum) | | 60 | 0 | 0 | 19 | 39 | 60 | | | | | | | | | | |
| | | | | **Total (Windfall included in yearly total only)** | | | 524 | 675 | 911 | 897 | 880 | | | | | | | | | | |

Net homes only 17672

5 year period total 3887

# Norwich City Council

| Address | Reference | Application Type | Net Homes at 1/4/2026 | 2025/26 Delivery | 2026/ 27 | 2027/ 28 | 2028/ 29 | 2029/ 30 | 2030/31 | After 1 April 2031 | Variance in 5YLS | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | Status |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Anglia Square | STR.02<br>22/00434/F | Full | 1,100 | | | 46 | 130 | 124 | 100 | 700 | -700 | | | | | | | | | | Allocation. Response 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. Demolition works are well under way. |
| Argyle Street | NCC.07 (prev. CC11)<br>22/00273/F | Full | 14 | | | 14 | | | | 0 | 0 | | | | | | | | | | Response received. Planning permission granted with anticipated start on site 2026/27 |
| Land at Barrack Street | NCC.02 (prev. CC17a) | | 200 | | | | | | | 200 | -200 | | | | | 35 | 55 | 55 | 55 | | Allocation. Assume delivery outside 5 years. |
| 126-128 Barrack Street | 20/00998/F | Full | 17 | | 17 | | | | | 0 | 0 | | | | | | | | | | Response received. Developer purchase April 2026 with start on site ASAP. |
| Ber Street, 10-14 | NCC.11 (prev.CC3)<br>22/00272/F (9 homes) | | 9 | | | | 9 | | | 0 | 0 | | | | | | | | | | Response received. Planning permission granted with anticipated start on site 2028. |
| Bethel Street, land to rear of City Hall | NCC.13<br>prev. CC24 | | 20 | | | | | | | 20 | -20 | | | | | | | | | | Allocation. Delivery assumed beyond 5 year period. |
| 59 Bethel Street | 08/00671/F | Full | 14 | | | | | 14 | | 14 | 0 | | | | | | | | | | Contact with developer last year indicates renewed interest in completing remaining dwellings. Extant planing permission. Assumed delivery using Start to Finish. |
| Bluebell Road (UEA, land north of Cow Drive) Blackdale Building | NOS.10<br>15/00121/F,<br>16/00099/MA | Full | 143 | | | | | | | 143 | -143 | | | | 143 | | | | | | Allocation. Assume delivery outside 5 years. |
| Bluebell Road, Bartram Mowers site (remainder of allocation) | NOS.08 (prev.R42)<br>19/00911/F (50 dwellings) | Full | 50 | | | | | | | 0 | -50 | 50 | | | | | | | | | 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)<br>18/00372/O | Outline | 48 | | | | | | 48 | 200 | 0 | | | | | | | | | | Allocation. NHS contact indicates there may be progression soon. Assumed elivery using Start to Finish. |
| City Road, 24, John Youngs Ltd | NOS.06<br>prev. R7 | | 45 | | | | | | | 45 | -45 | | | | | | 22 | 23 | | | Allocation. Recent permission for new biomass boiler granted. Builders part of yard likely to move locations later in the year. Assume delivery outside 5 years in line with GNLP trajectory. |
| Friars Quay/Colegate, Car Park | NCC.16 | | 25 | | | | | | | 25 | -25 | 25 | | | | | | | | | Allocation. Assumed delivery outside 5 years. |
| Constitution Hill, Constitution Motors | NON.03<br>18/00917/O,<br>19/01031/RM,<br>24/01296/D | Outline / Reserved Matters | 12 | | | | | | 12 | 0 | 0 | | | | | | | | | | Reponse received. All pre-commencement conditions discharged and commenced on site. Best guess based on current market conditions and constructions costs |
| Dereham Road, 238a; Site of former Earl of Leicester PH | NOS.02<br>prev. R33<br>22/01471/F | | 9 | | 9 | | | | | 0 | 0 | | | | | | | | | | Planning permission granted 22/01471/F and construction almost complete. |
| Dibden Road, Van Dal Shoes and car park | NON.06<br>prev. R17 | | 25 | | | | | | | 25 | -25 | 25 | | | | | | | | | Allocation. No permission. Assumed delivery outside 5 years. |
| Duke Street, land adjoining Premier Inn and River Wensum | NCC.15<br>18/01552/F | Full | 56 | | | | | | | 0 | -56 | 56 | | | | | | | | | Assume delivery outside 5 years. |
| Duke Street, former EEB site (Dukes' Wharf) | NCC.14<br>(prev. CC21) | | 100 | | | | | | | 0 | -100 | 32 | 68 | | | | | | | | Allocation. Previous owners in administration so current forcast position uncertain. Assume delivery outside 5 years. |
| Duke Street, St Marys Works | NCC.19 | | 150 | | | | | | | 150 | -150 | 50 | 50 | 50 | | | | | | | Allocation. Assume delivery outside 5 years. |
| East Norwich Strategic Regeneration Area | STR.01<br>12/00875/O<br>(Bracondale Deal Ground R9) | Outline | 3,362 | | | | | 300 | 275 | 3362 | -2,787 | 275 | 275 | 275 | 275 | 275 | 275 | 275 | 275 | 275 | Allocation. Partial permission. Homes England involvement in the project. |
| Land at Garden Street and Rouen Road, Norwich | NCC.10<br>prev. CC10 | | 100 | | | | | | | 100 | -100 | | | 12 | 22 | 22 | 22 | 22 | | | Allocation. Assumed delivery outside 5 years. |
| Gas Hill, Gas Holder | NOS.04<br>prev.R13 | | 15 | | | | | | | 15 | -15 | 15 | | | | | | | | | Allocation. New landowner - unable to make contact. Assume delivery outside 5 years. |
| Goldsmith Street | 15/00272/F,<br>17/00220/MA | Full | 12 | | | | | | | 0 | -12 | | 0 | | | | | | | | Response received - it is unknown if the remaining 12 units will be delivered |
| Hurricane Way | NON.02<br>prev. R29 - (A&B) | | 30 | | | | | | | 0 | -30 | 30 | | | | | | | | | Allocation. No permission. Assumed delivery outside 5 years. |
| Land at Ketts Hill and east of Bishop Bridge Road | NOS.03 (prev. R14 + R15)<br>06/00166/F (extant) | Full | 80 | | | | | | | 80 | -80 | 4 | 22 | 10 | 22 | 22 | | | | | Allocation. New landowner - unable to make contact. Assume delivery outside 5 years. |
| King Street, 125-129, 131-133 and Hobrough Lane | NCC.09<br>prev. CC7 | | 20 | | | | | 15 | 30 | 0 | 25 | 10 | | | | | | | | | Application submitted 25/00520/F and 25/00521/L. The applications propose 55 dwellings. Delivery estimated on assumption consent granted end of year and uses Start to Finish. |
| King Street, St Annes Wharf | 04/00605/F<br>16/01893/VC<br>19/00440/MA | Full | 190 | | | | | | 56 | 190 | -134 | 174 | | | | | | | | | Response received. Permission implemented and multiple phases completed. Subject to market conditions there is interest to recommence between 56-230 units. Pushed back to end of 5 year oeriod as cautious approach. |
| King Street, 191 | 19/01389/F | Full | 41 | | | | | 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<br>prev.CC8 | | 20 | | | | | | | 20 | -20 | | 20 | | | | | | | | No extant consent on the site. Allocation. Assume delivery outside 5 years. |
| Former Mile Cross Depot<br>Mile Cross Road<br>Norwich<br>NR3 2DY | 24/00134/NF3<br>NON.09<br>prev. R36 | Full | 67 | | | | 67 | | | 0 | 0 | | | | | | | | | | Response received. Planning application approved for phase 1: 67 dwellings. Enabling package of works to deliver drainage, utilities and highways is on site and nearing completion. Contract for construction has been awarded with a view to commencing on site late 2026. |
| Rose Lane and Mountergate, land at | NCC.03<br>prev. CC4a | | 50 | | | | | | | 50 | -50 | | | | | | 22 | 28 | | | Allocation. Delivery anticipated outside 5 years. |
| Mountergate/Prince of Wales, land at | NCC.04<br>prev. CC4b | | 200 | | | | | | | 200 | -200 | 35 | 55 | 55 | 55 | | | | | | Assume delivery outside 5 years. |

| | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Muspole Street, St Georges Works, | NCC.17 | | 110 | | | | | | | 110 | -110 | 54 | | | | | | | | | Planning application 23/00881/F pending consideration for 54 dwellings. Unable to make contact so assumed outside of 5 years. |
| Normans Buildings, 11 | 21/00636/F | Full | 141 | | | | | | 141 | 141 | 0 | | | | | | | | | | Permission extant and implemented. Cautious delivery timescale as further conditions to discharge and ownership change. |
| Oak Street, 161 | 18/00004/F<br>24/00373/MA | Full | 40 | | | | | | | 40 | -40 | 40 | | | | | | | | | Commenced on site but currently stalled. Assumed delivery outside 5 years. |
| Prince Of Wales Road, 82 - 96 | 19/00875/F | Full | 49 | | | | | | 49 | 0 | 0 | | | | | | | | | | Permission implemented and commenced on site. Works have been slow so cautious approach taken. |
| Queens Road and Surrey Street, land east of Sentinel House | NCC.12 (prev. part CC29)<br>18/00437/F,<br>19/01405/MA | Full | 101 | | | | | | | 101 | -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.<br>217 cluster 25 studios |
| Starling Road, Industrial sites; remainder of allocation | NON.07 (prev.R20) | Allocation | 23 | | | | | 19 | | 23 | -4 | | | | | | | | | | Allocation. Application for 19 dwellings pending consideration. Assumed delivery using Start to Finish. |
| Land And Buildings Including 70 - 72 Sussex Street & Land North Side Of 148 Oak Street<br>Norwich<br>NR3 3DE | NCC.20<br>(CC19)<br>22/00762/F | Full | 34 | | | 34 | | | | 0 | 0 | | | | | | | | | | Response received. Currently in the pre-construction period and will start an 18 month construction programme later this year, with completion Spring 2028. |
| Thorpe Road, land west of Eastgate House | NOS.05 (20)<br>22/00933/O (19) | Full | 19 | | | | | | 19 | 0 | 0 | | | | | | | | | | Allocation. Application 22/00933/O pending consideration.<br>Delivery assumed in later years using Start to Finish. |
| Thorpe Road: 13-17 Norwich Mail Centre | NCC.05<br>prev.CC15 | | 150 | | | | | | | 150 | -150 | | | | | | 40 | 55 | 55 | | Allocation. Assume delivery outside 5 years. |
| Three Score, Bowthorpe | STR.04 (prev.R38) 755<br>12/00703/O,<br>13/02089/VC,<br>19/00978/MA | Outline/ Reserved matters | 666 | | | | | | 100 | 566 | -566 | 100 | 100 | 100 | 100 | 100 | 66 | | | | Response received. Allocation. Phase 3 complete in 24/25. Remainder of strategic allocation delivery. Currently considering delivery options |
| Three Score Site, Land South Of Clover Hill Road | 24/00070/RM<br>STR.04<br>(R38) | Reserved Matters | 89 | | | | | 89 | | 0 | 0 | | | | | | | | | | Response received. Allocation and detailed permission. Pushed back towards end of 5 year period as currently considering delivery options. |
| UEA Grounds Depot | NOS.09 | | 140 | | | | | | | 140 | -140 | | | | | | 140 | | | | Assume delivery outside 5 years. |
| The Childrens Centre, 40 Upton Road | 20/01579/F | Full | 23 | | 16 | | | | | 0 | -7 | | | | | | | | | | Commenced on site. Completion anticipated Autumn 2026 |
| Waterworks Road, Heigham Water Treatment Works | NON.08<br>prev. R31 | | 60 | | | | | | | 60 | -60 | | | | 5 | 55 | | | | | Allocations. Delivery outside 5 years. |
| Westwick Street Car Park | NCC.18<br>prev.CC30 | | 30 | | | | | | | 30 | -30 | 30 | | | | | | | | | Allocation. Delivery outside 5 years. |
| Westwick Street, BT Exchange Site | 16/00456/F<br>20/00539/D | Full | 42 | | | | | | | 42 | -42 | 42 | | | | | | | | | Assume delivery outside 5 years. Extant consent but site remains vacant. |
| Windmill Road, land north of | NON.04 (prev. R19)<br>19/00971/F<br>20/01156/VC | Full | 17 | | | | 17 | | | 17 | 0 | | | | | | | | | | Response received. Site has been acquired by the council - looking to dispose with requirements for delivery timescale. |
| | | | Sites of 9 or fewer | | 19 | 19 | 19 | 19 | 19 | | | | | | | | | | | | |
| | | | Discounted Windfall (Per Annum) | | 0 | 0 | 43 | 85 | 129 | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | |
| | | Net new homes only | **7,958** | Total (Windfall included in yearly total only) | **61** | **113** | **285** | **706** | **978** | **6,959** | **-6,167** | **1,148** | **590** | **502** | **622** | **509** | **642** | **458** | **385** | **275** | |

5-year period total 2,143

# South Norfolk Council

| GNLP reference | Level in GNLP Heirarchy | Parish | Address | Planning Reference | Application Type | Total Allocated / Permitted | Net Homes at 1/4/2026 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039 and Beyond | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| S.CN.3 | 01 Norwich + Urban Fringe | Colney | Colney Hall, Watton Road | 2022/1547 | Outline (Pending) | 105 | 105 | | | | | | 25 | 60 | 50 | 20 | | | | | | New application submitted July 2026 (2026/1959). In line with 'Start to Finish', and reflecting the complexity of the allocation/application, initial delivery anticipated 2031/32. |
| Commitment | 01 Norwich + Urban Fringe | Costessey | West of Lodge Farm (outline for primary school) | 2021/1730 | Full | 44 | 44 | 10 | 34 | | | | | | | | | | | | | Approved August 2025. CIL payment made, under construction and properties being marketed. |
| 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) | Allocation w hybrid application pending | 410 | 406 | | 10 | 81 | 92 | 92 | 92 | 39 | | | | | | | | 2024/3836, majority of the units in full, issued 24 Aug 2026. Initial completions delayed one year from developer assumptions. |
| STR.07 | 01 Norwich + Urban Fringe | Cringleford | Cringleford NP allocation - Barratt/David Wilson site North of A11 | 2018/2200 BDW | Detailed | 497 | 37 | 37 | | | | | | | | | | | | | | Under construction, completion expected 2026/27 in line with past delivery. |
| STR.07 | 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 | 38 | 38 | | | | | | | | | | | | | | Under construction, completion expected 2026/27 in line with past delivery. |
| Commitment | 01 Norwich + Urban Fringe | Cringleford | Cringleford NP allocation - Big Sky site South of A11 | 2013/1494 | Outline | 350 | 2 | | | | | | 2 | | | | | | | | | 2 units remaining from outline permission. Delivery uncertain. Outside 5-Year Suppy period. |
| Commitment | 01 Norwich + Urban Fringe | Cringleford | Cringleford NP allocation - Big Sky site South of A11 | 2018/2783 | Detailed | 67 | 7 | | | | 7 | | | | | | | | | | | Remaining 7 units affected by Nutrient Neutrality, delivery timetable to follow other phases in this site. |
| Commitment | 01 Norwich + Urban Fringe | Cringleford | Cringleford NP allocation - Big Sky site South of A11 | 2018/2786 | Detailed | 55 | 25 | 25 | | | | | | | | | | | | | | Under construction, completion expected 2026/27 in line with past delivery. |
| Commitment | 01 Norwich + Urban Fringe | Cringleford | Cringleford NP allocation - Big Sky site South of A11 | 2018/2787 | Detailed | 22 | 22 | | 22 | | | | | | | | | | | | | Completions forecast to follow from previous phase, in line with past delivery. |
| Commitment | 01 Norwich + Urban Fringe | Cringleford | Cringleford NP allocation - Big Sky site South of A11 | 2018/2788 | Detailed | 29 | 4 | 4 | | | | | | | | | | | | | | Under construction, completion expected 2026/27 in line with past delivery. |
| Commitment | 01 Norwich + Urban Fringe | Cringleford | Cringleford NP allocation - Big Sky site South of A11 | 2018/2789 | Detailed | 34 | 34 | | | 34 | | | | | | | | | | | | Completions forecast to follow from previous phases, in line with past delivery. |
| Commitment | 01 Norwich + Urban Fringe | Cringleford | Cringleford NP allocation - Tilia site North of A11 | 2018/2835 | Detailed | 203 | 17 | 17 | | | | | | | | | | | | | | Under construction, completion expected 2026/27 in line with past delivery. |
| Commitment | 01 Norwich + Urban Fringe | Cringleford | Cringleford NP allocation - Tilia site North of A11 | 2018/2836 | Detailed | 90 | 90 | 10 | 30 | 30 | 20 | | | | | | | | | | | All pre-commencement conditions discharged, developer confirmed commencement 2026/27. |
| Commitment | 01 Norwich + Urban Fringe | Cringleford | Cringleford NP allocation - Tilia site North of A11 | 2022/1913 (Detailed pending) | Outline w detailed application pending | 36 | 36 | | 31 | 5 | | | | | | | | | | | | Due to be delivered in conjunction with 2018/2836. Projection delayed slightly from forecast provided by the developer. |
| STR.08 | 01 Norwich + Urban Fringe | Easton | Land N & S of Dereham Road | 2014/2611 (Outline) | Detailed | 197 | 164 | | | | | 50 | 50 | 50 | 14 | | | | | | | Remainder of Outline Permission (Phase T), projected to follow on from existing reserved matters (Phases U, V, X & Y). |
| STR.08 | 01 Norwich + Urban Fringe | Easton | Land N & S of Dereham Road (Phase 2 - aka Phase U) | 2021/1612 | Detailed | 85 | 62 | 45 | 17 | | | | | | | | | | | | | Under construction, completion expected 2027/28 in line with developer trajectory. |
| STR.08 | 01 Norwich + Urban Fringe | Easton | Land N & S of Dereham Road (Phase 3 & 4 aka Phases V, X & Y) | 2021/2417 | Detailed | 317 | 317 | 37 | 102 | 128 | 50 | | | | | | | | | | | Detailed permission, developer confirmed completions alongside 2021/1612. Above average development rate has been achieved by the same developer in other South Norfolk locations. |
| 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) | Detailed | 90 | 15 | 15 | | | | | | | | | | | | | | Under construction, completion expected 2026/27 in line with past delivery. |
| STR.01 | 01 Norwich + Urban Fringe | Trowse | May Gurney site | 2011/0152 (Outline) 2023/1825 (Detailed pending) | Outline w detailed application pending | 90 | 72 | | | | | | 72 | | | | | | | | | Part of East Norwich Regeneration Area, which is unlikely to commence before 2029/30. No specific timetable for this element of the site, therefore outside of the 5-Year Supply period. |
| S.DI.1 | 02 Main Towns | Diss | Frontier Agriculture Ltd, Sandy Lane | N/A | Allocation | 150 | 150 | | | | | | | | | 50 | 50 | 50 | | | | Brownfield site recently resubmitted for inclusion in GNLP 2045, with site unlikely to be available until 2031/32 at the earliest. |
| Commitment | 02 Main Towns | Diss | DDNP01 Land north of the Cemetery, west of Heywood Road and east of Shelfanger Road | 2021/2782 (Outline) , 2025/0960 (Detailed) | Detailed | 177 | 177 | 30 | 30 | 30 | 30 | 30 | 27 | | | | | | | | | Under construction, completions projected in line with developer forecast. |
| Diss & District Neighbourhood Plan | 02 Main Towns | Diss | DDNP02 Site of derelict Victorian Infant School, the Causeway | N/A | Allocation | 10 | 10 | | | | | | | | | | | | 10 | | | DDNP allocation with no contact details or projected delivery. Included at the end of the DDNP plan period. |
| 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 | | | | | | | | Site in two ownerships. Planning application anticipated for part of the site 2027/28, but not currently confirmed, therefore projected outside of the 5-Year Supply period. |
| Diss & District Neighbourhood Plan | 02 Main Towns | Diss | DDNP04 Land north of Nelson Road, | 2020/0478 | Detailed | 41 | 41 | | | | | | | | | | | | 41 | | | DDNP allocation with extant permission for care home. No activity since spring 2022 and no delivery timetabled, therefore forecast at the end of the DDNP period. |
| Diss & District Neighbourhood Plan | 02 Main Towns | Diss | DIS 2 DDNP14 Land off Park Road | 2023/3587 | Full-Withdrawn | 10 | 10 | | | | | | | | | | | | | | | DDNP allocation (planning application withdrawn), not currently able to overcome flood risk concerns. No forecast. |
| Diss & District Neighbourhood Plan | 02 Main Towns | Diss | DIS 7 Feather Mills site, Park Road | 2025/1543 (Refused) | Allocation | 12 | 17 | | | | | | 35 | | | | | | | | | Care home application refused (scale/neighbour amenity), therefore currently forecast outside of the 5-year supply period. |
| Commitment | 02 Main Towns | Long Stratton | LNGS1 AAP Allocation (part - East of Long Stratton) | 2018/0111 | Hybrid - Housing in outline | 1,275 | 1,275 | | | | 50 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 325 | Outline permission, no reserved matters submitted. Forecast in line with Start to Finish, based on 2-3 developers. |
| Commitment | 02 Main Towns | Long Stratton | LNGS1 AAP Allocation (part - North West of Long Stratton) | 2018/0112 | Hybrid - Full - 213 dwellings in detail | 213 | 203 | 30 | 30 | 30 | 30 | 30 | 30 | 23 | | | | | | | | Under construction. Forecast in line with developer's expecations and delivery rates elsewhere in South Norfolk. |
| Commitment | 02 Main Towns | Long Stratton | LNGS1 AAP Allocation (part - North West of Long Stratton) | 2018/0112 | Hybrid -Outline | 387 | 387 | | | | | | | 7 | 30 | 30 | 30 | 30 | 30 | 30 | 200 | Remaining Outline is expected to follow on from completion of the Detailed element, with the same developer. |
| S.HA.1 | 02 Main Towns | Redenhall with Harleston | South of Spirketts Lane | 2023/3610 | Full | 150 | 162 | 8 | 45 | 45 | 64 | | | | | | | | | | | Works on site have commenced. Construction in line developer's expectations, based on the grant period for Homes England funding. |

| | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| S.HA.2 | 02 Main Towns | Redenhall with Harleston | Briar Farm, Mendham Lane | 2022/0067 | Full | 410 | 321 | 60 | 60 | 60 | 60 | 81 | | | | | | | | | | C3 dwellings and care home both under construction, delivery in line with past completions/developer forecast. |
| S.HA.3 | 02 Main Towns | Redenhall with Harleston | Spirkett's Lane/Limes Close | 2023/1418 | Full | 95 | 75 | 20 | 20 | 20 | 15 | | | | | | | | | | | Under construction. Forecast in line with developer's expectations and recent completions. |
| S.HA.4 | 02 Main Towns | Redenhall with Harleston | Land off Station Hill | 2019/2115 | Outline | 40 | 40 | | | | 20 | 20 | | | | | | | | | | Allocation with outline application pending determination. Forecast in line with Start to Finish. |
| S.WY.1 | 02 Main Towns | Wymondham | Land at Johnson's Farm | N/A | Allocation | 100 | 100 | | | | | | 50 | 50 | | | | | | | | Allocation with no application submitted; however, agent confirms the site is being marketed. Forecast in line with Start to Finish. |
| S.WY.2 | 02 Main Towns | Wymondham | North of Tuttles Lane | N/A | Allocation | 50 | 50 | | | | | | | | | | | 25 | 25 | | | Allocation with no update provided by the site promoter. Forecast for the end of the GNLP period. |
| Commitment | 02 Main Towns | Wymondham | South Wymondham | 2012/0371 | Outline | 72 | 72 | | | | | | | | 35 | 37 | | | | | | No longer within the time limit to submit futher RM under the outline permission issued in 2014. However, site allocated in the WAAP & units forecast after those with RM. |
| Commitment | 02 Main Towns | Wymondham | South Wymondham (Outline 2012/0371) | 2021/0125 | Detailed | 231 | 140 | 30 | 30 | 30 | 30 | 20 | | | | | | | | | | Under construction. Forecast in line with previous completion rate. |
| Commitment | 02 Main Towns | Wymondham | South Wymondham (Outline 2012/0371) | 2021/0054 | Detailed | 35 | 35 | | | | 15 | 20 | | | | | | | | | | Site commenced. Non-material amendment approved Dec 2025 & discharge of conditions in 2026. Forecast for the end of the 5 Year Supply Period. |
| Commitment | 02 Main Towns | Wymondham | South Wymondham (Outline 2012/0371) | 2021/0055 (Pending) | Detailed | 217 | 217 | | | 25 | 50 | 50 | 50 | 42 | | | | | | | | Reconsultion on RM Aug 2026. Forecast in line with Start to Finish. |
| Commitment | 02 Main Towns | Wymondham | London Road/Suton Lane | 2014/2495 (Outline up to 375) 2018/2758 (89) 2019/1804 (246) | Full | 335 | 2 | 2 | | | | | | | | | | | | | | Expected to be completed in 2026/27. |
| Commitment | 02 Main Towns | Wymondham | London Road/Suton Lane | 2021/2581 | Full | 35 | 35 | 35 | | | | | | | | | | | | | | Site commenced & marketed as opening summer 2026. |
| Commitment | 02 Main Towns | Wymondham | Former Sale Ground, Cemetery Lane | 2016/2668 (Outline) 2020/1439 (Detailed) 2023/1235 (NMA re delivery) | Detailed | 58 | 58 | | | | | | | | | | | | | | | Questions over the deliverability of the site for the permitted/allocated uses. Not currently forecast. |
| STR.13 | 03 Key Service Centre (KSC) | Hethersett | Land north of the Poppyfields development (Original outline for 1,196 units) | 2011/1804 | Outline | 57 | 57 | | | | | | 25 | 32 | | | | | | | | SNC has option to purchase 4 x parcels of land for affordable housing by 2030. Taking into account LGR, delivery currently forecast for 2031 onwards. |
| STR.13 | 03 Key Service Centre (KSC) | Hethersett | Land north of the Poppyfields development (TW Phase A2) | 2018/2326 | Detailed | 181 | 15 | 15 | | | | | | | | | | | | | | Expected to be completed in 2026/27. |
| STR.13 | 03 Key Service Centre (KSC) | Hethersett | Land north of the Poppyfields development (TW Phase A3 & A4) | 2021/1965 | Detailed | 200 | 126 | 35 | 35 | 35 | 21 | | | | | | | | | | | Under construction. Forecast in line with previous completion rate. |
| STR.13 | 03 Key Service Centre (KSC) | Hethersett | Land north of the Poppyfields development (Persimmon Phase B3) | 2021/2226 | Detailed | 148 | 38 | 38 | | | | | | | | | | | | | | Expected to be completed in 2026/27. |
| STR.13 | 03 Key Service Centre (KSC) | Hethersett | Land north of the Poppyfields development (GNLP uplift - Persimmon Phase B4) | 2026/0308 | Detailed (pending) | 95 | 95 | | 45 | 50 | | | | | | | | | | | | Reconsultation on amended drawings Aug. 2026. Forecast to follow on from current phase under construction. |
| STR.13 | 03 Key Service Centre (KSC) | Hethersett | Land north of the Poppyfields development (GNLP uplift - Taylor Wimpey) | 2021/0758 | Outline | 105 | 105 | | | | 35 | 35 | 35 | | | | | | | | | Outline permission. Forecast to follow on from current phase under construction. |
| S.HE.1 | 03 Key Service Centre (KSC) | Hethersett | North of Grove Road | N/A | Allocation | 40 | 40 | | | | | | | | | | | | 40 | | | Allocation with no current site promotion. Therefore forecast at the end of the plan period. |
| S.HI.1 | 03 Key Service Centre (KSC) | Hingham | Land to the south of Norwich Road | 2025/2539 (Pending) | Allocation w detailed application pending | 80 | 110 | | | 10 | 40 | 40 | 20 | | | | | | | | | Full application pending decision. Forecast provided by developer of the adjoining site, but delayed for one year in line with Start to Finish. |
| S.LO.1 | 03 Key Service Centre (KSC) | Loddon with Chedgrave | Land off Beccles Road, Loddon | 2021/2437 | Hybrid | 180 | 178 | 45 | 56 | 56 | 12 | 9 | | | | | | | | | | Under construction. Forecast provided by the developer. |
| Commitment | 03 Key Service Centre (KSC) | Loddon with Chedgrave | Land North of Beccles Road | 2023/3506 (Outline) 2025/3334 (Detailed) | Outline | 85 | 85 | | 20 | 20 | 20 | 20 | 5 | | | | | | | | | Under construction. Forecast provided by the developer. |
| S.CH.1 | 03 Key Service Centre (KSC) | Chedgrave | Land off Langley Road, Chedgrave | 2022/0276 2023/3613 | Detailed | 60 | 76 | 5 | 15 | 30 | 22 | 4 | | | | | | | | | | Under construction. Forecast provided by the developer. |
| Commitment | 03 Key Service Centre (KSC) | Poringland | Land adjacent the Ridings | 2022/2134 (Pending) | Outline pending | 20 | 24 | | | | | 24 | | | | | | | | | | Formerly allocated site with outline application pending decision. Forecast at the end of the 5-Year Supply period. |
| Commitment | 03 Key Service Centre (KSC) | Poringland | South West of Bungay Road | 2020/1925 | Full | 34 | 34 | | | | | | 34 | | | | | | | | | Existing care home demolished, making permission extant. Currently no timescale given for replacement., therefore forecast outside the 5-Year Supply period. |
| Commitment | 03 Key Service Centre (KSC) | Poringland | North of Heath Loke | 2021/0488 (Outline) 2023/2523 (Detailed pending) | Outline w detailed application pending | 19 | 19 | | | | 19 | | | | | | | | | | | Extension of time to Nov. 2026. Forecast in line with Start to Finish. |
| Commitment | 04 South Norfolk Village Clusters | Aslacton | Coopers Scrap Yard | 2006/0171 (Outline) 2020/0493 (Detailed) | Detailed | 14 | 2 | 2 | | | | | | | | | | | | | | Expected to be completed in 2026/27. |
| Commitment | 04 South Norfolk Village Clusters | Bawburgh | Land East Of, Stocks Hill, Bawburgh | 2024/3480 | Full | 35 | 35 | | 15 | 20 | | | | | | | | | | | | Site with full permission, forecast in line with Start to Finish. |
| Allocation | 04 South Norfolk Village Clusters | Bracon Ash | Norwich Road | 2021/2579 (Pending) | Full | 23 | 23 | | 23 | | | | | | | | | | | | | Full permission due to be issued Sept. 2026. Developer forecasts completing during 2027/28. |
| Diss & District Neighbourhood Plan | 04 South Norfolk Village Clusters | Burston | DDNP08 Land West of Gissing Road | Allocation | N/A | 25 | 25 | | | | | | | | | | | | 25 | | | DDNP allocation with no contact from the site promoter, therefore forecast at the end of the DDNP period. |
| Commitment | 04 South Norfolk Village Clusters | Great Moulton | High Green | 2015/2536 2020/0130 | Detailed | 14 | 3 | 3 | | | | | | | | | | | | | | Expected to be completed in 2026/27. |
| Commitment | 04 South Norfolk Village Clusters | Hales | Land North of Yarmouth Road (Briar Lane) | 2023/2742 | Full | 39 | 39 | 39 | | | | | | | | | | | | | | Under construction. Developer of the recently completed adjoining site anticipates completion by March 2027. |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Commitment | 04 South Norfolk Village Clusters | Newton Flotman | SW of Alan Avenue | 2021/2784 | Detailed | 31 | 31 | 31 | | | | | | | | | | | | | | Under construction. Plots 1-6 & 24-31, completed. Developer anticipated plots 7-23 completed by end of 2026. |
| Commitment | 04 South Norfolk Village Clusters | Pulham St Mary | Land To South Of Chestnut Road | 2022/2394 | Full | 11 | 11 | 0 | 11 | | | | | | | | | | | | | Full permission issued 2025/26. Forecast in line with Start to Finish. |
| Diss & District Neighbourhood Plan | 04 South Norfolk Village Clusters | Roydon | DDNP07 Land South of Roydon Primary School | N/A | Allocation | 25 | 25 | | | | | | | | | | | | | | | Site has been sold as multiple plots, therefore DDNP allocation is not currently considered deliverable. |
| Diss & District Neighbourhood Plan | 04 South Norfolk Village Clusters | Scole | SCO1 DDNP09 Old Norwich Road | N/A | Allocation | 25 | 25 | | | | 10 | 15 | | | | | | | | | | Allocation with landowever actively promoting. Forecast in line with Start to Finish. |
| Diss & District Neighbourhood Plan | 04 South Norfolk Village Clusters | Scole | DDNP10 land East of Norwich Road | 2024/0558 | Hybrid | 112 | 112 | | 37 | 56 | 13 | 6 | | | | | | | | | | Developer with Full Permission for the majority of units. Forecast in line with developer expectations. |
| Commitment | 04 South Norfolk Village Clusters | Spooner Row | Chapel Lane/Bunwell Road | 2014/2472 2016/2424 | Detailed | 39 | 25 | | | | | | 25 | | | | | | | | | Stalled site. Chapel Lane element due to be re-allocated in the VCHAP. Currently forecast outside of the 5-Year Supply period. |
| Commitment | 04 South Norfolk Village Clusters | Swardeston | Main Road | 2023/0908 (Pending) | Full | 30 | 43 | | | 10 | 25 | 8 | | | | | | | | | | Full application pending decision. Site to be delivered by developer of recent nearby estate. Forecast in line with Start to Finish. |
| Commitment | 04 South Norfolk Village Clusters | Tacolneston | Land adj. The Fields | 2017/0225 2021/2572 2023/3857 | Outline Detailed Full | 21 | 21 | | | | 3 | 12 | 6 | | | | | | | | | Allocated site, due to be reallocated in the VCHAP. Current Full application pending decision. Forecast in line with developers expectations. |
| Commitment | 04 South Norfolk Village Clusters | Tacolneston | Land at Hill Top Farm, Norwich Road | 2023/2234 | Full | 29 | 29 | | | 29 | | | | | | | | | | | | 100% affordable scheme, to be delivered in line with Homes England funding requirements. |
| Commitment | 04 South Norfolk Village Clusters | Tasburgh | Church Road | N/A | Allocation | 20 | 20 | | | | 10 | 10 | | | | | | | | | | Allocation, due to be re-allocated in the VCHAP. Developer engaged. Currently working up a viable scheme taking into account Nutrient Neutrality, BNG, and the site constraints. Forecast in line with Start to Finish, assuming full permission in 2027/28. |
| Commitment | 04 South Norfolk Village Clusters | Winfarthing | Land West Of, Hall Road, Winfarthing | 2024/2476 | Outline | 21 | 21 | | | 10 | 11 | | | | | | | | | | | Site with Outline Permission. Forecast in line with Start to Finish. |
| Commitment | 04 South Norfolk Village Clusters | Woodton | Land South of Church Road | 2023/1386 | Full | 50 | 50 | 25 | 25 | | | | | | | | | | | | | Under construction. Forecast in line with developer expectations. |
| | | | | | Sites of 9 or fewer | | 603 | 88 | 88 | 88 | 88 | 88 | | | | | | | | | | |
| | | | | | Discounted Windfall (Per Annum) | | 87 | 0 | 0 | 28 | 57 | 87 | | | | | | | | | | |
| | | | | | **Total (Windfall included in yearly total only)** | | **7,331** | **779** | **831** | **960** | **919** | **851** | **696** | **415** | **229** | **237** | **180** | **205** | **271** | **130** | **525** | |

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|---|---|---|---|
| Net Homes only | 6641 | 5 year period total | 4340 |