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 2026 to 31st March 2031. It refers to the matters of calculating sites of 9 or fewer homes, windfall sites, student accommodation, and older peoples housing and residential institutions.

2. Sites of 9 or fewer

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

> Under the Revised NPPF glossary definition of "Deliverable" all sites which do not involve major development "should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years".
>
> The Greater Norwich authorities have assumed that all sites of 9 or fewer will be delivered over the 5-year period at an average annualised rate. However, this is subject to a lapse/non-implementation rate discount of 27%, in accordance with the finding set out in Appendix D2.
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> 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:
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> *"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.
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> 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 2.4 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 as previous forecasts. The Greater Norwich Authorities have included deliverable developments of older peoples' housing and residential institutions, such as residential care homes, in their housing forecast. In light of updated guidance provided by the Housing Delivery Test Rulebook, updated in August 2026, an updated ratio of 1 unit to 1.9 in Broadland and South Norfolk, and 1 unit to 1.8 in Norwich City has been used to calculate these units in the forecast.