

Greater Norwich Area Housing Land Supply Assessment at 1st April 2021

Summary

This note sets out the housing land supply position for the Greater Norwich area for the period 1 April 2021 to 31 March 2026. The Revised National Planning Policy Framework (NPPF) requires local planning authorities to:

“identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old”

The Joint Core Strategy (JCS) for Broadland, Norwich and South Norfolk was adopted in March 2011, with amendments January 2014. The JCS became five years old on 10 January 2019. Although the Greater Norwich authorities have commenced work to replace the JCS, the current plan has not been reviewed in line with the PPG to demonstrate that the housing requirement does not require updating. Indeed, publication of a 2017 SHMA had already indicated the need to update the housing requirement. Therefore, in accordance with NPPF paragraph 73, the Greater Norwich housing land supply must be measured against local housing need (LHN).

The revised NPPF also introduced the Housing Delivery Test (HDT) as an annual measurement of housing delivery. Broadland, Norwich and South Norfolk are measured jointly for the purposes of the HDT. The results of the HDT show that Greater Norwich has delivered 132% of the number of homes required between 2018/19 and 2020/21.

Policy 4 of the JCS sets out a three-district requirement, within which a policy decision was made to focus new allocations within a Norwich Policy Area. Similarly, the HDT is measured jointly across all of Broadland, Norwich and South Norfolk. LHN figures are only provided on a district basis, which can be aggregated up in accordance with Planning Practice Guidance. Lastly, the 2017 SHMA indicated that the vast majority of the three districts are within the same housing market area. Consequently, it is considered appropriate to measure land supply across this area. This approach effectively replaces that of separately measuring housing land supply across the Norwich Policy Area (NPA) and Rural Policy Areas (RPA) of Broadland and South Norfolk, although these areas are still considered in the AMR in relation to monitoring objective 2.

Based upon this calculation of five year housing land supply for Greater Norwich (including the 5% buffer required by the NPPF), the Greater Norwich Authorities can demonstrate:

- 120.2% (6.01 years / 2,098 home surplus)

Within each of the individual districts the following land supply can be demonstrated:

- Broadland: 164.4% (8.22 years / 4,323 home surplus)
- Norwich: 87.4% (4.37 years / 398 home deficit)
- South Norfolk: 117.4% (5.87 years / 798 home surplus)

Notwithstanding the existence of a housing land supply, the Greater Norwich Authorities recognise that further housing land, above and beyond the existing commitments, needs to be identified to 2038. The authorities have committed to the production of the Greater Norwich Local Plan (GNLP) to plan for these additional needs. Ahead of the adoption of the GNLP the authorities will continue to take a positive approach to development proposals that complement, rather than detract from, the existing and emerging development strategies.

Introduction

1. The policies of the Revised National Planning Policy Framework (NPPF) support Government's objective of "*significantly boosting the supply of homes*". This includes requiring local authorities to:

"identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old" (NPPF, para 74)

2. NPPF para 76 requires local authorities to "*monitor progress in building out sites which have permission*", with Government measuring housing delivery against the Housing Delivery Test (HDT).
3. In situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites; or where the Housing Delivery Test indicates that the delivery of housing was substantially below the housing requirement over the previous three years, applications that involve the provision of housing must be determined taking account of the presumption in favour of sustainable development as set out in the NPPF.
4. For purposes of determining planning applications, NPPF para 11 sets out the presumption in favour of sustainable development as:
 - "*approving development proposals that accord with an up-to-date development plan without delay; or*
 - *where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
 - i the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - ii any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole".*
5. The following sections of this report set out the issues that relate to housing land supply across Greater Norwich.
6. Irrespective of the housing land supply situation, the Greater Norwich Authorities will continue to:
 - i. take a positive approach to development proposals that complement, rather than detract from, the existing development strategy.
 - ii. work closely with partners in the development sectors and the LEP, to stimulate delivery on committed development sites.

The Starting Point for Calculating the 5 year land supply

7. As set out in the Planning Practice Guidance:

“Housing requirement figures identified in adopted strategic housing policies should be used for calculating the 5 year housing land supply figure where:

- the plan was adopted in the last 5 years, or*
- the strategic housing policies have been reviewed within the last 5 years and found not to need updating.*

In other circumstances, the 5 year housing land supply will be measured against the area’s local housing need calculated using the standard method”¹.

This echoes paragraph 74 of the NPPF.

8. The Joint Core Strategy (JCS) for Broadland, Norwich and South Norfolk was adopted in March 2011, with amendments January 2014. The JCS became five years old on 10 January 2019. Although the Greater Norwich authorities have commenced work to replace the JCS, the current plan has not been reviewed in line with the PPG to demonstrate that the housing requirement does not require updating. Indeed, publication of a 2017 SHMA² had already indicated the need to update the housing requirement. Therefore the NPPF requires the starting point for the calculation of housing land supply in Greater Norwich to be local housing need (LHN) as calculated using the standard methodology.
9. As the base date of the 5 Year Housing Land Supply (5YR HLS) Statement is 1 April 2021, the calculation of annual average household growth has been based on the period 2021 to 2031. The affordability ratios used for the purposes of calculating LHN adjustment factor were the 2019 ratios published on 25th March 2021. A summary of this calculation is set out in table 1 below:

Table 1 Summary of LHN Calculation

	10 Year Average Household 2020-2030	2019 Median Affordability Ratio	Adjustment Factor	Annual LHN 2020 Based
BDC	389.9	8.54	1.28	501
NRW	505.5	6.95	1.18	599
SNC	669.9	8.85	1.30	873
Total Local Housing Need for Greater Norwich				1,972

Past Under-delivery of New Homes

10. The Planning Practice Guidance explains that “Step 2 of the standard method factors in past under-delivery as part of the affordability ratio”. As such “there is no requirement to specifically address under-delivery separately when establishing the minimum annual local housing need figures”³.

¹ Housing Supply and Delivery, Paragraph 005 Reference ID:68-006-20190722

² Central Norfolk Strategic Housing Market Assessment, Opinion research Services, June 2017

³ Housing and Economic Needs Assessment, Paragraph: 004 Reference ID: 2a-004-20201216

11. It is therefore not necessary to add in any uplift to take account of historic under-delivery against the JCS housing requirement when calculating LHN.

Sources of Supply

Sites of 10 or more

12. Under the July 2021 NPPF glossary definition of “*Deliverable*”⁴, all development sites with detailed planning permission “*should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years*”. Where a major development only has outline permission or has only been allocated in a local plan there should be “*clear evidence that housing completions will begin on site within five years*”.
13. In consenting to judgement in the recent case between East Northamptonshire Council and Secretary of State for Housing Communities and Local Government and Lourett Developments Ltd (Claim No. CO/917/2020), the Secretary of State has now accepted that the definition of deliverable in the NPPF should not be considered to be a closed list (and that such an interpretation is an error of law). Specifically the Secretary of State confirmed in the Statement of Reasons attached to the Consent Order:

“The proper interpretation of the definition is that any site which can be shown to be ‘available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years’ will meet the definition; and that the examples given in categories (a) and (b) are not exhaustive of all the categories of site which are capable of meeting that definition.”

14. Therefore, it is now clear that the Councils’ can now include any site in their housing land supply provided that it meets the overarching test of suitable, available and achievable.

Sites with detailed permission

15. Each of the three Greater Norwich Authorities has taken a similar approach to collecting delivery information for major development sites. Developers of major sites with full or reserve matters planning permission have been approached, where appropriate, in order to establish their programme of delivery. Where programmes of delivery have been provided by developers these have then been reflected in the delivery forecast unless there is clear evidence that the programme is unrealistic or it has been identified that the site will not be delivered.
16. This approach reflects developers’ site specific knowledge of their sites, their intentions for bringing forward the site and their expectations for the sale of their housing product within the specific area in which their site is located.
17. Where programmes have not been provided then sites have been included based on reasonable assumptions of what could be expected on the site in question.

Sites with outline permission

18. For sites with only outline permission or subject to allocation, the authorities have reviewed sites and approached developers to understand their delivery programme and have sought to agree Joint Delivery Statements that confirm the developer’s delivery

⁴ National Planning Policy Framework, February 2019, Page 66

intentions and anticipated start and build-out rates. Where, taking account of agreed Joint Delivery Statements and/or the Council's knowledge on the progress of sites, the Councils are satisfied there is clear evidence that housing completions will begin on site within five years, the relevant delivery forecasts have been included in the housing land supply assessment. Appendix C1 of this statement includes the agreed Joint Delivery Statements and related officer comments and clarifications.

19. The weight to be given to the Joint Delivery Statements was specifically challenged in the hearing for the Appeal at Becket's Grove, Wymondham (APP/L2630/W/20/3256206). On this matter the Inspector determined in paragraph 66 of his decision that:

"These documents have been produced by the cooperation of professional persons with knowledge of the sites in question and these persons are signatories to the document. I therefore give these documents significant weight in my decision".

Sites of 9 or fewer

20. Under the Revised NPPF glossary definition of "Deliverable"⁵ 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".
21. 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.
22. 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."

Student Accommodation

23. The Planning Practice Guidance states that:

"All student accommodation, whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus, can in principle count towards contributing to an authority's housing land supply based on:

- the amount of accommodation that new student housing releases in the wider housing market (by allowing existing properties to return to general residential use); and/or*
- the extent to which it allows general market housing to remain in such use, rather than being converted for use as student accommodation".*

and that

"Authorities will need to base their calculations on the average number of students living in student only accommodation, using the published census data, taking steps to avoid double-counting. The exception to this approach is studio flats designed for students, graduates or young professionals, which can be counted on a one for one basis. A studio

flat is a one-room apartment with kitchen facilities and a separate bathroom that fully functions as an independent dwelling.”⁵

24. On this basis 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.

Older Peoples Housing and Residential Institutions

25. The Planning Practice Guidance states that:

“Local planning authorities will need to count housing provided for older people, including residential institutions in Use Class C2, as part of their housing land supply. This contribution is based on the amount of accommodation released in the housing market”⁶.

26. The guidance on Housing for Older and Disabled People states that *“For residential institutions, to establish the amount of accommodation released in the housing market, authorities should base calculations on the average number of adults living in households, using the published census data”⁷.*

27. On this basis 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.

Windfall

28. The National Planning Practice Guidance states that:

“A windfall allowance may be justified in the anticipated supply if a local planning authority has compelling evidence as set out in paragraph 70 of the National Planning Policy Framework”⁸.

29. Paragraph 71 of the NPPF states that:

“Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends.”

⁵ Housing Supply and Delivery, Paragraph: 034 Reference ID: 68-034-20190722

⁶ Housing supply and delivery, Paragraph 035 Reference ID: 68-035-20190722

⁷ Housing for older and disabled people, Paragraph: 016a Reference ID: 63-016a-20190626

⁸ Housing and economic land availability assessment, Paragraph: 023 Reference ID: 3-023-20190722

Strategic housing land availability register

30. The Councils' have completed a housing and economic land availability assessment (HELAA). The Councils' consider that the sites within the HELAA are however of limited evidential value to the assessment of windfall rates. This is because:
- The HELAA assessment only considers land promoted for consideration in the Greater Norwich Local Plan or previously allocated. Therefore it is likely to exclude land that is already in development boundaries where the principle of development is already established.
 - The land considered in the HELAA across Broadland and South Norfolk typically only relates to greenfield extensions to existing settlements either in the form of allocations or sizable settlement limit extensions. By definition these would not be appropriate sources of windfall as they would typically be contrary to policy.
 - The HELAA only considered land of 0.25ha or larger and therefore will not take account of smaller development opportunities.
31. For these reasons the Councils' starting point for its assessment of future windfall is based on an assessment of historic rates of windfall development.

Assessment of historic rates of windfall development

32. 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.
33. 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.

Future Trends

34. The Councils have taken the following view in respect of expected future trends:
- Across Broadland and South Norfolk only windfall sites of 9 or fewer have been included as part of the historic windfall analysis. This avoids the inclusion of larger greenfield sites that would only be likely to occur in the absence of a 5 year housing land supply.
 - Garden plots – less significant in Norwich but these have proven a consistent source of supply in Broadland and South Norfolk. Whilst the 2021 NPPF indicates that plans should set out policies seeking to restrict inappropriate development of residential gardens, national policy no longer sets out that assessments of windfall “*should not include residential gardens*” as was the case in the 2012 NPPF. The fact that residential sites have consistently gained permission and been built out is prima facie evidence that appropriate garden land sites continue to come forwards. There are a large number of residential

gardens across the Greater Norwich area and therefore these are considered to be a reliable source of supply.

- Barn Conversions and other agricultural buildings – Not relevant in Norwich but have been a consistent source of supply across Broadland and South Norfolk throughout assessment period. Given the rural nature of the district, changes in modern agriculture and the changes to permitted development rights under class Q introduced in 2014, with further amendments in 2018, these are considered to provide a consistent source of supply.
- Conversion of shops, offices and schools – As would be expected these have been a greater source of supply in Norwich than Broadland or South Norfolk but nonetheless have proven to be consistent sources of supply over the assessment period, albeit subject to some significant year on year variations. Nonetheless, changes such as currently permitted development rights under class MA, G, H or U for Commercial, Business and Service uses provides a clear indication that these sources are likely to be a consistent source of supply of windfall development in the future. The conversion of existing buildings is also likely to be supported by prior approval of B8 storage and distribution uses.
- Brownfield redevelopment – the redevelopment of brownfield land has been a consistent source of supply over the assessment period. As would reasonably be expected, completions from brownfield redevelopment have been highest in Norwich but have also contributed in Broadland and South Norfolk. It need to be noted that the early years of South Norfolk data included cert of lawfulness, occupancy restriction removal and sub-divisions within this source of supply. Therefore some caution should be taken in respect of the overall average. Nonetheless, the development of brownfield land has consistently contributed to the supply of housing: brownfield land will often be located in places inherently suitable for residential uses, with national policy (para 121 NPPF) setting an expectation that local planning authorities should *“take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purposes in plans”*. The likelihood of this source of supply continuing into the future is also made more likely by changes such as the new permitted development right under Class ZA, which allows for the *“Demolition of buildings and construction of new dwellings houses in their place”*.
- Affordable Housing Exception Sites – this is not a source of supply relevant in Norwich. It is a source that has delivered units in most years across Broadland and South Norfolk. Exceptions sites tend to be located on edge of settlement greenfield sites, there remain significant areas of land which have this characteristic and that could reasonably be expected to be suitable for these purposes. The principle of exception site policies remain established within national and local plan policies. In addition, national policy (para 72) specifically supports entry-level exceptions sites. This is a new type of exception but which is similar in character to affordable housing exceptions and which can reasonably be considered to help ensure contributions from this supply in the future. Therefore this is considered a reliable source of supply, although given the variability in delivery and drop off in supply in recent years some caution should be taken in applying the annual average.
- Other greenfield sites – Whilst sources such as school playing field will be inherently limited in number, there remains no shortage of greenfield land across Broadland and South Norfolk, some of which will lie within defined

settlement boundaries, and para.55 dwellings remains acceptable in policy terms. There can also reasonably be expected to remain examples where material consideration justify departures from the development plan, although inherently these will be limited in number. Therefore, this source is expected to remain a reliable source of supply, although it would be sensible to take a prudent approach in respect of the annual average.

- Cert of lawfulness, removal of occupancy restrictions, sub-division of dwellings – These have remained a consistent source of supply across the assessment period. Given that there are large rural areas across Broadland and South Norfolk, it is reasonable to conclude that there will remain a number of agriculturally restricted or holiday accommodation restricted dwellings across the area. It can also reasonable be expected that there will be a number of larger properties with the potential for sub-division. Therefore this is considered a reliable source of supply.

Precautionary Approach

35. For the reasons set out above the sources of windfall supply are considered to be reliable moving forwards. It is however sensible to take a prudent approach to sources of supply, particularly taking account where future supply is less certain. To account for this, the Councils will apply a precautionary 33% blanket discount across all sources of supply. This should ensure that there is no over-estimation of supply and accounts for changing and unforeseen circumstances. The 33% is above the cautious 27% non-implementation/lapse rate discount that has been calculated from historic trends on sites of 9 or fewer dwellings and that has been applied to small sites with planning permission that form part of the supply.

36. In addition to the precautionary blanket discount, the Council has also applied windfall on a stepped basis in accordance with the table below:

Year 1	Year 2	Year 3	Year 4	Year 5
0%	33%	66%	100%	100%

37. This stepped approach is consistent with that agreed by Norwich City Council during the Independent Examination of their Site Allocations DPD, and is designed to ensure that there is no double counting of delivery from individual windfall sites that already form part of the supply.

38. The inclusion of 33% of the windfall allowance from year 2 onwards reflects the fact that a number of windfall permissions granted shortly after the base date of the assessment and will be of a form that can be implemented relatively quickly – permissions granted shortly after the base date of the will have nearly 2 years to come forwards to be completed by the end of year 2. Such permission might include removal of occupancy restrictions, simple conversions of building or small or individual residential developments that have little upfront infrastructure requirements.

39. The Council's approach to forecasting Windfall development was 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 76 of his decision that:

“The precautionary approach taken by the Council provides a realistic assessment of the contribution that windfall sites can make to the overall supply of housing. Thus no change should be made to the 5YSHL on the basis of the supply of windfall sites.”

Impact of Covid-19 on Housing Delivery

40. For sites of 10 or more homes the vast majority of forecasts are based upon the stated intentions of developers. These statements have been largely provided between October 2021 and January 2022 and therefore have been provided in full knowledge of any expected ongoing impacts on delivery result from previous Covid-19 restrictions.
41. For sites of 9 or fewer dwellings, the delivery of sites has been subject to a 27% lapse and non-implementation rate. This rate is both set at the highest end of the range and is based on a study of lapse and non-implementation over a period that overlapped the global financial crisis in 2008 in the case of Norwich, or in its aftermath and whilst its effects on the housing market were still being felt across Broadland and South Norfolk. Therefore, it is considered that the Councils have already taken a cautious approach that doesn't need further adjustment to take account of any ongoing impact of Covid-19 on the delivery of small sites.
42. In respect of Windfall, the assessment of historic includes the period in the immediate aftermath of the 2008 global financial crisis at a time when the housing market was significantly impacted by the economic climate. The overall total is discounted by a blanket 33% discount across all sources to minimise any potential for over-estimating supply. The supply from windfall is also applied on a stepped basis allowing time for any impact of Covid-19 on the supply of windfall to abate.
43. On the basis of the above, it is not considered that any further adjustment to the Council's supply forecast is needed to take account of the fallout of the impact of Covid-19.

Methodology for Calculating Housing Land Supply

Monitoring of areas which have or are involved in the production of joint plans

44. The Planning Practice Guidance States that:

“Areas which have or are involved in the production of joint plans have the option to monitor their 5 year land supply and have the Housing Delivery Test applied over the whole of the joint planning area or on a single authority basis. The approach to using individual or combined housing requirement figures will be established through the plan-making process and will need to be set out in the strategic policies.”⁹

45. Broadland, Norwich and South Norfolk have an adopted joint plan in the form of the JCS. This plan seeks to jointly plan for and meet the development requirements of Greater Norwich. On the basis that there is a joint plan in place; that the three authorities are working together on a new joint plan to replace the JCS; and, that the Housing Delivery Test is measured jointly across the Greater Norwich Area, it stands to reason that the calculation of housing land supply should also be applied on this basis.
46. Whilst the JCS also includes a requirement to make a significant proportion of new allocations within the Norwich Policy Area, and both the NPA and the JCS settlement hierarchy continue to be important considerations in the determination of planning

⁹ Planning Practice Guidance, Paragraph 028 Reference ID: 68-028-20190722

applications, application of LHN, the HDT and the conclusion of the 2017 SHMA that the NPA is not a housing market area, mean that subdivision of the Greater Norwich Area for housing land supply purposes is no longer appropriate.

Calculating Local Housing Need where plans cover more than one area

47. The Planning Practice Guidance States that:

“Local housing need assessments may cover more than one area, in particular where strategic policies are being produced jointly ... In such cases the housing need for the defined area should at least be the sum of the local housing need for each local planning authority within the area.”¹⁰

48. In accordance with this guidance, the Greater Norwich LHN has been calculated by adding together the individual LHN for Broadland, Norwich and South Norfolk.

Housing Land Supply Buffer

49. The revised NPPF states that:

“The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

- *5% to ensure choice and competition in the market for land; or*
 - *10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year;*
- or*
- *20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply”¹¹.*

50. Significant under delivery is measured against the Housing Delivery Test (HDT). The most recent results of the HDT were published on 20 January 2021. Broadland, Norwich and South Norfolk are measured jointly for the purposes of the HDT. The results of the HDT show that Greater Norwich has delivered 132% of the number of homes required between 2018/19 and 2020/21.

51. On the basis of the results of the HDT and the fact the Broadland, Norwich and South Norfolk are not seeking to establish a 5 year supply through an annual position statement, a 5% buffer needs to be added to the supply of deliverable sites in the Housing Land Supply calculation.

Housing Land Supply in Greater Norwich

52. Table 1 sets out the calculation of Housing Land Supply against the Standard Methodology for the calculation of Local Housing Need and takes account of the additional buffer required in accordance with the outcomes of the HDT.

¹⁰ Planning Practice Guidance, Paragraph: 013 Reference ID:2a-013-20201216

¹¹ Revised National Planning Policy Framework, February 2019, Paragraph 73

Table 1 Greater Norwich 5YR HLS, 1 April 2021

Greater Norwich 5 Year Housing Land Supply Assessment		1 st April 2021
LHN Annual Requirement		1,972
Requirement 1 April 2021 to 31 March 2026		9,860
Adjustment for Shortfall/Surplus		n/a
Plus NPPF HDT Buffer at 5%	$9,860 \times 0.05$	493
Total 5 year requirement 2018/19 to 2022/23	$9,860 + 493$	10,353
Revised Annual Requirement	10,353 / 5 Years	2,071
Supply of Housing		12,451
Shortfall/Surplus of Supply	$12,451 - 10,353$	2,098
Supply in Years	12,451 / 2071	6.01

Monitoring the Joint Core Strategy (JCS) Housing Requirement

53. For the reasons set out above, the housing requirement set out in the Joint Core Strategy (JCS) no longer forms part of the calculation of 5YR HLS in Greater Norwich.

54. Part 8, Section 34 (3) of The Town and Country Planning (Local Planning) (England) Regulations 2012 does however require that:

“(3) Where a policy specified in a local plan specifies an annual number, or a number relating to any other period of net additional dwellings or net additional affordable dwellings in any part of the local planning authority’s area, the local planning authority’s monitoring report must specify the relevant number for the part of the local planning authority’s area concerned —

(a) in the period in respect of which the report is made, and

(b) since the policy was first published, adopted or approved.”

55. To ensure that Broadland, Norwich and South Norfolk continue to comply with this requirement the Annual Monitoring Report will continue to monitor delivery against the JCS housing requirement within the monitoring year and since the base date of the JCS.

Conclusion

56. On the basis of the above it is clear that the Greater Norwich Authorities are able to demonstrate a 5 year housing land supply.

March 2022

Appendix A1 – Broadland Area 5 Year Land Supply Assessment

Broadland 5 Year Housing Land Supply Assessment		1 st April 2021
LHN Annual Requirement		501
Requirement 1 April 2021 to 31 March 2026		2,505
Adjustment for Shortfall/Surplus		n/a
Plus NPPF HDT Buffer at 5%	$2,505 \times 0.05$	125
Total 5 year requirement 2018/19 to 2022/23	$2,505 + 125$	2,630
Revised Annual Requirement	2,630 / 5 Years	526
Supply of Housing		4,448
Shortfall/Surplus of Supply	$4,448 - 2,628$	1,693
Supply in Years	4,448 / 526	8.22

Appendix A2 – Norwich Area 5 Year Land Supply Assessment

Norwich 5 Year Housing Land Supply Assessment		1 st April 2021
LHN Annual Requirement		599
Requirement 1 April 2021 to 31 March 2026		2,995
Adjustment for Shortfall/Surplus		n/a
Plus NPPF HDT Buffer at 5%	$2,995 \times 0.05$	150
Total 5 year requirement 2018/19 to 2022/23	$2,995 + 150$	3,145
Revised Annual Requirement	3,145 / 5 Years	629
Supply of Housing		2,747
Shortfall/Surplus of Supply	$2,747 - 3,145$	- 398
Supply in Years	2,747 / 629	4.37

Appendix A3 – South Norfolk Area 5 Year Land Supply Assessment

South Norfolk 5 Year Housing Land Supply Assessment		1 st April 2021
LHN Annual Requirement		873
Requirement 1 April 2021 to 31 March 2026		4,365
Adjustment for Shortfall/Surplus		n/a
Plus NPPF HDT Buffer at 5%	$4,365 \times 0.05$	218
Total 5 year requirement 2018/19 to 2022/23	$4,365 + 218$	4,583
Revised Annual Requirement	4,583 / 5 Years	917
Supply of Housing		5,381
Shortfall/Surplus of Supply	$5,381 - 4,583$	798
Supply in Years	5,381 / 917	5.87

APPENDIX B1 – BROADLAND SITES FORECAST

Parish	Address	Ref	App Type	Net Homes at 1/4/2021	2021/22	2022/23	2023/24	2024/25	2025/26	After 1 April 2026	Notes on Deliverability	Developer/ Promoter
Acle	Land Adj. Hillside Farm, Reedham Road	20180941	Reserved Matters	30	30						Detailed Permission. Under Construction. Developer has confirmed delivery intentions 05/10/2021. Deliverable.	Crocus Homes
Acle	Land Adj. Hillside Farm (Phase 2), Reedham Road	20190241	Full	15		15					Detailed Permission. Under Construction. Developer has confirmed delivery intentions 05/10/2021. Deliverable.	Crocus Homes
Acle	Land north of Norwich Road, Acle, Norwich	20191215	Reserved Matters	137	10	34	34	34	25		Detailed Permission. Under Construction. Developer has confirmed delivery intentions 09/11/2021. Deliverable.	Repton Homes
Acle	Herondale, Bridewell Lane	20191954	Full	39		39					Detailed Permission. CIL commencement notice dated 17/11/2020. Developer confirmed delivery intentions 05/10/2021. Deliverable. Loss 19 dwellings (based on communal housing ratio) from demolition of Care Home, therefore 39 home net gain.	Saffron Housing
Aylsham	Aegel House, Burgh Road	20161711	Reserved Matters	17	17						Detailed Permission. Under Construction. Developer has confirmed delivery intentions 05/10/2021. Deliverable.	Morston Palentine
Aylsham	St Michael's Hospital, Cawston Road	20190597	Full	16				16			Detailed Permission. Developer has confirmed delivery intentions 08/12/2021. Deliverable.	Astris Homes
Blofield	Former Piggeries, Manor Farm, Yarmouth Road	20150262	Full	13							Detailed Permission. Developer has confirmed delivery intentions 05/11/2021. Uncertainty of conditions compliance. Not Deliverable.	Hatch Homes
Blofield	Land off Blofield Corner Road, Blofield Heath	20162199	Reserved Matters	36		18	18				Detailed Permission. CIL Commencement dated 17/09/19. Full CIL payments made. Developer has confirmed delivery intentions. Deliverable.	Bennett Homes
Blofield	Land to the north of Yarmouth Road, Blofield	20172131	Reserved Matters	112	53	32	27				Detailed Permission. Under Construction. Developer has confirmed delivery intentions 08/12/2021. Deliverable.	Hopkin Homes
Brundall	Land East of Memorial Hall, Brundall, Norwich	20171386	Hybrid	170			15	50	50	55	Hybrid Permission. Developer confirmed intention to submitted RM and delivery forecast in JDS. Deliverable.	Hopkin Homes
Brundall	Land at Yarmouth Road, Postwick/Brundall, Norwich	20202009	Full	155	10	26	26	26	26	41	Detailed Permission. CIL Commencement Dated 15/12/2021. CIL Installement Paid. Under Construction. Developer has confirmed delivery intentions. Deliverable.	Norfolk Homes
Buxton	Land East of Lion Road	BUX1	Allocation	20						20	Allocated site. No HLS response from promoter or developer. Developable but not currently considered deliverable.	
Cawston	Land East of Gayford Road	CAW2	Allocation	20						20	Allocated site. No HLS response from promoter or developer. Developable but not currently considered deliverable.	
Coltishall	Land adj former Railway Line, Rectory Road	20170075	Outline	30		30					Outline Permission. Committee Resolution to grant Detailed Permission (20201627). Developer confirms delivery intentions in JDS. Deliverable.	Crocus Homes
Coltishall	Land at Jordan's Scrapyard	COL2	Allocation	30						30	Allocated site. Developable but not currently considered deliverable.	

Parish	Address	Ref	App Type	Net Homes at 1/4/2021	2021/22	2022/23	2023/24	2024/25	2025/26	After 1 April 2026	Notes on Deliverability	Developer/Promoter
Drayton	Land Adj. Hall Lane, School Road, Drayton, Norwich	20161066	Outline	267		56	45	60	63	43	Allocated. Now Full Permission (20200640). CIL Commencement Notice Dated 29/09/2021. CIL Payments Made. Under Construction. Developer confirmed delivery intentions in JDS. Deliverable.	Hopkin Homes
Drayton	Former David Rice Hospital Site, Drayton High Road	20170196	Outline	29			29				Outline Permission. RM Application (20201185) Validated 09/04/21. Delivery intentions confirmed in JDS. Deliverable.	Parker Planning
Drayton	Land off Drayton High Road	20170212	Full	71	16	25	25	5			Detailed Permission. CIL Commencement Notice Dated 13/11/2019. CIL Payments Made. Developer confirmed delivery intentions 05/11/2021. Deliverable.	Norfolk Homes
Drayton	Drayton Old Lodge, 146 Drayton High Road	20180236	Full	35	8	10	10	7			Detailed Permission. CIL Commencement Notice Dated 21/07/2021. CIL Payments Made. Developer confirmed delivery intentions 09/11/2021. Deliverable.	The Lodge Drayton
Drayton	Land East of School Road	DRA2	Allocation	20							Site understood to no longer being actively promoted by landowner. Not Deliverable.	
Freethorpe	Aitchison Brothers Garage, 75 The Green	20160632	Outline	19						19	Outline Permisison. Replacement Outline (20200261) approved 17/05/2021. No response from developer or RM submitted. Developable but not currently considered deliverable.	
Great and Little Plumstead	Old Hall Site, Little Plumstead Hospital	20201173 / 20201200	Full	15	15						Allocated Site. Applications linked by Obligation. Committee Resolutions 02/12/2020. Permission issued 06/09/2021. CIL Commencement Notice 21/10/2021. CIL Payments Made. Under Construction. Deliverable.	Cripps Developments
Hellesdon	Royal Norwich Golf Club, Drayton High Road	20171514	Full/RM/Outline	933	41	53	60	51	51	677	Outline and Detailed. Under Construction. Further detailed permission for 134 on Portal awaiting fee. Developer confirms delivery intentions for current Detailed Permission. Forecast submitted Detailed Permssion at Avg rate forecast. Deliverable.	Persimmon Homes
Hellesdon	Land at Hospital Grounds, southwest of Drayton Road	HEL1	Allocation	300						300	Allocation. No update on status secured from promoter for HLS purposes. Developable but not currently considered deliverable.	
Horsford	Land West of Holt Road	20181136	Reserved Matters	31	31						Detailed Permission. Developer confirmed that all units complete 08/11/21. Deliverable.	Cripps Developments
Horsford	Land East of Holt Road	20190999	Full	193	71	45	40	37			Detailed Permission. Under Construction. Developer has confirmed intention to complete site within 5 year period 19/11/2021. Deliverable.	Barratt Homes
Horsham and Newton St. Faiths	Land off Manor Road, Manor Road	20182043	Full	68	34	28					Detailed Permission. CIL Commencement Notice Dated 23/01/2020. CIL Payments Made. Under Construction. Developer has confirmed delivery intentions 09/11/2021. Deliverable.	Lovell
Lingwood and Burlingham	Former Lingwood First School, Chapel Road	20190278	Outline	23		11	11				Outline Permission. Detailed application (20201611) approved 26/01/22. Developer has confirmed trajectory in JDS. Deliverable.	Torrington Homes
Postwick	Oaks Lane	20171116	Full	8	8						Detailed Permission. Under Construction. Developer has confirm delivery intentions. Deliverable.	Broadland Farms

Parish	Address	Ref	App Type	Net Homes at 1/4/2021	2021/22	2022/23	2023/24	2024/25	2025/26	After 1 April 2026	Notes on Deliverability	Developer/ Promoter
Reepham	Land off Broomhill Lane	REP1 / 20200847	Allocation	141						141	Allocation. Detailed application submitted 15/04/20. Developer confirms delivery intentions for 5 year period in JDS. Outstanding Sports England objection. Objection not considered to have merit. Nonetheless, cautiously placed outside 5 year period based on limited uncertainty.	Lovell
Reepham	Old Station Yard, Cawston Road / Stoney Lane	20180963	Full	53		53					Detailed Permission. CIL Commencement dated 25/09/2019. CIL Payments Made. Under Construction. 60 bed care home, 20 assisted flats, 15 assisted bungalows assessed at 1:1.8 dwelling equivalent ratio.	
South Walsham	Land West of Burlingham Road	20161643	Outline	21						21	Outline permission. JDS confirms intention to submit RM application and delivery intentions. Access constraint on current site to be resolve by GNLP allocation. Deliverable if GNLP allocation confirmed. Developable for purposes of HLS.	Torrington Homes
Taverham	Land off Beech Avenue	20191065	Reserved Matters	83	56	19	8				Detailed Permission. Under Construction. Developer confirmed delivery intentions 05/10/2021. Deliverable.	Able Homes
Thorpe St. Andrew	Land at Griffin Lane	20160423	Reserved Matters	71						71	Detailed permission. Current permission not currently expected to be implemented. New Application submitted. Developable but not currently considered deliverable.	Ocubis
Thorpe St. Andrew	Pinebanks, 9 Yarmouth Road	20160425	Reserved Matters	231						231	Detailed permission. Current permission not currently expected to be implemented. New Application submitted. Developable but not currently considered deliverable.	Ocubis
Thorpe St. Andrew	27 Yarmouth Road, Thorpe St Andrew	20170811	Full	25		25					Detailed Permission. CIL Commencement Notice Dated 06/06/2018. CIL Payments Made. Under Construction. Deliverable.	Estateducation
x.Growth Triangle	Land North of Smee Lane, Great Plumstead, Norwich	20180193	Outline	272		4	55	55	55	103	Outline Permission. Reserve Matters (20211743) validated 27/09/2021. Delivery intentions confirmed in JDS. Deliverable.	Orbit Homes
x.Growth Triangle	Land North of Smee Lane, Great Plumstead, Norwich	20180194	Outline	11						11	Outline Permission. No return from promoter. Developable but not currently considered deliverable.	Landform Estates
x.Growth Triangle	Land at St Faiths Road, Old Catton, Norwich	20180920	Reserved Matters	300	62	76	52	52	58		Detailed Permission. Under Construction. Developer confirmed delivery intentions 21/10/21. Deliverable.	Taylor Wimpey
x.Growth Triangle	Land off Salhouse Road, Rackheath	20151591	Reserved Matters	10	10						Detailed Permission. Under Construction. Deliverable.	
x.Growth Triangle	Land off Salhouse Road, Rackheath	20171906	Reserved Matters	10	10						Detailed Permission. Under Construction. Deliverable.	
x.Growth Triangle	Land off Green Lane West, Rackheath	20152081	Outline	50							Outline Permission. Appears to have lapsed. Not currently considered to be deliverable or developable.	Brown & Co.
x.Growth Triangle	Land off Green Lane West, Rackheath (Northern Parcel)	20171464	Full	120		20	25	25	25	25	Full permission. Developer confirmed delivery intentions 05/10/21. Deliverable.	Norfolk Homes

Parish	Address	Ref	App Type	Net Homes at 1/4/2021	2021/22	2022/23	2023/24	2024/25	2025/26	After 1 April 2026	Notes on Deliverability	Developer/Promoter
x.Growth Triangle	Land off Green Lane West, Rackheath (Southern Parcel)	20171465	Full	202		46	50	50	50	6	Detailed Permission. CIL Commencement Notice Dated 04/11/2021. CIL Payment Made. Developer confirms delivery intentions 13/10/21. Deliverable.	Charles Church
x.Growth Triangle	Land South of Green Lane East, Rackheath	20200855	Full	157	27	77	53				Detailed Permission. CIL Commencement Notice Dated 30/06/2021. 100% Affordable Homes. Under Construction. Developer confirmed delivery intentions 05/10/2021. Deliverable.	Lovell
x.Growth Triangle	Land South of Moorsticks, Buxton Road, Spixworth	20152035	Outline	19				19			Outline Permission. Reserve Matters application (20191472) approved 09/03/22. Deliverable.	CNC Properties Ltd
x.Growth Triangle	Land East of Buxton Road, Spixworth, Norwich	20180443	Reserved Matters	225		30	55	55	55	30	Detailed Permission. CIL Commencement Notice Dated 30/06/2021. CIL Payments Made. Delivery intention confirmed by Developer 11/01/22. Deliverable.	Orbit Homes
x.Growth Triangle	Land to the North of Sprowston and Old Catton, Btn Wroxham Road & St Faiths Road, Sprowston	20121516	Outline	3520				25	125	3370	Outline Permission. RM for Strategic RM (20180708) Submitted. Delivery intentions confirmed in JDS. Deliverable.	U+I PLC
x.Growth Triangle	Phase 1a - Part 2, Land at Blue Boar Lane, Sprowston	20130224	Reserved Matters	197	92	47	4	28	26		Detailed permission. Under Construction. Developer confirmed delivery intentions 29/11/21. Deliverable.	Permisson, Taylor Wimpey and Hopkin Homes
x.Growth Triangle	HH3 & HH4, Land at Blue Boar Lane, Sprowston	20160751	Reserved Matters									
x.Growth Triangle	TW3 & TW4, Land at Blue Boar Lane, Sprowston	20160930	Reserved Matters									
x.Growth Triangle	Phase 4, Blue Boar Lane, Sprowston	20142051	Full	17	17						Detailed Permission. Under Construction. Developer confirmed delivery intentions 05/10/2021. Deliverable.	Norfolk Homes
x.Growth Triangle	Phase 1, Land to the South of Salhouse Road, Sprowston	20190758	Reserved Matters	251	20	55	55	55	55	11	Detailed Permission. Under Construction. Developer confirmed delivery intentions 06/10/2021. Deliverable.	Tilia Homes
x.Growth Triangle	Land South of Salhouse Road, Sprowston	20190485	Reserved Matters	365		20	40	40	40	225	Detailed Permission. Suite of conditions discharged. CIL Commencement Notice Dated 08/12/2021. CIL Payment Made. Deliverable.	Halsbury Homes
x.Growth Triangle	Phase 2, 3 & 4, Land south of Salhouse Road, Sprowston	20200447	Reserved Matters	535	91	87	99	85	102	71	Detailed Permission. Under Construction. Developer confirmed delivery intentions 05/10/2021. Deliverable.	Barratt David Wilson
x.Growth Triangle	Phase 5, Land south of Salhouse Road, Sprowston	20160498	Outline	45						45	Residual phase of outline. Active discussion with developer. No clear evidence on application or delivery intentions. Developable but not currently considered deliverable.	Carter Jonas
x.Growth Triangle	Land at Brook Farm & Laurel Farm, Green Lane, Thorpe St Andrew	20090886	Outline	600						600	Outline Permission. Promoter cannot currently commit to delivery in 5YRHLS period. Developable but not currently considered deliverable.	Lothbury
x.Growth Triangle	Land East of Pound Lane, Thorpe St. Andrew	20190016	Full	55			55				Detailed Permission. Conditions being actively discharged. Deliverable. Permission relates to 80 bed care home and 19 assisted living bungalows, 55 dwelling equivalent using 1:1.8 communal accommodation multiplier.	Carleton Hall Village Ltd
x.Growth Triangle	Racecourse Plantation, Thorpe St Andrew	20161896	Outline	300				53	53	133	Outline Permission. Reserve Matters (20212075) validated 11/11/2021. Reduced yield of 239	Hill

Parish	Address	Ref	App Type	Net Homes at 1/4/2021	2021/22	2022/23	2023/24	2024/25	2025/26	After 1 April 2026	Notes on Deliverability	Developer/Promoter
											dwellings. Delivery intentions confirms in JDS. Deliverable.	
x. Growth Triangle	Land East of Broadland Business Park	GT11 / 20181601	Allocation	520		122	101	44	42	211	Hybrid Permission. CIL Commencement Notice Dated 28/10/2021. CIL Payments Made. Under Construction. Developer confirms delivery intentions in JDS. Deliverable.	Larkfleet Homes
x. Growth Triangle	Norwich RFU	GT13	Allocation	250						250	Site allocated. On going negotiations with owner and developers. Developable but not currently considered deliverable.	Norwich RFU
x. Growth Triangle	North Rackheath	GT16	Allocation	3,000				50	150	2800	Allocation. Developer confirms intention to submit application and delivery intentions in JDS. Deliverable.	Taylor Wimpey
x. Growth Triangle	White House Farm (North East)	GT20 / 20191370	Allocation	456			20	114	117	205	Allocation. Resolution to grant Outline Planning Permission. Developer confirms trajectory in JDS. Delayed 1 year from developer forecast due to progress. Deliverable.	Permisson, Taylor Wimpey and Hopkin Homes
x. Growth Triangle	Land East of Broadland Business Park (North)	GT21	Allocation	350						350	Allocation. Promoter cannot currently commit to delivery in 5YRHLS period. Developable but not currently considered deliverable.	Lothbury
x. Growth Triangle	Land North of Plumstead Road	GT8	Allocation	32						32	Allocated. No application being prepared. Developable but not currently considered deliverable.	Broadland Growth
			Sites of 9 or fewer	454	66	66	66	66	66			
			Discounted Windfall (Per Annum)	60	19	40	60	60	60			
			Total (Windfall included in yearly total only)	15,800	814	1,209	1,138	1,162	1,294	10,147		

APPENDIX B2 – NORWICH SITES FORECAST

Parish	Address	Ref	App Type	Net Homes at 1/4/2021	2021/22	2022/23	2023/24	2024/25	2025/26	After 1 April 2026	Current Status	Developer/ Promoter
n/a	Anglia Square (extant permission)	08/00974/F 18/00330/F	Full	198	0	0	0	0	0	800	GNLP Allocation. Developable but not currently considered deliverable.	Western Homes
n/a	Argyle Street (allocation)	CC11	Allocation	12	0	14	0	0	0	0	Allocation. Existing dwellings on site demolished Nov 2016. Intention to Submit Application and Delivery Intentions set out in JDS. Deliverable.	Norwich Regeneration Ltd
n/a	Aylsham Road District Centre, 291-293 and land at Arminghall Close (allocation)	R21	Allocation	100	0	0	0	0	0	0	Allocation. Part implemented (LIDL store). No clear progress. Allocation not carried forward in GNLP.	
n/a	Aylsham Road, 165-187 (allocation)	R22	Allocation	20	0	0	0	0	0	0	Allocation. No clear progress. Allocation not carried forward in GNLP.	
n/a	Aylsham Road, 261-277 (allocation)	R12	Allocation	50	0	0	0	0	0	0	Allocation. No clear progress. Allocation not carried forward in GNLP.	
n/a	Aylsham Road, Former Pupil Referral Unit (allocation)	R23	Allocation	11	0	0	0	0	0	0	Allocation. Part of site (Pupil referral Unit) sold to dance school and occupied. No clear progress. Allocation not carried forward in GNLP.	
n/a	Barrack Street – CC17a (permission); CC17b and part CC17a (application) and Barrack Street / Whitefriars (application)	CC17a 15/01927/O 18/01286/F	Outline Full	200	88	50	50	32	0	0	Allocation. Detailed permission. Under Construction. Developer confirmed delivery intentions 22/11/2021. Deliverable. N.B. CC17a Blocks A and E Outline consent expired, no delivery assumed on these elements.	Hill
n/a	Barrack Street, 126-128 (allocation)	R16	Allocation	15	0	0	0	0	0	0	Allocation. No clear progress. Allocation not carried forward in GNLP.	
n/a	Ber Street 147-153 (allocation)	CC2	Allocation	20	0	0	0	0	0	20	Allocation. No clear progress. Developable but not currently considered deliverable	
n/a	Ber Street, 10-14 (allocation)	CC3	Allocation	10	0	0	9	0	0	0	Allocation. Intention to Submit Application and Delivery Intentions set out in JDS. Deliverable.	Norwich Regeneration Ltd
n/a	Ber Street, 60-70 (allocation)	CC1	Allocation	20	0	0	0	0	0	0	Allocation. No clear progress. Allocation not carried forward in GNLP.	
n/a	Bethel Street, land to rear of City Hall (allocation)	CC24	Allocation	20	0	0	0	0	0	20	Allocation. No clear progress. Developable but not currently considered deliverable	
n/a	Bethel Street, 59, Labour Club site (permission, unimplemented residue of consented 22) (permission)	08/00671/F	Full	14	0	0	0	0	0	14	Detailed Permission. Conversion element complete 8 units. No clear evidence. Developable but not currently considered deliverable	
n/a	Bishop Bridge Road, 29-31 (Box and Barrel Site) (extant permission, legal start) (allocation) (permission)	R14 06/00166/F, 08/01316/D	Full	24	0	0	0	0	0	24	Detailed Permission. No clear evidence. Developable but not currently considered deliverable.	
n/a	Bishop Bridge Road, land east of excl 29-31 Bishop Bridge Road (residue of allocation)	R14 15/00756/F (Refused) 18/00081/DE M (Gas Holder)	Demolition	26	0	0	0	0	0	26	Allocation. Gas Holder demolished under 2018 consent. No clear evidence of delivery. Developable but not currently considered deliverable	
n/a	Bishop Bridge Road, Egyptian Road and Ketts Hill, land at (allocation)	R15 15/00756/F (Refused)	Allocation	30	0	0	0	0	0	30	Allocation. No clear progress. Developable but not currently considered deliverable	

Parish	Address	Ref	App Type	Net Homes at 1/4/2021	2021/22	2022/23	2023/24	2024/25	2025/26	After 1 April 2026	Current Status	Developer/ Promoter
n/a	Bartram Mowers	R42 18/00265/F 19/00911/F	Full	51	0	4	20	16	10	110	Detailed Permission. Under Construction. Delivery intentions confirmed in JDS. Deliverable.	McCarthy Stone
n/a	Bowthorpe Road, Norwich Community Hospital Site (allocation)	R37	Outline	80	0	0	0	0	0	80	Allocation. JDS confirms not possible to forecast delivery at this point. Developable but not currently considered Deliverable.	
n/a	Bracondale, Deal Ground (allocation) excludes May Gurney/Carrow Yacht Club site (SND) (allocation) (permission)	R9 12/00875/O	Outline	580	0	0	0	0	0	0	Part of East Norwich Allocation in GNLP.	
n/a	Cattle Market Street, 23, St Peters House (prior approval/permission)	15/01256/PDD 18/00830/PDD 17/01482/F	PDD/Full	8	0	0	8	0	0	0	Detailed Permission. PDD element complete 20-21. Deliverable.	
n/a	City Road, 24, John Youngs Ltd (allocation)	R7	Allocation	45	0	0	0	0	0	45	Allocation. No clear progress. Developable but not currently considered Deliverable.	
n/a	Constitution Hill, Constitution Motors (permission)	18/00917/O 19/01031/RM	Full	12	0	12	0	0	0	0	Detailed Consent. Under Construction. Deliverable.	
n/a	Cremorne Lane, Utilities Site parts within Norwich (allocation)	R10 15/00997/F (withdrawn)	Allocation	100	0	0	0	0	0	0	Part of East Norwich Allocation in GNLP.	
n/a	Dereham Road, Site of former Earl of Leicester PH, 238a (allocation)	R33 10/00335/ET	Allocation	12	0	0	0	0	0	12	Allocation. No clear progress. Developable but not currently considered Deliverable.	
n/a	Dereham Road, land & buildings adjacent to & Including 349A & 349B (allocation)	R34	Allocation	24	0	0	0	0	0	24	Allocation. No clear progress. Developable but not currently considered Deliverable.	
n/a	Dibden Road, Van Dal Shoes and car park (allocation)	R17	Allocation	25	0	0	0	0	0	60	Allocation. No clear progress. Developable but not currently considered Deliverable.	
n/a	Drayton Road, 81-93 (allocation)	R25	Allocation	30	0	0	0	0	0	30	Allocation. No clear progress. Developable but not currently considered Deliverable.	
n/a	Drayton Road, adjoining Lime Kiln Mews (allocation)	R24 15/00024/F & 18/00270/D (EXPIRED)	Allocation	15	0	0	0	0	0	0	Allocation. Detailed Application (19/00837/F) for 29 units pending consideration. Delivery intentions not confirmed. Allocation not carried forward in GNLP.	
n/a	Duke Street, EEB site (allocation)	CC21 14/01104/PDD (EXPIRED) 15/00916/F (EXPIRED)	Allocation	30	0	0	0	0	0	0	Allocation. No clear evidence of progress. Allocation not carried forward in GNLP.	
n/a	Duke Street, Mary Chapman Court (permission)	18/01524/F	Full	-7	-7	0	0	0	0	0	Detailed Permission. Student accommodation, net equivalent dwellings shown. Accommodation open Sept 2021. Deliverable.	
n/a	St Marys Works Duke Street	16/01950/O	Outline	151	0	0	0	0	0	0	Permission expired. No clear evidence of progress. Not deliverable.	

Parish	Address	Ref	App Type	Net Homes at 1/4/2021	2021/22	2022/23	2023/24	2024/25	2025/26	After 1 April 2026	Current Status	Developer/ Promoter
	Vantage House Fishers Lane Norwich	20/00632/PDD	PDD	44	22	22	0	0	0	0	Detailed Permission. Under Construction. Deliverable.	
n/a	Garden Street, land at (allocation)	CC10	Allocation	100	0	0	0	0	0	100	Allocation. No clear evidence of progress. Developable but not currently considered Deliverable.	
n/a	Gas Hill, Gas Holder (allocation)	R13 18/00081/DE M	Allocation	15	0	0	0	0	0	15	Allocation. No clear evidence of progress. Developable but not currently considered Deliverable.	
n/a	Goldsmith Street (Permission)	R27 15/00272/F 17/00220/MA	Full	12	0	0	0	0	0	12	Detailed Permission. No clear evidence that remaining 12 units will be delivered in 5 year period. Developable but not currently considered Deliverable.	
n/a	Hall Road, Hewett Yard (allocation)	R4	Allocation	20	0	0	0	0	0	20	Allocation. No clear evidence of progress. Developable but not currently considered Deliverable.	
n/a	Havers Road Industrial Sites (allocation)	R35	Allocation	100	0	0	0	0	0	0	Allocation. No clear evidence of progress. Allocation not carried forward in GNLP.	
n/a	Heigham Street, 231-243 (allocation)	R28	Allocation	25	0	0	0	0	0	0	Allocation. No clear evidence of progress. Allocation not carried forward in GNLP.	
n/a	Hurricane Way (allocation)	R29 - (A&B)	Allocation	30	0	0	0	0	0	30	Mixed Use Allocation (primarily employment). Council owned. No clear evidence of progress. Developable but not currently considered Deliverable.	
n/a	Ipswich Road, Norfolk Learning Difficulties Centre (allocation)	R2	Allocation	30	0	0	0	0	0	30	Allocation. No clear evidence of progress. Developable but not currently considered Deliverable.	
n/a	Kerrison Road, Carrow Quay; land north of (permission), Norwich City Football Club (part) Groundsmans Hut (allocation) (permission)	(CC16) 11/02104/O, 13/01270/RM, 17/01091/F	Outline and Reserve Matters	154	101	53	0	0	0	0	Detailed Permission. Under Construction. Deliverable.	
n/a	Kerrison Road/Hardy Road, Gothic Works, inc ATB Laurence Scott (allocation)	R11	Allocation	400	0	0	0	0	0	0	Allocation. No clear evidence of progress. Allocation not carried forward in GNLP.	
n/a	King Street, 125-129, 131-133 and Hoborough Lane (allocation)	CC7 07/00412/F 12/00215/ET (EXPIRED)	Allocation	20	0	0	0	0	0	20	Allocation. No clear evidence of progress. Developable but not currently considered Deliverable.	
n/a	King Street, St Annes Wharf (allocation) (permission).	CC6 04/00605/F 16/01893/VC	Full	157	40	40	39	38	0	0	Detailed Permission. Under Construction. Deliverable.	
n/a	King Street, 191 (permission)	19/01389/F	Full	41	0	41	0	0	0	0	Detailed Permission. Under Construction. Deliverable.	
n/a	King Street, King Street Stores (allocation)	CC8	Allocation	20	0	0	0	0	0	20	Allocation. No clear evidence of progress. Developable but not currently considered Deliverable.	
n/a	Lower Clarence Road, car park (allocation)	CC13	Allocation	45	0	0	0	0	0	45	Allocation. No clear evidence of progress. Developable but not currently considered Deliverable.	
n/a	Mile Cross Depot (allocation)	R36 18/01290/DE M	Allocation	75	0	0	0	50	106		Allocation. Significant Investment in site Clearance. Council Owned. Delivery intentions confirmed in JDS. Deliverable.	Norwich Regeneration Ltd

Parish	Address	Ref	App Type	Net Homes at 1/4/2021	2021/22	2022/23	2023/24	2024/25	2025/26	After 1 April 2026	Current Status	Developer/Promoter
n/a	Mousehold Lane, Start Rite Factory site (allocation)	R18 18/01772/F 20/01624/MA	Full	40	0	35	35	0	0	0	Detailed Permission (20/01624/MA). Permitted scheme comprises 77 bed care home and 42 supported living units. Equivalent to 70 equivalent dwellings. Under Construction. Delivery Intentions confirmed in JDS. Deliverable.	
n/a	Northumberland Street, 120-130 (allocation) (permission)	R32 16/00835/F	Full	36	0	0	36	0	0	0	Detailed Permission. Permission implemented. Deliverable.	
n/a	Oak Street / Sussex Street commercial sites, 160-162 Oak Street (allocation)	CC20	Allocation	15	0	0	0	0	0	0	Allocation. Site Sold. No clear evidence of progress. Allocation not carried forward in GNLP.	
n/a	Oak Street, 161 (permission)	18/00004/F	Full	40	0	0	40	0	0	0	Detailed Consent. Application 21/01459/D confirmed lawful commencement of works. Deliverable.	
n/a	Oak Street, 140-154 (allocation)	CC18	Allocation	10	0	0	0	0	0	17	Allocation. Understood to be developed in conjunction with 70-72 Sussex Street (see below). No clear evidence of progress. Developable but not currently considered Deliverable.	
n/a	St Peters Methodist Church Park Lane (permission)	18/00962/F	Full	20	20	0	0	0	0	0	Detailed Permission. Under Construction. Deliverable.	
n/a	Pottergate, Kiln House, 27-43 (permission)	18/01270/PDD 18/01271/PDD	PDD	35	0	0	0	0	0	0	Detailed consent. Information received that permission won't be implemented. Not Deliverable.	
n/a	Pottergate car park (allocation)	CC23	Allocation	20	0	0	0	0	0	20	Allocation. No clear evidence of progress. Developable but not currently considered Deliverable.	
	82 - 96 Prince Of Wales Road	19/00875/F	Full	49	0	24	25	0	0	0	Detailed Permission. Under Construction. Deliverable.	
n/a	Queens Road and Surrey Street (car park adjacent to Sentinel House) (allocation) (permission)	CC29 18/00437/F 19/01405/MA	Full	40	0	0	107	0	0	0	Detailed Permission. Development comprises 252 bed student accomodation, equivalent to 107 dwellings. Further amendment (19/01405/MA) approved February 2020. Deliverable.	
n/a	Raynham Street, north of (allocation)	R26	Allocation	40	0	0	0	0	0	40	Allocation. No clear evidence of progress. Developable but not currently considered Deliverable.	
n/a	Rose Lane and Mountergate, land at (allocation)	CC4	Allocation	300	0	0	0	0	0	200	Allocation. Part developed for a multi-storey CP. No clear evidence of progress on residential for 5YRHLS purposes. Developable but not currently considered Deliverable.	
n/a	St Georges Street, Merchants Court (prior approval/permission)	20/00887/PDD 20/00884/PDD	PDD	36	0	0	0	0	0	36	Prior Approvals (20/00887/PDD - 34 units) & (20/00884/PDD - 2 units). No clear evidence of progress for 5YRHLS purposes. Developable but not currently considered deliverable.	
n/a	Starling Road, Industrial sites; remainder of allocation (allocation) Part 1&2 (permission)	R20 18/00952/O 18/00271/F	Full & Outline	23	0	0	0	0	0	19	Outline Permission. No clear evidence of progress. Developable but not currently considered Deliverable.	
n/a	Sussex Street, 70-72 (permission, legal start only) (allocation)	09/00296/F CC19	Full	17	0	0	0	0	0	17	Extant Detailed Permission. To be developed in conjunction with 140-154 Oak Street. No clear evidence of progress. Developable but not currently considered Deliverable.	
	9 Surrey Street	20/00345/F CC27 (part)	Full	14	0	14	0	0	0	0	Detailed Permission. Conditions being actively discharged. Delivery Intentions confirmed in JDS. Deliverable.	Bignold Estates Ltd

Parish	Address	Ref	App Type	Net Homes at 1/4/2021	2021/22	2022/23	2023/24	2024/25	2025/26	After 1 April 2026	Current Status	Developer/ Promoter
n/a	Thorpe Road/Lower Clarence Road, Busseys Garage (allocation)	CC14	Allocation	25	0	0	0	0	0	0	Allocation. No clear evidence of progress. Allocation not carried forward in GNLP.	
n/a	Thorpe Road: 13-17 Norwich Mail Centre (allocation)	CC15	Allocation	150	0	0	0	0	0	150	Allocation. No clear evidence of progress. Developable but not currently considered Deliverable.	
n/a	Three Score, Bowthorpe (permission) (allocation)	R38 12/00703/O 13/02089/VC 19/00978/MA (supercedes 19/00497/MA for 151 dwellings)	Outline/ Reserved matters	755	42	24	52	100	100	437	Allocation. Detailed consent. Under construction. Council owned. Delivery intentions confirmed in JDS. Deliverable.	Norwich City Council
n/a	Waterworks Road, Heigham Water Treatment Works (allocation)	R31	Allocation	150	0	0	0	0	0	150	Allocation. No clear evidence of progress. Developable but not currently considered Deliverable.	
n/a	Westlegate 1-17, Boars Head Yard	20/01025/PDD 20/01022/PDD 18/00642/F CC28 (part)	PDD/Full	69	0	0	0	0	0	0	Full permission expired. Site sold. New applications pending consideration. No developer delivery intentions confirmed. Allocation not carried forward in GNLP.	
n/a	Westwick Street Car Park (allocation)	CC30	Allocation	30	0	0	0	0	0	30	Allocation. No clear evidence of progress. Developable but not currently considered Deliverable.	Norwich City Council
n/a	Westwick Street, BT Exchange Site (permission)	16/00456/F 20/00539/D	Full	42	0	0	0	0	0	42	Detailed Permission. Permission Implemented early 2020. Site is in the process of being sold. Delivery intentions currently uncertain. Allocation not carried forward in GNLP.	
n/a	Windmill Road, land north of (permission)	R19 19/00971/F	Full	10	0	0	17	0	0	0	Detailed Permission (19/00971/F). Permission implemented. Deliverable.	
n/a	Bluebell Road, Blackdale Building (UEA residences) (6a) 915 beds, 401 in phase 2 (allocation) (permission)	R40 15/00121/F 16/00099/MA	Full	143	0	0	0	0	0	143	Detailed Permission. Student accomodation. 514 bedrooms delivered. 401 bedrooms, equivalent to 143 dwellings, remaining. No clear evidence to support delivery of remainder. Developable but not currently considered Deliverable.	
n/a	Duke Street, St Crispins House (614 beds) (permission)	17/01391/F 20/00146/NM A 20/00474/MA 20/01268/NM A	Full	406	0	0	406	0	0	0	Student accomodation. Detailed consent - 686 beds (406 equiv. dwellings). Permission implemented. Further progress with condition discharge and amendments. Deliverable.	
n/a	Elaine Herbert House The Great Hospital Bishopgate Norwich NR1 4EJ (permission)	19/00373/F	Full	-1	0	0	-1	0	0	0	Detailed Permission. 19 sheltered housing units, -1 net dwellings. Deliverable.	
n/a	Car Park Rear Of Premier Travel Inn Duke Street Norwich	18/01552/F	Full	58	0	58	0	0	0	0	Detailed Permission. Student accomodation, 58 equivalent dwellings. Deliverable.	

Parish	Address	Ref	App Type	Net Homes at 1/4/2021	2021/22	2022/23	2023/24	2024/25	2025/26	After 1 April 2026	Current Status	Developer/ Promoter
	(permission)											
			Sites of 9 or fewer	334	48	48	48	48	48			
			Discounted Windfall (Per Annum)	129	42	86	129	129	129			
			Total (Windfall included in yearly total only)	6,120	396	525	1,020	413	393	2,888		

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APPENDIX B3 – SOUTH NORFOLK SITES FORECAST

Parish	Address	Ref	App Type	Net New Homes at 1/4/2021	2021/22	2022/23	2023/24	2024/25	2025/26	After 1 April 2026	Notes on Deliverability	Developer/ Promoter
Aslacton	Coopers Scrap Yard	2020/0493	Detailed	14		7	7				Allocated Site. Detail Planning Permission. Under construction. Delivery intentions confirmed in signed JDS. Deliverable	Tas Valley Developments
Barford	West of the Hall	BAR1	Allocation	10							Allocated Site. Application Refused. Not Deliverable.	Wellington
Bawburgh	South of the Village Hall	2018/1550	Detailed	10	5	5					Detailed Permission. Delivery intentions confirmed by Architect 15/11/21. Deliverable.	Studio35
Bracon Ash	Norwich Road	BRA1	Allocation	23			23				Allocated Site. Detailed application submitted (2021/2579) 25/11/21. Delivery intentions confirmed in JDS. Deliverable.	FW Properties
Bracon Ash	West of Long Lane	2017/2131	Detailed	4	4						Detailed Permission. Confirmed as complete by developer 15/11/21. Deliverable.	Kevin Keable
Brooke	High Green Farm	2014/2041	Detailed	7		7					Detailed Permission. Under Construction. Agent confirmed delivery intentions 01/11/2021. Deliverable.	Durrants
Caistor St Edmund	North of Heath Farm	2018/2232	Detailed	16		8	8				Detailed Permission. Delivery intentions confirmed by Agent 01/11/21. Deliverable.	Lewis Nicholls Associates Ltd
Costessey	West of Poethlyn Drive	2019/1683	Detailed	9	9						Detailed Permission. CIL commencement noticed received 2/9/2020. Deliverable.	Gary John's Architects
Costessey	East of Fieldfare Way	2019/2546	Detailed	16	16						Detailed Permission. Final CIL Receipt Received 21 November 2019. Deliverable.	Gary John's Architects
Costessey	West of Lodge Farm	2013/0567	Detailed	168	63	53	52				Detailed Permission. Delivery intentions confirmed by Developer 01/11/21. Deliverable.	Taylor Wimpey
		2016/0402	Detailed	2	2						Detailed Permission. Delivery intentions confirmed by Developer 01/11/21. Deliverable.	Taylor Wimpey
Cringleford	Roundhouse Park	2008/2347	Outline	53		12	41				Outline permission. Reserve and Full Applications submitted (2018/0281& 2019/2227). Outstanding objections from LLFA and Highway Authority but clear commitment from developer and realistic prospect issues can be overcome. Delivery intentions confirmed in signed JDS. Deliverable.	Vistry
Cringleford	Cringleford NP allocation - South of the A11	2013/1494	Outline	142		30	86	26			Outline permission. Reserve Matters applications submitted across whole site. Wider site is under construction. JDS confirms delivery intentions. Deliverable.	Big Sky
		2018/2783	Detailed	65	58			7			Detailed Permission. Under Construction. Developer confirmed delivery intentions 09/12/2021. Deliverable.	Big Sky
		2018/2784	Detailed	79	42	37					Detailed Permission. Developer confirmed delivery intentions 09/12/2021. Deliverable.	Big Sky
		2018/2785	Detailed	62		62					Detailed Permission. Developer confirmed delivery intentions 09/12/2021. Deliverable.	Big Sky
		2018/2835	Detailed	199	64	45	45	45			Detailed Permission. Under Construction. Developer confirmed delivery intentions 04/11/2021. Deliverable.	Tilia homes
		2018/2836	Detailed	90				20	45	25	Detailed Permission. Developer confirmed delivery intentions 04/11/2021. Deliverable.	Tilia homes

Parish	Address	Ref	App Type	Net New Homes at 1/4/2021	2021/22	2022/23	2023/24	2024/25	2025/26	After 1 April 2026	Notes on Deliverability	Developer/ Promoter
		2018/2200	Detailed	640	106	110	110	110	110	94	Detailed Permission. Under Construction. Developer confirmed delivery intentions 10/11/2021. Deliverable	Barratt Eastern Counties
Dickleburgh	West of Norwich Road	2018/0980	Outline	22							Outline Permission. No developer response, no CIL information. No clear evidence. Not Deliverable.	LaRondeWright
Diss	Vinces Road	DIS1	Allocation	44			24	20			Allocated Site. JDC confirms intention to submit planning application and delivery intentions. Deliverable. Delayed 1 year relative to JDS to account for delay in application.	Inside Land Group Ltd
Diss	Park Road	DIS2	Allocation	15							Allocated Site. JDS confirms ongoing negotiations with a developer and delivery intentions. Uncertainty around flood risk boundaries. Not Deliverable.	Durrants
Diss	Former Hamlins Site	DIS6	Allocation	13						62	Allocated Site. Detailed permission granted on Appeal (2021/0307). 58 Extra Care Apartment and 15 retirement cottages. Subject to 1:1.8 communal accommodation dwelling equivalent multiplier. Permitted after end of monitoring period. Deliverable but excluded in 2021 5YR HLS due to basedate.	Planning Issues
Diss	Former Feather Factory	DIS7	Allocation	17						17	Allocation. Pre-application inquiries received. No clear evidence of progress. Developable but not currently considered deliverable.	
Diss	North of Nelson Street	2020/0478	Detailed	43		28	15				Detailed permission. 77 Extra Care Apartments. Subject to 1:1.8 communal accommodation dwelling equivalent multiplier. Delivery Intentions confirmed by Architect 25/10/21. Deliverable.	rmarchitects
Ditchingham	Tunney's Lane Field	2019/1925	Detailed	27		10	10	7			Detailed Permission. Developer confirmed delivery intentions 28/10/2021. Deliverable.	Badger Building
Easton	Land N & S of Dereham Road	2014/2611	Outline	890		40	80	80	80	610	RM granted for 291 dwellings on phase 1 (2020/0962) on 19 March 2021. Further RM submitted for 114 dwellings on phase 2 (2021/1612) and 350 dwellings on phases 3 and 4 (2021/2417). CIL commencement notice on file for phase 1 dated 23/08/2021. Deliverable. Forecast based on 2020 5YRHLS response with 1 year delay.	Persimmon Homes
Easton	Land N of Dereham Road	2019/1251	Detailed	64		25	30	9			Detailed permission. Developer confirmed delivered intentions 21/11/2021. Deliverable.	Orbit Homes
Gillingham	Norwich Road	2019/1013	Detailed	22	22						Detailed permission. Developer confirmed delivered intentions 22/11/2021. Deliverable.	Hopkins Homes
Great Moulton	High Green	2015/2536 2020/0130	Detailed	11			11				Detailed permission. Architect confirmed delivered intentions 10/01/2021. Deliverable.	Howe and Boosey Architectural Services
Hales	Land at Yarmouth Road/west of Hales Hospital	2018/1934	Outline	23			23				Outline Planning Permission. JDS confirms developer's intention to submit RM and delivery intentions. Deliverable.	FW Properties
Harleston	Spirkett's Lane/ Limes Close	HAR4	Allocation	95						95	Allocated site. JDS indicates sale expected late 2021. No application received. Not sufficient clear evidence. Developable but not currently considered deliverable.	Durrants

Parish	Address	Ref	App Type	Net New Homes at 1/4/2021	2021/22	2022/23	2023/24	2024/25	2025/26	After 1 April 2026	Notes on Deliverability	Developer/ Promoter
Harleston	Land east of Station Hill	HAR5	Allocation	40						40	OPA submitted. Committee Resolution to approve. Delivery intentions confirmed in JDS. Agent amended position post JDS. Developable but not currently considered deliverable.	CODE Development Planners
Harleston	Cranes Meadow	1998/1119	Detailed	9	5	4					Detailed Permission. Delivery intentions confirmed by developer 15/10/2021. Deliverable.	Group Bridge
Harleston	Former Apollo Club	2019/1618	Detailed	46			46				Detailed Permission. C3 Use. First CIL installment paid 2 March 2022. Delivery intentions confirmed by developer 20/01/2021. Deliverable.	McCarthy & Stone
Hempnall	off Bungay Road	2019/0864	Detailed	23	23						Detailed permission. First CIL installment paid 9/4/2021. Developer confirmed delivered intentions 01/11/2021. Deliverable.	FW Properties
Hethersett	North Village	2011/1804	Outline	200				45	45	110	RM Submitted 2021/1965. Continuity site for 2018/2326. Under control of developer. Deliverable.	Taylor Wimpey
				148				60	60	28	RM Submitted 2021/2226. Continuity site for 2018/2500. Under control of developer. Deliverable.	Persimmon Homes
				200						200	Uplift application for 200 received 2021/0758. Expected to follow on from 2021/1965 & 2021/2226. Developable.	Taylor Wimpey and Persimmon Homes
		2018/2326	Detailed	151	45	57	49				Detailed Permission. Under Construction. Agent confirmed delivery intentions 01/11/2021. Deliverable.	Taylor Wimpey
		2017/1104	Detailed	7	7						Detailed Permission. Under Construction. Developer confirmed delivery intentions 17/02/2022. Deliverable.	Persimmon Homes
		2018/2500	Detailed	191	81	67	43				Detailed Permission. Under Construction. Developer confirmed delivery intentions 17/02/2022. Deliverable.	Persimmon Homes
Hethersett	North of Grove Road	HET2	Allocation	40						40	No response from developer. Developable but not currently considered deliverable.	
Little Melton	South of School Lane	2019/2485	Detailed	30	30						Detailed Permission. First CIL Installment paid 16 December 2021. Deliverable.	LanPro Services
Loddon	Georges Lane	2016/0853	Detailed	57	28	29					Detailed Permission. Under Construction. Deliverable.	Halsbury Homes
Long Stratton	LNGS1, East of the village	LNGS1 (part)	Allocation	1,275						1,275	Hybrid allocation submitted. Delivery intentions confirmed in JDS. Developable.	Norfolk Homes Ltd
Long Stratton	LNGS1, North west of the village.	LNGS1 (part)	Allocation	600			30	30	30	510	Hybrid allocation submitted. Delivery intentions confirmed in JDS. Deliverable.	Norfolk Homes Ltd
Newton Flotman	Flordon Road/Church Road	NEW1	Allocation	31			31				Allocation. Detailed Application (2021/2784) submitted 22/12/2021. JDS confirms developer's delivery intentions. Deliverable.	FW Properties
Poringland	The Street/South of Stoke Road	2010/1332	Detailed	25	25						Detailed Permission. Under Construction. Developer confirmed delivery intentions 25/10/2021. Deliverable.	Norfolk Homes Ltd
Poringland	West of The Street/North of Shotesham Road	2014/0319	Detailed	145	20	25	25	25	25	25	Detailed Permission. Under Construction. Developer confirmed delivery intentions 25/10/2021. Deliverable.	Norfolk Homes Ltd

Parish	Address	Ref	App Type	Net New Homes at 1/4/2021	2021/22	2022/23	2023/24	2024/25	2025/26	After 1 April 2026	Notes on Deliverability	Developer/ Promoter
Poringland	West of The Street/North of Shotesham Road	2019/2209	Detailed	15	15						Detailed Permission. Under Construction. Developer confirmed delivery intentions 22/10/2021. Deliverable.	Big Sky Developments
Poringland	West of Octagon Barn	2015/2326	Detailed	19	5	14					Detailed Permission. Under Construction. Developer confirmed delivery intentions 21/10/2021. Deliverable.	Bennett Homes
Pulham Market	Sycamore Farm	2018/0598	Detailed	4	4						Detailed Permission. Under Construction. Final CIL payment made. Deliverable.	Orchard Developments
Roydon	Land off Denmark Lane	DIS3	Allocation	42		2	25	15			Allocation. Signed JDS confirmed planning application being prepared and deliver intentions. Deliverable.	Rackhams
Scole	West of Norwich Road	2019/0956	Detailed	18	18						Detailed Permission. Final CIL Receipt Received 18/10/21. Deliverable.	Broadleaf Developments
Scole	Old Norwich Road	SCO1	Allocation	15						15	Allocation. No application submitted. Developer's intentions set out in JDS. Not sufficient clear evidence. Developable but not currently considered deliverable.	Last & Tricker Partnership
Spooner Row	Chapel Lane/ Bunwell Road	2014/2472 2016/2424	Detailed	25			15	10			Detailed Permission. CIL payments made. Landowner confirmed delivery intentions 04/11/2021. Deliverable.	J. Alston & Sons Ltd
Swardeston	Land off Bobbins Way	2017/2247	Detailed	38	5	30	3				Detailed Permission. Under Construction. Multiple CIL installments paid. Developer confirmed delivery intentions 21/10/2021. Deliverable.	Bennett Homes
Swardeston	Main Road	SWA1	Allocation	30						30	Allocation. No application submitted. Signed JDS indicates land is under offer with a local developer. Developable but not currently considered deliverable.	Brown&Co
Tacolneston	Land adj. The Fields	2017/0225	Outline	21			21				Outline permission. RM application (2021/2572) submitted 24/11/21. Signed JDS confirms delivery intentions. Deliverable.	Heritage Developments
Tasburgh	Church Road	TAS1	Allocation	30			15	15			Allocation. Detailed application (2022/0087) submitted 14/01/2022. Signed JDS confirms delivery intentions. Deliverable.	Zarah Development Ltd
Trowse	White Horse Lane	2016/0803 & 2016/0805	Detailed	42	18	24					Detailed Permission. Under Construction. Developer confirmed delivery intentions 25/10/2021. Deliverable.	Norfolk Homes Ltd
Trowse	Devon Way/Hudson Avenue	2019/2318	Full	83		5	25	25	25	3	Detailed Permission. Developer confirmed delivery intentions 25/10/2021. Deliverable.	Norfolk Homes Ltd
Trowse	May Gurney/Keir site & Carrow Yacht Club	2011/0152	Outline	90							Part of East Norwich Strategic Development Site.	Maddon Associates
Woodton	Rear of Georges House	2020/1506	Detailed	23		23					Detailed permission. First CIL installment paid 20/12/2021. Developer confirmed delivery intentions. Deliverable.	FW Properties
Wymondham	South Wymondham	2015/2380	Detailed	64	43	21					Detailed Permission. Under Construction. Agent confirmed delivery intentions 02/12/2021. Deliverable.	Vistry
		2016/2586	Detailed	66	44	22					Detailed Permission. Under Construction. Agent confirmed delivery intentions 01/11/2021. Deliverable.	Taylor Wimpey

Parish	Address	Ref	App Type	Net New Homes at 1/4/2021	2021/22	2022/23	2023/24	2024/25	2025/26	After 1 April 2026	Notes on Deliverability	Developer/Promoter
		2015/2168	Detailed	43	24	19					Detailed Permission. Under Construction. Agent confirmed delivery intentions 22/11/2021. Deliverable.	Hopkins Homes
		2020/2212	Detailed	22		22					Detailed Permission. Continuity of 2016/2586. Deliverable.	Taylor Wimpey
		2012/0371	Outline	231			44	44	44	99	Relates to 2021/0125, approved 22/12/2021. NB. Strategic Infrastructure RM (2020/2434) granted on 07 Jan 2022	Taylor Wimpey
				35		22	13				RM application (2021/0054) approved 07 Jan 2022. Developer confirmed delivery intentions 02/12/2021. Deliverable.	Vistry
				217			30	43	43	101	RM application (2021/0054) approved 07 Jan 2022. Developer confirmed delivery intentions 02/12/2021. Deliverable.	Vistry
				72						72	Residual outline with RM applications submitted. Developable but not currently considered deliverable.	TW/Vistry
Wymondham	London Road/Suton Lane	2014/2495 2018/2758 2019/1804	Detailed	319	30	50	50	50	50	89	Detailed Permission. Under Construction. Signed JDS confirms delivery intentions. Deliverable.	Lovell Construction
Wymondham	Carpenters Barn	2015/1405	Detailed	24	24						Detailed Permission. Under Construction. Deliverable.	Persimmon Homes
Wymondham	Former WRFC	2019/1788	Detailed	90		45	45				Detailed Permission. CIL Commencement noticed dated 6 December 2021. Deliverable.	Saffron Housing Trust
	Elm farm, Norwich Common	2019/0536	Detailed	300	121	84	95				Detailed permission. Developer confirmed delivery intentions. Deliverable.	Persimmon Homes
Wymondham	Former Sale Ground, Cemetery Lane	2016/2668	Outline	61						61	No response from developer. Developable but not currently considered deliverable.	Armstrong Rigg Planning
Wymondham	Friarscroft Lane	WYM1	Allocation	20							Developer indicated not viable. Not currently considered developable or deliverable.	Big Sky Developments
Wymondham	Industrial Site west of Stanleys Lane	2019/0428	Detailed	21		11	10				Detailed permission. Developer confirmed delivery intentions. Deliverable.	Lewis Nicholls
			Sites of 9 or fewer	755	110	110	110	110	110			
			Discounted Windfall (Per Annum)	87	28	58	87	87	87			
			Total (Windfall included in yearly total only)	8,948	1,144	1,223	1,377	883	754	3,601		

APPENDIX C1 – SITE FORMS

Published as a Separate Appendix

APPENDIX D1 – WINDFALL ASSESSMENT SUMMARY

SOUTH NORFOLK – Sites of 9 or fewer												
Type	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	Total	Annual Average
Garden plots	19	15	32	32	25	8	61	50	45	35	322	32
Barn conversions & other agricultural buildings	25	46	37	44	38	15	42	19	30	13	309	31
Conversions shops, offices, schools (including PD)	24	24	15	13	20	4	22	38	14	1	175	18
Other brownfield re-development	41	20	28	13	43	23	1	14	12	8	203	20
Affordable housing exceptions	21	36	33	26	13	21	13	2	0	0	165	17
Other greenfield sites (school playing fields, Para 55 dwellings etc.)	6	13	17	9	0	5	5	15	4	0	74	7
Cert. of lawfulness, removal of occupancy restrictions, sub-division of dwellings etc. (<i>pre-14/15 included as other brownfield re-development</i>)							22	11	15	10	58	15
TOTAL	136	154	162	137	139	76	166	149	120	67	1306	131
TOTAL excluding garden plots	117	139	130	105	114	68	105	99	75	32	984	98

BROADLAND – Sites of 9 or fewer												
Type	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	Total	Annual Average
Garden Plots	41	29	23	23	22	35	51	39	15	29	307	31
Barn conversions & other agricultural buildings	21	6	14	14	18	15	33	17	4	15	157	16
Conversions shops, offices, schools (including PD)	29	1	4	17	4	12	9	16	8	5	105	11
Brownfield Redevelopment	17	4	13	2	8	3	19	34	4	8	112	11
Affordable Housing exceptions	0	8	12	11	0	24	27	3	0	0	85	9
Other greenfield sites (school playing fields, Para 55 dwellings etc.)	2	2	4	9	12	7	12	8	4	13	73	7
Cert. of lawfulness, removal of occupancy restrictions, sub-division of dwellings etc.	2	5	4	13	2	7	3	20	2	6	64	6
TOTAL	112	55	74	89	66	103	154	137	37	76	903	90
TOTAL excluding garden plots	71	26	51	66	44	68	103	98	22	47	596	60

NORWICH – Major and Minor Sites

	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	Total	Annual Average
Garden plots	10	1	5	5	5	8	11	6	14	16	81	8
Barn conversions & other agricultural buildings	0	0	0	0	0	0	0	0	0	0	0	0
Conversions shops, offices, schools (including PD)	121	52	12	25	46	23	40	34	210	88	651	65
Brownfield Redevelopment	121	96	81	185	162	76	45	71	117	83	1,037	104
Affordable Housing exceptions	0	0	0	0	0	0	0	0	0	0	0	0
Other greenfield sites (school playing fields, Para 55 dwellings etc.)	2	3	0	0	0	1	7	1	40	33	87	9
Cert. of lawfulness, removal of occupancy restrictions, sub-division of dwellings etc.	11	0	12	10	9	3	3	3	16	10	77	8
TOTAL	265	152	110	225	222	111	106	115	397	230	1,933	193
TOTAL excluding garden plots	255	151	105	220	217	103	95	109	383	214	1,852	185

APPENDIX D2 – LAPSE RATE STUDY SUMMARY

Sites of 9 or fewer	Completed within 5 years	Started but not completed within 5 years	Lapsed or renewed/replaced	Notes
Broadland	77.0%	1.5%	21.5%	Sample: 478 units permitted 1 April 2011 to 31 March 2015
Norwich	73.3%	4.9%	21.7%	Sample: 469 units permitted 1 April 2007 to 31 March 2012
South Norfolk	73.6%	10.7%	15.7%	Sample: 610 units permitted 1 April 2012 to 31 March 2016

The above analysis indicates that on average sites of 9 or fewer are not completed within 5 years in 23% of cases in Broadland, 26.6% in Norwich and 26.4% in South Norfolk.

To account for this the delivery forecast of sites of 9 or fewer has been discounted by 27%, which represents the highest end of the range.