

GNDP Paper on Housing in response to the Inspector's letter of 24 May 2013

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1. Updated Information on Housing Land Supply

Data is now available for the 2012/13 period, which is the basis of the updated figures in this paper. The GNDP authorities have continued to make significant progress towards addressing the issue of land supply through the issuing of planning permissions and advancement of the Local Plan documents that will allocate sites to meet the remaining requirement.

Evidence at the Hearing (GNDP note ref. DV15, paragraph 5) summarised the contents of the GNDP's 2011/12 AMR for the JCS, setting out the 31 March 2012 supply situation for: the whole NPA; Norwich and South Norfolk's parts of the NPA; and the rural areas of Broadland and South Norfolk. For Norwich and South Norfolk the trajectories in the 2011/12 AMR were supplemented by figures (DV15, paragraph 7) which illustrated the effect of taking into account emerging Local Plan sites. Table 1 shows a direct comparison between the figures in DV15 and the 31 March 2013 position.

Table 1 – Comparison of March 2012 and March 2013 land supply situation

Area	% of 5 Year plus 5% requirement at 31 March 2012 from the 2011/12 AMR (presented in DV15)	% of 5 Year plus 5% requirement at 31 March 2013 (see Table 2 below)
Existing sites only		
Whole NPA	67.9%	87.2% (4.58 years)
Norwich	100.8%	156.2% (8.20 years)
Broadland NPA	Not presented	42.7% (2.24 years)
Broadland Rural Area	121.3%	184.2% (9.67 years)
South Norfolk NPA	80.4%	88.8% (4.66 years)

South Norfolk Rural Area	204.0%	158.1% (8.30 years)
Existing and Emerging Sites		
Whole NPA with emerging sites (Norwich & South Norfolk only in 2012)	106.1%	134.8% (7.08 years)
Norwich with emerging sites	161.8%	169.3% (8.89 years)
South Norfolk NPA with emerging sites	138.0%	156.6% (8.22 years)

Attached in Appendices 1 to 8 are the trajectories, supported by tables of specific sites which make up the figures, setting out the updated position at 31 March 2013.

These demonstrate the following housing land supply, against the NPPF paragraph 47 requirement for 5 Year plus 5% (or 5.25 years), and include the figures specifically requested in the Inspector's letter:

Table 2 – Housing Land Supply Position at March 2013

Area	Existing Sites only (updated to March 2013¹)	Existing and Emerging Sites (updated to March 2013)
Whole NPA (Appendix 1)	4.58 years	7.08 years
Norwich (Appendix 2a)	8.20 years	8.89 years
Broadland NPA (Appendix 3a)	2.24 years	4.80 years
Broadland Rural Area (Appendix 4a)	9.67 years	16.82 years
Broadland District (Appendix 5)	2.91 years	5.89 years
South Norfolk NPA (Appendix 6a)	4.66 years	8.22 years
South Norfolk Rural Area (Appendix 7a)	8.30 years	19.48 years
South Norfolk District (Appendix 8)	5.02 years	9.70 years

Treatment of sites as Existing and Emerging is considered to be consistent with the NPPF.

¹ Includes sites covered by Norwich City Council resolution to submit the Site Allocation document, 26 March 2013, to the extent set out in the explanation of Existing and Emerging sites.

1.1 Existing sites

These are defined as:

- Sites with planning permission;
- Sites with a committee resolution to approve;
- Sites allocated in an adopted Local Plan, but with no current permission;
- Sites identified in a Submitted Local Plan, with no outstanding objections;
- Windfall assumptions, where supported by evidence.

Overall, the first four categories of existing sites are considered to meet the NPPF paragraph 47 criteria for being deliverable i.e. they are available and in a suitable location for development now, are achievable and development is understood to be viable.

Footnote 11 of the NPPF is explicit that *'sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented'*, the same approach has been taken for sites where there is a committee resolution to grant permission.

Sites in the City Council's submission Site Allocations document have been through a rigorous assessment process (including extensive consultation and Sustainability Appraisal) and have been actively promoted to the Council for development; consequently they are considered to be both suitable locations and available for development. In terms of being achievable, individual sites have been assessed, identifying constraints that have emerged through the plan development process, and delivery adjusted accordingly, including moving sites outside of the 5 Year Supply period where appropriate. Norwich sites are detailed in Appendix 2b, with those in the Submitted Plan identified by a (4) following the site name. Viability of the City Council submission sites will be further tested during the forthcoming Norwich Site Allocations Examination.

Similarly an assessment has been made of the small number of outstanding allocations from the adopted local plans that do not currently have planning permission and delivery projected accordingly.

1.2 Windfall development

NPPF paragraph 48 notes that *'local planning authorities may make an allowance for windfall sites in the 5 year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply'*. The attached trajectories for Norwich include an allowance for windfall sites. No allowance is made for windfalls in the other areas. Whilst windfalls continue to occur in Broadland and South Norfolk the supporting evidence is not in place at the moment to demonstrate what might be a reasonable future assumption. However, work will continue on this and by the start of the reconvened examination figures for the two district councils will demonstrate what would

be a reasonable future assumption. These estimated windfall completions will be over and above what is set out in the trajectories.

In Norwich City it will be reasonable to assume that there will continue to be delivery on currently unidentified windfall sites and these have been included in the trajectories. The City Council produced a Housing Topic Paper in support of the Submission Sites Allocation which notes that windfall development accounted for over 236 completions per year between 2001 and 2011; whilst this was boosted by the strong housing market up to 2008, and subsequently by affordable housing schemes on Council owned land, there is still considered to be ongoing potential for 150 windfall units per year to 2026. This may prove to be an under-estimate following the recent changes to the GPDO designed to stimulate the conversion of offices to residential use.

It should be noted that the trajectories principally deal with specific identified sites only; the trajectories for all areas include those existing sites below the 5 unit threshold (10 units in Norwich) which are not individually listed, but which are still known sites with planning permission and these are not windfall assumptions.

1.3 Emerging sites

These are defined as:

- Sites identified in a Submitted Local Plan, but where there are outstanding objections;
- Sites identified as an emerging Local Plan Preferred Option;

These sites have reached a stage, following consultation and sustainability appraisal, of being considered suitable locations for development by the respective Local Authorities, but where there may be outstanding objections or alternatives still to consider. Whilst these sites are also being actively promoted and have had some preliminary viability assessment, they are not considered to have the same status as the Existing sites. However, most of these sites have no known constraints that would prevent delivery starting within the 5 year supply period if brought forward. A number of these sites are already being progressed as planning applications due to the lack of a 5 Year Supply and, as such, may gain planning permission earlier than anticipated in the trajectories.

1.4 Overall Approach to Housing Land Supply

The authorities take the issue of 5 Year Supply very seriously and are continuing to approve sites to further address the areas of underperformance identified in Table 2; a further update on progress on sites since 31 March 2013 will be provided closer to the hearing. The GDNP authorities consider that they are addressing the issue as far and as fast as they can, without compromising the JCS and the delivery of necessary infrastructure. Specifically within Broadland, the ongoing delays to the JCS have not enabled the authority to progress as far with emerging Local Plan documents as

desired and have also resulted in applicants requesting a delay in the determination of applications until the JCS issues are resolved.

The aim of the GNDP authorities is to achieve and maintain a 5 year plus 5% supply of deliverable housing sites across the whole NPA. Where there is a supply across the whole NPA, this should be considered to apply to all of the constituent parts. Where a 5 year plus 5% supply cannot be demonstrated across the whole NPA each of the constituent parts will be considered individually, so that the release of additional sites addresses the specific areas of underperformance and does not undermine the overall strategy.

2. Persistent Under Delivery?

The appeal decision at Blofield (DV8) is considered by the GNDP authorities to have taken a very narrow approach to assessing persistent under delivery. As a strategic plan looking forward 13 years, the GNDP authorities have considered past performance in terms of delivery over a similar historic period, in order to assess whether under delivery is 'persistent'. Attached as Appendix 9 is a table illustrating the following:

- The changing requirements against which the NPA delivery has been assessed;
- The cumulative over/under delivery over the past 13 years against those requirements;
- Progress on the site allocations documents which have/will identify the sites to deliver the requirements; and
- The stock of units with planning permission at 31 March each year.

The adoption of the former Regional Spatial Strategy (08/09 year) and the adoption of the JCS (11/12 year) marked a step change in the requirements for the NPA, with a 53% per annum increase from 1,194 units in the 1999 Structure Plan to 1,825 units in the JCS.

The GNDP authorities are concerned that the Inspector at the Blofield appeal assessed the supply situation over a three year period (2008/09 – 2010/11) against the JCS requirement; yet, during those years the JCS had still to be adopted and, therefore, no site allocations documents had been progressed sufficiently far to deliver the higher requirements.

From 1 April 2000 (6 months after the Structure Plan was adopted) to 31 March 2008 (just before the Structure Plan requirements were superseded by the RSS), the NPA had over delivered by 16.0%. The peak year for delivery, 2007/08, occurring after all three Local Plans were in place. A year before the RSS was adopted work commenced on the JCS in order to make provision for the new development. Submission of the JCS in March 2010 meant that progress could be made on site allocations documents across the NPA, the timetables for the completion of which are set out in Table 3. It is considered paramount that the GNDP authorities have sufficient time to put in place plans to deliver a major increase in housing growth.

With the exception of the Area Action Plan for the North East Growth Triangle, the documents making the site allocations to deliver the JCS growth have all reached the Preferred Options stage. It is anticipated that all of these document will be adopted by early 2015, as set out below:

Table 3 – Timetables for Emerging Site Allocations Documents

	Norwich Site Allocations	Broadland Site Allocations	Growth Triangle AAP	Sprowston Neighbourhood Plan ??	South Norfolk Site Allocations	Wymondham AAP	Long Stratton AAP	Cringleford Neighbourhood Plan
Spring 2013					A			
Summer 2013								A
Autumn 2013								
Winter 2013/2014								
Spring 2014								
Summer 2014								
Autumn 2014								
Winter 2014/15								

Issues & Options	
Preferred Options	
Preferred Options Amendments	A
Pre-Submission	
Submission	
Examination	
Adoption	

3. Housing Trajectories

3.1 Impact of the NDR and Postwick Hub on Broadland NPA delivery

The Inspector has specifically requested a breakdown showing what can be achieved in Broadland’s part of the NPA (a) without both Postwick Hub and the NDR and (b) with Postwick Hub, but without the NDR. The tables of sites in the Broadland NPA in Appendix 3d show (right-hand column) whether specific sites/locations are restricted by delivery of these two elements of highways infrastructure. In summary the effect on delivery is shown in Table 4:

Table 4 – Impact of Postwick/NDR on delivery trajectories

	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	Beyond 31/03/19
Broadland NPA total Existing & Emerging sites (from Appendix 3a) assuming Postwick and NDR delivered to timetable	133	394	637	740	1,007	1,143	12,277 (inc. 5,372 post-2026)
(a) Broadland NPA Existing & Emerging sites without Postwick Hub and the NDR (from Appendix 3c)	133	394	494	506	408	228	788
(b) Broadland NPA Existing & Emerging sites with Postwick Hub but without the NDR (from Appendix 3b)	133	394	637	740	717	475	1,455 (inc. 28 post-2026)

The above shows that failure to deliver improvements to the Postwick Junction (row a) to the proposed timetable (side road orders confirmed late 2013, open by mid 2015) may start to impact on delivery by 2015/16. Failure to deliver the NDR (row b) to its proposed timetable (NSIP consent process completed by early 2015, open by spring 2017) may start to impact on delivery trajectories by 2017/18. In both instances it should be noted that there is some scope for potential slippage to the above timetables before this would have a significant adverse impact, as a start to elements of constrained development may be possible during the construction phases of the infrastructure projects.

3.2 Outside of the Broadland NPA

Outside of the Broadland part of the NPA the trajectories show a peak of development in the near future and a slowing down towards the end of the JCS period. This is a reflection of the fact that, other than for significant infrastructure such as the Long Stratton bypass, there is no explicit phasing in either the JCS or the emerging Local Plan site allocations documents which would restrict the early delivery of sites. Consequently, a large number of existing and emerging sites have the potential to be under construction in parallel during the 5 Year Supply period 2014/15 – 2018/19.

4. Revised build out rate at Rackheath

The GNDP contend it is not appropriate to update trajectories using an assumed build out rate of 50 dwellings per annum at Rackheath. There is no compelling evidence to support such an assumed build out rate on a site of this scale and a build out trajectory of 230 units per annum was accepted by the previous JCS Inspectors. If a 50 unit per annum build out were assumed the development would take 70 years to complete and would be unlikely to be considered viable due to costs incurred in providing infrastructure and land acquisition.

4.1 Barratt Homes' position

The authorities have continued to use a delivery rate of up to 230 dwellings per year for Rackheath. There is no evidence to suggest that this location will

be more restricted in its delivery than other large-scale sites across the NPA, including others in the Growth Triangle, which are predicted to deliver at rates considerably in excess of 50 units per annum. Attached as Appendix 10 is a letter from Barratt Homes, main promoters of Rackheath, setting out their expectations in terms of future delivery. The letter makes specific reference to the work that went into the identification of Rackheath in the Eco-Towns Supplement to PPS1, which still forms part of national planning policy; this clearly anticipated a build rate significantly in excess of 50 dwelling per year in order realise the critical mass to achieve the low carbon benefits, provision of community facilities and other services. The layout of the Eco-Town proposals is designed to facilitate a consortium approach which, in the concept statement, could achieve the assumed delivery rate of 200-400 homes per year. Barratt Homes also have extensive experience of developing large-scale housing sites in conjunction with other developers.

4.2 50 dwellings per developer outlet per year

The GNDP authorities agree with the debate on Day 2 of the Hearing (22 May 2013) that 50 dwellings per annum is a reasonable level of development for a single outlet as part of a development. This has previously been used as the basis for assessment of delivery by the GNDP authorities, referencing the evidence in the Calcutt Review of Housebuilding Delivery (CLG, 2007). The Calcutt Review (pg 43) refers to builders being able to achieve 35-50 annual sales per ‘outlet’. The GNDP authorities have taken the lower end of this range, 35 market units per outlet; factoring in affordable units this gives a delivery rate of 50 units per year (i.e. 35 = 70% market units, 15 = 30% affordable units).

4.3 Evidence for multiple developer delivery on larger sites

The GNDP authorities have used the following multiples of developers on larger sites, as referred to in the GNDP’s 2011/12 JCS AMR, Appendix A on 5 Year Supply:

Table 5 – Assumptions about multiple developers

Site Size	Assumption
5 to 50	1 small builder max 25 units/yr
51 to 250	1 medium/volume builder max 50 units/yr
251 to 500	2 medium/volume builders max 100 units/yr
501 to 1000	3 medium/volume builders max 150 units/yr
1001+	4 medium/volume builders max 200 units/yr

Evidence supporting the JCS includes a Topic Paper on the ‘Strategy to Accommodate Major Housing Growth in the Norwich Policy Area’ (Ref. TP8, GNDP, Nov. 2009). Appendix 4 of this Topic Paper specifically deals with evidence on implementing new communities. The Topic Paper also drew from the Home Builders Federation evidence to the Calcutt Review, but used a slightly different delivery profile, with 40% affordable housing (which is delivered during the first two-thirds of the development cycle) which gave a

peak of 70 dwellings per outlet, per year and an average of 55. The Topic Paper looked at actual delivery rates for four large developments, as follows:

Table 6 – National examples of large scale development

Site/Location	Total Development	Annual Average Completions up to 2007
Cambourne, Cambridgeshire	3,700	244
Newcastle Great Park	2,500	250
Hampton, Peterborough	7,200	300
Dickens Heath, Solihull	1,672	160
	Overall Average	238.5

Whilst the Topic Paper did not explicitly state the number of developers active on these large sites, taking the average of around 55 units per outlet would suggest between 3 and 6 developers per site.

There have been relatively few large developments in the Norwich Policy Area in recent years; however the breakdown in Table 7 illustrates the number of developers and maximum delivery on those larger sites that have been progressed. The largest site under construction in the Norwich Policy Area during recent years has been Queen's Hills at Costessey, west of the city. Queen's Hill's had a number of constraints, including being partially brownfield (a former aggregates processing plant) and is reliant on a single major new access connecting to the A1074/A47 Trunk Road junction via an established employment and retail area, yet still delivered 339 units during its peak year.

Table 7 – Local examples of large scale development

Development and total size	Developers	Number active in a single year	Max. delivery on whole site in a single year	Max. delivery by an individual developer in a single year
Queen's Hills, Costessey (1,755+ units)	7 Barratts Bellway Homes Bovis David Wilson Homes Laing Keir/Twigden Taylor Wimpey	5	339 (2007/08)	92 (2007/08)
Roundhouse Park, Cringleford (999 units)	3 Bovis Kier/Twigden Persimmon	3	126 (2007/08)	59 (2008/09)
The Street, Poringland (720 units)	1 Norfolk Homes	1	58 (2007/08)	58 (2007/08)
Norfolk & Norwich Hospital, St Stephen's Road, Norwich (650 units)	2 Charles Church Persimmon	2	194 (2009/10)	Not known
Lodge Farm, Costessey (488 units)	2 Hopkins Homes Bryant/Taylor Wimpey	2	123 (2008/09)	82 (2008/09)
Mulberry Gardens, Mulbarton (379 units)	1 Hopkins Homes	1	98 (2007/08)	98 (2007/08)

Whispering Oaks, Wymondham (375 units)	1	Matthew Homes	1	70 (2007/08)	70 (2007/08)
Beckett's Grove, Wymondham (323 units)	2	Charles Church Persimmon	Not known	58 (2012/13)	Not known

5. Impact of changes to the Housing Trajectory for the Broadland NPA

As the Inspector noted, this further work needs to be taken into account in the Housing Trajectory for the Broadland NPA. The Housing Trajectory submitted at the hearing in May 2013 (GNDP Evidence DV18) does need to be updated in the light of this more recent information. This updated trajectory is included as Appendix 3a, with the sites detailed in Appendix 3d; this is also reflected in Main Modification MM5.

As explained above, the GNDP authorities consider that a delivery rate of 230 dwellings per year is realistic for the Rackheath. However, it is now considered that delivery at Rackheath should be expected to start from 2017/18².

Further amendments have also been made with regard to:

- (a) 50 additional units in the East Development area of the Growth Triangle, increasing from 1,200 to 1,250, as represented by Barton Willmore and set out in their evidence (ED17, Appendix 2 – ‘Land S of Salhouse Road’); and
- (b) earlier delivery on land north of White House Farm to provide continuity with the existing permitted site, bringing an additional 450 units into the JCS period, as promoted by Persimmon Homes.

**Greater Norwich Development Partnership
21 June 2013**

² Development shown in MM5 as prior to this date represents existing consents and the Exemplar project, which do not require implementation of the NDR and Postwick Hub.

Appendix 2a – Norwich Trajectory

Norwich - 2008/09 to 2025/26		COMPLETIONS					PROJECTIONS														
1 April - 31 March		2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26		
Past Completions	Actual completions - Previous Years	527	399	377	280																
	Actual Completions - Reporting Year					407															
Future Supply	Projected Completions - Current Year						751														
	Projected Completions - Future Years Existing Sites							674	754	956	949	832	1210	802	623	525	505	405	475		
	Projected Completions - Future Years Emerging Sites						45	25	15	130	75	105	25	0	0	20	20	20	40	11971	Total Delivered
Requirement taking into account completions	Managed delivery target - annual requirement taking account of past/projected completions	477	474	479	486	501	508	488	471	434	361	279	184	9	-149	-342	-638	-1220	-2864		
	JCS allocation annualised over 18 years (2008 - 2026)	477	477	478	477	477	478	477	477	478	477	477	478	477	477	478	477	477	478	8592	Total Required
								508	508	508	508	508	2539	Units							
								533	533	533	533	533	2666	Units							
								674	754	956	949	832	4165	Units							
													1499	Unit Surplus against 5.25 year requirement							
													8.20	Years of the 5.25 year requirement							
								699	769	1086	1024	937	4515	Units							
													1849	Unit Surplus against 5.25 year requirement							
													8.89	Years of the 5.25 year requirement							

Appendix 2b – Norwich Sites

NORWICH EXISTING SITES							
Key: Sites in this section consist of:							
(1) Sites with planning permission							
(2) Sites with Committee resolution to approve							
(3) Sites allocated in an adopted Local Plan, but no current permission							
(4) Sites identified in a Submitted Local Plan, with no outstanding objections							
Address	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	Beyond 31/03/19
All Saints Green/Queens Road, bus station site (1)	0	0	0	0	0	0	60
All Saints Green, Ivory House (1)	0	0	0	0	0	0	11
Anglia Square (1)	0	0	0	50	49	50	49
Argyle Street – CC12 (4)	0	0	12	-	-	-	-
Aviva Car Park, Brazengate (1 & 4) R09	43	43	-	-	-	-	-
Aylsham Road, land to rear of and 293-293A (3)	0	0	44	44	-	-	-
Aylsham Road, St. Luke's Court (3)	0	0	0	0	0	0	20
Aylsham Road District Centre – R13 (4)	0	0	0	25	25	25	-
Aylsham Road District Centre & adjacent land – R23 (4)	0	0	0	0	0	0	100
Aylsham Road, 165-187 – R24 (4)	0	0	0	0	0	0	20
Aylsham Road, Former Pupil Referral Unit – R25 (4)	0	0	0	11	-	-	-
Barn Road Car Park – CC24 (4)	0	0	0	0	0	0	40
Barrack Street – CC19a (1 & 4)	0	0	0	0	0	0	200
Barrack Street, 126-128 – R18 (1 & 4)	0	15	-	-	-	-	-
Beckham Place (1)	0	5	5	5	5	-	-
Ber Street, rear of 4-8 (1)	14	-	-	-	-	-	-
Ber Street, 10-24 – CC04 (1 & 4)	0	16	0	0	0	0	14
Ber Street, 60-70 – CC01 (4)	0	0	0	0	0	0	20
Ber Street, Scotts Yard and 113-121 (1)	0	0	0	0	0	0	15
Ber Street, 84-110 – CC02 (3 & 4)	0	0	0	0	30	50	50
Ber Street 147-153 – CC03 (4)	0	0	0	0	20	-	-
Bethel Street, 59 (1)	0	0	0	0	14	-	-
Bishop Bridge Road, 29-31 (1)	0	0	0	0	0	0	19
Bishop Bridge Road, east of – R16 (4)	0	25	25	-	-	-	-
Bishop Bridge Road/Ketts Hill – R17 (4)	0	0	0	0	0	0	30
Bowthorpe Road, Norwich Community Hospital Site – R40 (4)	0	0	0	0	0	0	80

Bowers Avenue, Garages in front of 216-246 (1)	15	-	-	-	-	-	-
Bussey Road, SE of Ives Road (1)	16	-	-	-	-	-	-
Cadge Road (1)	14	-	-	-	-	-	-
Carrow Road, Norwich City Football Club Phase 2 Taylor Wimpey – CC17 (part) (1)	102	24	24	24	-	-	-
Carrow Road, The Clarence Harbour Public House (1)	12	-	-	-	-	-	-
Castle Meadow, Castle House, 7-7a	0	0	22	-	-	-	-
City Hall, land to the rear – CC27 (4)	0	0	0	0	10	10	-
City Road, John Youngs Ltd – R08 (4)	0	0	0	0	45	-	-
Cremorne Lane (1)	18	-	-	-	-	-	-
Dereham Road, land & buildings adjacent to & Including 349A & 349B – R37 (1 & 4)	0	0	11	11	-	-	-
Dereham Road, Site of former Earl of Leicester PH, 238a – R36 (4)	0	0	0	12	-	-	-
Dibden Road, Van Dal Shoes and garage courts – R19 (4)	0	0	10	15	-	-	-
Dowding Road, Taylors Lane and Douglas Close, land at (1)	7	21	-	-	-	-	-
Drayton Road, 81-93 – R27 (4)	0	0	0	0	0	0	30
Drayton Road, adjoining Lime Kiln Mews – R26 (4)	0	0	15	-	-	-	-
Duke Street, EEB site – CC23 (4)*	15	15	-	-	-	-	-
Duke Street, site of former Start-rite Shoe factory (3)	0	0	0	0	0	0	21
Duke Street, St. Mary's Works (3)	0	10	10	10	10	-	-
Earlham Centre, Shoemaker Public House (1)	0	9	9	-	-	-	-
Edward Street, Beckham Place (1)	0	0	0	0	0	0	13
Edward Street, Hunters Squash Club – CC18 (1 & 4)	0	0	12	12	-	-	-
Friars Quay/Colegate (3)	0	0	0	0	10	10	-
Fishergate, Bulsare Warehouse (3)	0	0	0	0	5	5	-
Gas Hill, Gas Holder – R15 (4)	0	0	0	0	0	0	15
Goldsmith Street – R29 (4)	0	20	40	40	-	-	-
Hall Road, Harford Place (2)	0	0	0	0	50	50	130
Hall Road, Hewitt Yard – R04 (4)	0	0	0	20	-	-	-
Hall Road, rear of 138A (1 & 4)	0	10	-	-	-	-	-
Havers Road Industrial Sites – R38 (4)	0	0	0	30	30	40	-
Heigham Street, 231-243 - R30 (4)	0	0	0	0	0	25	-
Heigham Street, 271 (3)	0	0	0	0	11	-	-
Hobrough Lane/131-133 King Street (1)	0	0	0	0	0	0	10
Holmes Close (1)	12	12	-	-	-	-	-
Kerrison Road, Norwich City Football Club – CC17(1 & 4)	0	50	50	50	50	50	-
Kerrison Road, Norwich City Football Club – CC17 (part) Groundsmans Hut (4)	0	0	0	50	-	-	-
Kerrison Road/Hardy Road, Gothic Works, inc ATB Laurence Scott – R12 (4)	0	0	0	0	100	100	208
King Street, 126-140 (1)	0	13	10	-	-	-	-
King Street, 144-162 – CC10 (1)	12	-	-	-	-	-	-

King Street, St. Anne's Wharf - CC07 (1)	0	0	80	80	80	80	117
Little John Hill, Parish Hall/Vicarage Garden (1)	0	0	0	0	10	-	-
Lower Clarence Road, Ailwyn Hall (1)	0	21	-	-	-	-	-
Lower Clarence Road – CC14 (4)	0	0	15	15	15	-	-
Magdalen Road, 118 (1)	0	0	0	0	11	-	-
Magdalen Street, 23-25 (1)	0	0	0	0	0	0	17
Magdalen Street, 67-69 (1)	0	0	0	0	0	0	10
Mary Chapman Court (3)	0	0	0	0	8	32	-
Mountergate, Baltic Wharf (3)	0	0	0	0	0	0	20
Mousehold Lane, Start Rite Factory site – R20 (4)	0	0	0	40	-	-	-
Music House Lane, Units 1-4 (1)	0	0	0	0	0	0	20
Northumberland Street, 120-130 – R35 (4)	0	0	0	0	0	0	30
Northumberland Street, 165-175 & land at Armes Street (3)	0	0	0	0	0	0	10
Northumberland Street, Wensum Clothing Company, 179 (1)	6	-	-	-	-	-	-
Oak Street, 123-161(3)	0	0	0	30	25	-	-
Oak Street, 140-154 - CC20 (4)	0	0	0	0	0	0	10
Oak Street, Spring Grove Services (1)	10	-	-	-	-	-	-
Oak Street, The Talk (3)	0	0	0	20	20	18	-
Oak Street / Sussex Street commercial sites, 160-162 Oak Street – CC22 (4)	0	0	0	0	0	0	15
Orchard Street, Pay & Display Car Park (1)	12	-	-	-	-	-	-
Palace Street/Bedding Lane, Bussey's Garage (3)	0	0	0	0	0	0	24
Pointers Field – R46 (4)	0	10	-	-	-	-	-
Pottergate/Fishers Lane (3)	0	0	0	0	0	0	27
Pottergate, former Thorndick and Dawson site, 75-81 (1)	1	-	-	-	-	-	-
Pottergate car park – CC26 (4)	0	0	0	0	0	0	20
Queens Road and Surrey Street – CC34 (4)	0	0	0	0	0	0	40
Raynham Street, north of – R28 (4)	0	10	15	15	-	-	-
Rosary Road, former Bertram Books site, the Nest (1)	48	-	-	-	-	-	-
Rosary Road, Chalk Hill Works (1)	14	14	-	-	-	-	-
Rose Lane, land at Mountergate – CC05 (4)	0	0	0	0	30	30	240
Rose Lane, 26-36/Greyfriars Road – CC06 (3)	0	0	0	0	24	-	-
Starling Road, Industrial sites – R22 (1 & 4)	0	0	0	15	15	15	-
St Crispins Road/Pitt Street (3)	0	7	6	6	6	-	-
St Saviours Lane, Hi-Tech House (1)	0	0	20	17	-	-	-
St Stephens Street, St Stephens Towers – CC31 (4)	75	75	50	50	-	-	-
St Stephens Road, 54-78 (1)	0	0	9	-	-	-	-
St Stephens Road, former N&N Hospital (1)	38	-	-	-	-	-	-
Silver Road, Former Baptist Church (1)	0	12	-	-	-	-	-

Sussex Street, 70-72 – CC21 (1 & 4)	0	0	0	17	-	-	-
Sussex Street, Sussex House (1)	20	-	-	-	-	-	-
Thorpe Road, 79 (1)	0	0	12	-	-	-	-
Thorpe Road, 212-216 (1)	1	-	-	-	-	-	-
Thorpe Road: 13-17 Norwich Mail Centre – CC16 (4)	0	0	0	0	0	0	150
Thorpe Road/Lower Clarence Road, Busseys Garage – CC15 (4)	10	15	-	-	-	-	-
Threescore – R41 (2)	0	0	50	50	50	50	800
Trowse: Deal Ground and May Gurney Sites – R10 (2 & 5)	0	0	0	0	0	0	600
Utilities Site, Norwich – R11 (4)	0	0	0	0	0	0	100
Wall Road (1)	0	15	7	-	-	-	-
Wellesley Avenue North (1)	14	-	-	-	-	-	-
Wentworth Green, former Civil Service Sports Ground (1)	3	-	-	-	-	-	-
Westlegate Tower – CC33 (4)	15	15	-	-	-	-	-
Whitefriars, Smurfit Kappa (3)	0	0	0	0	0	0	90
Wliberforce Road (1)	13	-	-	-	-	-	-
Sites under 10 dwellings (All units assumed deliverable in accordance NPPF paragraph 47, footnote 11)	41	42	41	42	41	42	-
Windfall assumption (In accordance with NPPF paragraph 48)	150	150	150	150	150	150	1050
NORWICH TOTAL	751	674	754	956	949	832	4545

NORWICH EMERGING SITES

Key Sites in this section consist of:

(5) Site identified in the Submission Plan, but with outstanding objections (all remaining sites without objections are in the EXISTING SITES above)

Ref.	Address	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	Beyond 31/03/19
CC09	King Street Stores, King Street (5)	10	10	-	-	-	-	-
CC11	Land at Garden Street (5)	0	0	0	0	0	0	100
CC13	Land at Wherry Road (5)	0	0	0	65	-	-	-
CC35	Westwick Street Car Park (5)	0	0	0	0	0	30	-
R02	Norfolk Learning Difficulties Centre, Ipswich Road, Norwich (5)	0	0	15	15	-	-	-
R14	Chalk Hill Works, Rosary Road (5)	25	-	-	-	-	-	-
R21	Land at Anthony Drive / Sprowston Road (5)	10	15	-	-	-	-	-
R33	Heigham Water Treatment Works, Waterworks Road (5)	0	0	0	50	50	50	-
R39	Mile Cross Depot (5)	0	0	0	0	25	25	25
NORWICH EMERGING SITES TOTAL		45	25	15	130	75	105	125

Appendix 3a – Broadland NPA Trajectory – All Sites

Broadland NPA, all sites - 2008/09 to 2025/26		COMPLETIONS					PROJECTIONS															
1 April - 31 March		2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26			
Past Completions	Actual completions - Previous Years	104	84	81	157																	
	Actual Completions - Reporting Year					55																
Future Supply	Projected Completions - Current Year						133															
	Projected Completions - Future Years Existing Sites							344	496	447	319	227	172	172	172	172	172	165	52			
	Projected Completions - Future Years Emerging Sites							50	141	293	688	916	918	918	918	858	858	733	625	11440	Total Delivered	
Requirement taking into account completions	Managed delivery target - annual requirement taking account of past/projected completions	617	647	682	722	762	817	874	922	945	968	963	938	912	877	824	755	617	336			
	JCS allocation annualised over 18 years (2008 - 2026)	617	617	616	617	617	616	617	617	616	617	617	616	617	617	616	617	616	616	11099	Total Required	
								817	817	817	817	817	4084	Units								
								858	858	858	858	858	4288	Units								
								344	496	447	319	227	1833	Units								
													-2455	Unit Surplus against 5.25 year requirement								
													2.24	Years of the 5.25 year requirement								
								394	637	740	1007	1143	3921	Units								
													-367	Unit Surplus against 5.25 year requirement								
													4.80	Years of the 5.25 year requirement								

Appendix 3d – Broadland NPA Sites

BROADLAND – NORWICH POLICY AREA EXISTING SITES								
Key (1) Site with planning permission (2) Site with Committee resolution to approve (3) Site allocated in an adopted Local Plan, but no current permission (4) Site identified in a Submitted Local Plan, with no outstanding objections								
Address	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	Beyond 31/03/19	Reliant on Postwick and/or NDR?
Growth Triangle – Inside NDR								
Sprowston: Home Farm Phases 2 & 3 (1)	24	-	-	-	-	-	-	No
Sprowston: Home Farm Phase 4 (1)	0	21	20	20	20	-	-	No
Sprowston: Home Farm Phase 5 (1)	0	20	20	20	20	-	-	No
Sprowston: White House Farm (1)	0	40	120	120	120	120	713	No
Old Catton: Spixworth Road (1)	0	20	20	-	-	-	-	No
Thorpe St Andrew, Brook Farm (2)	0	0	52	52	52	52	392 <i>(inc. 28 post 2026)</i>	Postwick
Growth Triangle – Outside NDR								
Rackheath: Salhouse Road (1)	0	20	20	20	20	-	-	No
Rackheath: Trinity Close (1)	0	7	7	-	-	-	-	No
Remainder of Broadland NPA								
Blofield: Yarmouth Road (1)	0	0	50	50	50	25	-	No
Blofield: 20 Yarmouth Road (1)	0	11	11	-	-	-	-	No
Blofield: rear of Manor House, North Street (1)	3	3	-	-	-	-	-	No
Brundall: Cucumber Lane (1)	0	50	50	50	-	-	-	No
Brundall: Vauxhall Mallards Cricket Club (1)	0	0	22	22	-	-	-	No
Drayton: Firbanks, 35 School Road (1)	27	-	-	-	-	-	-	No
Great & Little Plumstead: Little Plumstead Hospital, Hospital Road (1)	25	24	-	-	-	-	-	No
Great & Little Plumstead: 21 Plumstead Road, Thorpe End (1)	0	5	-	-	-	-	-	No
Hellesdon: NCS Depot 389 Drayton High Road (1)	0	0	0	16	-	-	-	No
Horsford: Pinelands Industrial Estate, Holt Road (1)	23	20	20	-	-	-	-	No
Horsford: South of the Dog Inn, Holt Road (1)	0	0	0	15	-	-	-	No

Old Catton: Repton House, Parkside Drive (1)	0	0	9	-	-	-	-	No
Old Catton: St Christopher's School (1)	2	-	-	-	-	-	-	No
Salhouse: Norwich Road (2)	0	10	10	-	-	-	-	No
Salhouse: former garage site, Mill Road (1)	0	0	0	15	-	-	-	No
Salhouse: Salhouse Hall (1)	0	0	0	8	-	-	-	No
Spixworth: north of Crostwick Lane (2)	0	27	27	-	-	-	-	No
Sprowston: Adj Royal Oak PH (1)	0	8	-	-	-	-	-	No
Sprowston: 12 North Walsham Road (1)	0	7	-	-	-	-	-	No
Taverham: 147/149 Fakenham Road (1)	0	5	1	-	-	-	-	No
Thorpe St. Andrew: Norwich Camping & Leisure (1)	0	0	0	9	8	-	-	No
Thorpe St Andrew: Yarmouth Road (1)	0	7	8	-	-	-	-	No
Thorpe St Andrew: 148 Plumstead Road East (1)	0	9	-	-	-	-	-	No
Sites below 5 units with permissions at 01/04/13 All units assumed deliverable in accordance NPPF paragraph 47, footnote 11	29	30	29	30	29	30	-	No
BROADLAND NPA TOTAL	133	344	496	447	319	227	1105 <i>(inc 28 post-2026)</i>	
BROADLAND NPA TOTAL WITHOUT THE NDR	133	344	496	447	319	227	1105 <i>(inc 28 post-2026)</i>	
BROADLAND NPA TOTAL WITHOUT THE NDR & POSTWICK	133	344	444	395	267	175	713	

BROADLAND – NORWICH POLICY AREA EMERGING SITES								
Key (5) Site identified as an emerging Local Plan Preferred Option								
(6) Site in Growth Triangle Area Action Plan options								
Address	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	Beyond 31/03/19	Reliant on Postwick and/or NDR?
Growth Triangle – Inside NDR								
North of Sprowston & Old Catton (Beyond Green) (6)	0	0	91 <i>(Pre NDR)</i>	182 <i>(Pre NDR)</i>	182 <i>(Pre NDR)</i>	182 <i>(45 Pre NDR)</i>	2883 <i>(inc. 1624 post-2026)</i>	Both – up to 500 with Postwick only

Norwich RFC (6)	0	0	0	0	50	51	159	Both
North of White House Farm (6)	0	0	0	0	0	0	2500 <i>(inc. 1675 post-2026)</i>	Both
Between Salhouse Road and Thorpe Woodlands (6)					75 <i>(Pre NDR)</i>	150 <i>(Pre NDR)</i>	1025 <i>(275 Pre NDR)</i>	Both – up to 500 with Postwick only
Old Catton: Spixworth Road (1)	See current sites above							No
Sprowston: Home Farm Phase 4 (1)	See current sites above							No
Thorpe St Andrew, Brook Farm (2)	See current sites above							Postwick
Growth Triangle – Outside NDR								
Rackheath Eco-Community (6)	0	0	0	0	115	230	3605 <i>(inc. 1995 post-2026)</i>	Both
Rackheath Eco-Community Exemplar Site (6)		50	50	50	50	-	-	No
Rackheath: Salhouse Road (1)	See current site above							No
Rackheath: Trinity Close (1)	See current sites above							No
Remainder of Broadland NPA								
Blofield: Yarmouth Road (1)	See current sites above							No
Blofield: 20 Yarmouth Road (1)	See current sites above							No
Blofield Heath: north of Blofield Corner Road (5)	0	0	0	12	8	-	-	No
Brundall: Cucumber Lane (1)	See current sites above							No
Drayton: east of Cator Road & north of Hall Lane (5)	0	0	0	25	50	50	75	No
Drayton: east of School Road (5)	0	0	0	12	8	-	-	No
Great & Little Plumstead: Little Plumstead Hospital (1)	See current sites above							No
Hellesdon: Royal Norwich Golf Club (5)	0	0	0	0	75	150	Up to 775	Both
Hellesdon: Hospital Grounds, southwest of Drayton Road (5)	0	0	0	0	50	100	150	Both
Horsford: Pinelands Industrial Estate, Holt Road (1)	See current sites above							No
Horsham & Newton St Faith: east of Manor Road (5)	0	0	0	12	25	3	-	No
Salhouse: Norwich Road (2)	See current sites above							No
Spixworth: north of Crostwick Lane (2)	See current sites above							No
BROADLAND NPA TOTAL	0	50	141	293	688	916	11172 <i>(inc 5294 post-2026)</i>	
BROADLAND NPA TOTAL WITHOUT THE NDR	0	50	141	293	398	248	350	
BROADLAND NPA TOTAL WITHOUT THE NDR & POSTWICK	0	50	50	111	141	53	75	

Appendix 4a – Broadland Rural Area Trajectory

	Broadland Rural Area Minimum - 2008/09 to 2025/26	COMPLETIONS					PROJECTIONS														
	1 April - 31 March	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26		
Past Completions	Actual completions - Previous Years	198	109	69	70																
	Actual Completions - Reporting Year					105															
Future Supply	Projected Completions - Current Year						102														
	Projected Completions - Future Years Existing Sites							160	202	153	134	135	100	50	0	0	0	0	0		
	Projected Completions - Future Years Emerging Sites							0	0	206	271	103	25	0	0	0	0	0	0	2192	Total Delivered
Requirement taking into account completions	Managed delivery target - annual requirement taking account of past/projected completions	89	83	81	82	83	81	79	72	59	26	-22	-59	-90	-117	-147	-196	-294	-587		
	JCS allocation annualised over 18 years (2008 - 2026)	89	89	89	89	89	90	89	89	89	89	89	90	89	89	89	89	89	90	1605	Total Required
								81	81	81	81	81	405	Units							
								85	85	85	85	85	426	Units							
								160	202	153	134	135	784	Units							
													358	Unit Surplus against 5.25 year requirement							
													9.67	Years of the 5.25 year requirement							
								160	202	359	405	238	1364	Units							
													938	Unit Surplus against 5.25 year requirement							
													16.82	Years of the 5.25 year requirement							

Appendix 4b – Broadland Rural Area Sites

BROADLAND – RURAL AREA EXISTING SITES							
Key (1) Site with planning permission (2) Site with Committee resolution to approve (3) Site allocated in an adopted Local Plan, but no current permission (4) Site identified in a Submitted Local Plan, with no outstanding objections							
Address	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	Beyond 31/03/19
Aylsham: north of Sir Williams Lane (1)	0	0	50	50	50	50	100
Aylsham: Woodgate Farm (1)	0	0	50	50	50	50	50
Aylsham: St Michaels Hospital,, Cawston Road (1)	51	50	-	-	-	-	-
Aylsham: Station Road (1)	0	8	-	-	-	-	-
Felthorpe: Boundary House, Haveringland Road (1)	0	4	4	-	-	-	-
Felthorpe: Mill Farm (1)	3	4	-	-	-	-	-
Great Witchingham: Hubbards Loke (1)	0	14	13	-	-	-	-
Haveringland: Abbey Farm (1)	1	2	2	-	-	-	-
Hevingham: Morgans Way (1)	0	6	-	-	-	-	-
Lingwood: Norwich Road/Station Road (1)	0	0	20	19	-	-	-
Lingwood: Land adj., St Edmunds Road (1)	9	11	-	-	-	-	-
Marsham: Rear or 44-46 High Street (1)	0	0	5	-	-	-	-
Reepham: Former Station Yard, Cawston Road (1)	0	11	11	-	-	-	-
Reepham: New Road (1)	0	5	5	-	-	-	-
Reepham: Between 47 & 53 Cawston Road (1)	2	2	2	-	-	-	-
Stratton Strawless: Grove Farm (1)	2	4	-	-	-	-	-
Strumpshaw: 31 Norwich Road (1)	0	5	5	-	-	-	-
Sites below 5 units with permissions at 01/04/13	34	34	35	34	34	35	-
All units assumed deliverable in accordance NPPF paragraph 47, footnote 11							
BROADLAND RURAL AREA TOTAL	102	160	202	153	134	135	150

BROADLAND – RURAL AREA EMERGING SITES							
Address	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	Beyond 31/03/19
Acle: north of Norwich Road	0	0	0	25	50	50	25
Acle: north of Springfield	0	0	0	12	18	-	-

Acle: south of Acle Station	0	0	0	12	8	-	-
Aylsham: north of Sir Williams Lane	See current sites above						
Aylsham: Woodgate Farm	See current sites above						
Buxton: east of Lion Road	0	0	0	12	8	-	-
Cawston: east of Gayford Road	0	0	0	12	8	-	-
Coltishall: off Rectory Road	0	0	0	25	35	-	-
Foulsham: West of Stringers Lane	0	0	0	12	3	-	-
Freethorpe: north of Plumers Lane	0	0	0	10	-	-	-
Great Witchingham: Hubbards Loke	See current sites above						
Lingwood: Norwich Road/Station Road	See current sites above						
Reedham: Station Road	0	0	0	12	8	-	-
Reepham: Former Station Yard, Cawston Road	See current sites above						
Reepham: south of Dereham Road	0	0	0	25	50	15	-
Reepham: east of Whitwell Road	0	0	0	12	25	13	-
South Walsham: rear of Burlingham Road	0	0	0	12	8	-	-
Wroxham: off Keys Drive/Salhouse Road	0	0	0	25	50	25	-
BROADLAND RURAL AREA TOTAL	0	0	0	206	271	103	25

Appendix 5 – Broadland District Trajectory

	Broadland Whole District Minimum - 2008/09 to 2025/26	COMPLETIONS					PROJECTIONS															
	1 April - 31 March	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26			
Past Completions	Actual completions - Previous Years	302	193	150	227																	
	Actual Completions - Reporting Year					160																
Future Supply	Projected Completions - Current Year						235															
	Projected Completions - Future Years Existing Sites							504	698	600	453	362	272	222	172	172	172	165	52			
	Projected Completions - Future Years Emerging Sites							50	141	499	959	1019	943	918	918	858	858	733	625	13632	Total Delivered	
Requirement taking into account completions	Managed delivery target - annual requirement taking account of past/projected completions	706	730	763	804	845	898	953	994	1004	994	942	879	823	759	677	559	324	-251			
	JCS allocation annualised over 18 years (2008 - 2026)	706	706	706	705	706	706	706	705	706	706	706	705	706	706	706	705	706	706	12704	Total Required	
								898	898	898	898	898	4489	Units								
								943	943	943	943	943	4714	Units								
								504	698	600	453	362	2617	Units								
													-2097	Unit Surplus against 5.25 year requirement								
													2.91	Years of the 5.25 year requirement								
								554	839	1099	1412	1381	5285	Units								
													571	Unit Surplus against 5.25 year requirement								
													5.89	Years of the 5.25 year requirement								

Appendix 6a – South Norfolk NPA Trajectory

SNC NPA - 2008/09 to 2025/26		COMPLETIONS					PROJECTIONS															
1 April - 31 March		2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26			
Past Completions	Actual completions - Previous Years	562	440	452	478																	
	Actual Completions - Reporting Year					419																
Future Supply	Projected Completions - Current Year					590																
	Projected Completions - Future Years Existing Sites						824	956	952	710	430	355	305	176	55	4	0	0				
	Projected Completions - Future Years Emerging Sites						50	386	768	865	894	830	755	630	455	355	355	50	14101	Total Delivered		
Requirement taking into account completions	Managed delivery target - annual requirement taking account of past/projected completions	731	741	760	780	802	831	851	854	800	698	588	483	366	227	82	-60	-270	-895			
	JCS allocation annualised over 18 years (2008 - 2026)	731	731	731	731	731	731	731	731	730	731	731	731	731	731	731	731	731	730	13156	Total Required	
								831	831	831	831	831	4156	Units								
								873	873	873	873	873	4364	Units								
								824	956	952	710	430	3872	Units								
													-492	Unit Surplus against 5.25 year requirement								
													4.66	Years of the 5.25 year requirement								
								874	1342	1720	1575	1324	6835	Units								
													2471	Unit Surplus against 5.25 year requirement								
													8.22	Years of the 5.25 year requirement								

Appendix 6b – South Norfolk NPA Sites

SOUTH NORFOLK – NORWICH POLICY AREA EXISTING SITES							
Key (1) Site with planning permission							
(2) Site with Committee resolution to approve							
(3) Site allocated in an adopted Local Plan, but no current permission							
(4) Site identified in a Submitted Local Plan, with no outstanding objections							
Address	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	Beyond 31/03/19
Costessey: North of the River Tud/Queen's Hills (1)	130	160	185	213	101	43	-
Costessey: Lodge Farm (1)	40	40	34	-	-	-	-
Costessey, Townhouse Road (1)	0	20	22	20	-	-	-
Costessey: Roundwell Works, Dereham Road (3)	0	0	0	0	0	0	0
Costessey: Bridge Farm, Norwich Road (1)	2	3	4	-	-	-	-
Costessey: r/o 9 Grove Avenue (1)	3	-	-	-	-	-	-
Cringleford: North of the A11/Roundhouse Park (1)	150	131	100	100	75	-	-
Cringleford: Former Primary School site (2)	0	12	25	1	-	-	-
Framingham Earl: NW of Pigot Lane (1)	10	30	30	30	-	-	-
Framingham Earl/Bixley: West of Octagon Barn, Bungay Road (2)	0	25	35	-	-	-	-
Framingham Earl, Alston's Meadow, 84 Long Lane (1)	5	-	-	-	-	-	-
Hetherset: North Village (2)	0	0	100	200	200	200	496
Hetherset: Great Melton Road (2)	0	25	50	50	33	-	-
Hetherset: Lyngate Farm (1)	3	-	-	-	-	-	-
Keswick: Low Road (1)	0	9	-	-	-	-	-
Mulbarton: Cuckoofield Lane (1)	21	-	-	-	-	-	-
Mulbarton: The Rosery/Long Lane (2)	0	25	50	50	50	5	-
Newton Flotman: 38 Olive Avenue (1)	4	4	-	-	-	-	-
Poringland: The Street (1)	55	70	55	55	55	55	224
Poringland: Former Primary School site (1)	0	0	15	15	-	-	-
Poringland: Glebe Farm (1)	1	-	-	-	-	-	-
Surlingham: Mill Road (1)	0	6	-	-	-	-	-
Swardeston: Roadside Nurseries (1)	3	-	-	-	-	-	-
Tharston: Chequers Road (2)	0	30	30	30	30	-	-
Wymondham: Greenland Avenue/Whispering Oaks (1)	20	-	-	-	-	-	-
Wymondham: Carpenter's Barn (1)	0	25	50	50	50	50	125
Wymondham: Norwich Common/Beckett's Grove (1)	90	90	60	24	-	-	-

Wymondham: Norwich Road/Spinks Lane (2)	0	25	50	50	50	50	50
Wymondham: Sale Ground (1)	0	0	0	25	39	-	-
Wymondham: between Burdock Close and Blackthorn Road (1)	12	25	-	-	-	-	-
Wymondham: Rightup Lane (1)	14	14	-	-	-	-	-
Wymondham: Friarscroft Lane (3)	0	0	12	12	-	-	-
Wymondham: Chestnut Drive/London Road (2)	0	12	8	-	-	-	-
Wymondham: BOCM Paul, Rightup Lane (1)	0	0	14	-	-	-	-
Wymondham: north of Rightup Lane (1)	0	6	-	-	-	-	-
Wymondham: r/o 7-19 Fairland Street (1)	0	5	-	-	-	-	-
Wymondham: the Bungalow, Spooner Row (2)	0	5	-	-	-	-	-
Sites below 5 units with permissions at 01/04/13	27	27	27	27	27	27	-
All units assumed deliverable in accordance NPPF paragraph 47, footnote 11							
SOUTH NORFOLK NORWICH POLICY AREA TOTAL	590	824	956	952	710	430	895

SOUTH NORFOLK – NORWICH POLICY AREA EMERGING SITES							
Key (5) Site identified as an emerging Local Plan Preferred Option							
Address	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	Beyond 31/03/19
Bawburgh: Stocks Hill (5)	0	0	5	-	-	-	-
Bracon Ash: Norwich Road (5)	0	0	12	8	-	-	-
Bramerton: Herbert Parker Seeds (5 - Application currently under consideration)	0	0	10	-	-	-	-
Costessey: west of Lodge Farm (5 - Application currently under consideration)	0	0	50	100	100	100	150
Cringleford: Sites emerging through the Neighbourhood Development Plan (5)	0	0	50	100	125	125	800
Easton: south and east of village (5)	0	0	75	150	150	150	375
Framingham Earl: Pigot Lane	See current sites above						
Hethersett: North Hethersett & Great Melton Road	See current sites above						
Keswick: Low Road	See current sites above						
Little Melton: off Mill Road (5 - Applications currently under consideration)	0	0	12	8	-	-	-
Long Stratton: Cygnet House (5 - Application currently under consideration)	0	50	-	-	-	-	-
Long Stratton: Sites emerging through the Area Action Plan preferred options (5)	0	0	0	50	140	230	1380
Mulbarton: The Rosery/Long Lane	See current sites above						
Newton Flotman: Flordon Road/Church Road (5)	0	0	12	18	-	-	-
Poringland: west of The Street	See current sites above						
Poringland: The Ridings (5)	0	0	12	8	-	-	-
Poringland: Heath Farm (5 - Applications currently under consideration)	0	0	25	50	50	50	25

Spooner Row: Chapel Lane (5 - Application currently under consideration)	0	0	10	-	-	-	-
Spooner Row: School Lane (5)	0	0	5	-	-	-	-
Stoke Holy Cross: Long Lane (5 - Committee resolution to approve 50 units on part of site 04/13)	0	0	25	50	-	-	-
Surlingham: The Street (5)	0	0	5	-	-	-	-
Surlingham: New Road (5)	0	0	5	-	-	-	-
Swardeston: Main Road (5)	0	0	12	18	-	-	-
Tasburgh: Church Road (5)	0	0	12	8	-	-	-
Wymondham: Friarscroft Lane	See current sites above						
Wymondham: Sale Ground	See current sites above						
Wymondham: Norwich Common	See current sites above						
Wymondham: Carpenter's Barn	See current sites above						
Wymondham: Tuttle Lane East (5)	0	0	24	50	50	14	-
Wymondham: Cavick Road/Bradman's Lane (5)	0	0	25	50	50	25	-
Wymondham: South Wymondham (5 - Applications currently under consideration)	0	0	0	100	200	200	700
SOUTH NORFOLK NPA PREFERRED SITES TOTAL	0	50	386	768	865	894	3430

Appendix 7a – South Norfolk Rural Area Trajectory

	SNC Rural Area Minimum - 2008/09 to 2025/26	COMPLETIONS					PROJECTIONS																	
	1 April - 31 March	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26					
Past Completions	Actual completions - Previous Years	345	205	189	197																			
	Actual Completions - Reporting Year					250																		
Future Supply	Projected Completions - Current Year						193																	
	Projected Completions - Future Years Existing Sites							203	189	208	102	53	7	0	0	0	0	0	0	0	0	0	0	
	Projected Completions - Future Years Emerging Sites								446	340	155	75	0	0	0	0	0	0	0	0	0	0	3157	Total Delivered
Requirement taking into account completions	Managed delivery target - annual requirement taking account of past/projected completions	132	119	114	109	102	91	82	71	15	-44	-82	-112	-132	-158	-197	-263	-395	-789					
	JCS allocation annualised over 18 years (2008 - 2026)	131	132	131	132	131	132	131	132	131	132	131	132	131	132	131	132	132	132	132	132	132	2368	Total Required
								91	91	91	91	91	455	Units										
								95	95	95	95	95	477	Units										
								203	189	208	102	53	755	Units										
													278	Unit Surplus against 5.25 year requirement										
													8.30	Years of the 5.25 year requirement										
								203	635	548	257	128	1771	Units										
													1294	Unit Surplus against 5.25 year requirement										
													19.48	Years of the 5.25 year requirement										

Appendix 7b – South Norfolk Rural Area Sites

SOUTH NORFOLK – RURAL AREA EXISTING SITES							
Key (1) Site with planning permission							
(2) Site with Committee resolution to approve							
(3) Site allocated in an adopted Local Plan, but no current permission							
(4) Site identified in a Submitted Local Plan, with no outstanding objections							
Address	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	Beyond 31/03/19
Ashwellthorpe: r/o Wood Farm, The Street (2)	0	0	0	15	16	-	-
Barford: Barford Hire, Watton Road (1)	0	0	0	0	0	0	7
Carleton Rode: Cook's Garage (1)	0	0	0	0	5	-	-
Diss: Frenze Hall Lane (1)	29	-	-	-	-	-	-
Diss: Transport Depot, Victoria Road (1)	0	0	0	20	-	-	-
Diss: Conservative Club (1)	0	0	0	0	0	0	0
Diss: Diss Cue Club/DissTribution, Mission Road (1)	5	4	-	-	-	-	-
Diss: Holy Trinity Church (1)	5	6	-	-	-	-	-
Diss: east & west of Willbye Avenue (1)	0	8	-	-	-	-	-
Diss: 38-39 Victoria Road (1)	4	0	2	-	-	-	-
Diss: Water Tower, Louis Lane (1)	0	5	-	-	-	-	-
Ditchingham: Simpsons Maltings (1)	11	30	30	30	-	-	-
Forncett: Old Station Yard, Station Road (1)	0	7	10	-	-	-	-
Hales: Hales Hospital (1)	0	0	22	22	-	-	-
Hales: former workshop, Yarmouth Road (1)	0	10	-	-	-	-	-
Harleston: Former Dowdeswell Site (1)	23	-	-	-	-	-	-
Harleston: Mendham Lane (1)	0	25	50	45	-	-	-
Harleston: Maltings at Tudor Rose Way (1)	0	5	-	-	-	-	-
Loddon: ExPress Plastics (1)	50	37	-	-	-	-	-
Loddon: Former Police Station, 8 Bridge Street (1)	5	-	-	-	-	-	-
Pulham St Mary: The Old Maltings, Station Road (1)	5	5	-	-	-	-	-
Roydon/Diss: Old High Road/ Roydon Road (1)	0	0	28	29	28	-	-
Scole: The Gables, 5 Bungay Road (1)	2	-	-	-	-	-	-
Thurlton: South of Holly Cottage, Beccles Road (1)	2	3	-	-	-	-	-
Tibenham: Adj. 14 Pristow Green Lane (1)	5	-	-	-	-	-	-
Topcroft: south east of 12 Church Street (1)	0	5	-	-	-	-	-
Woodton: Triple Plea Road (1)	0	0	0	0	6	6	-

Winfathing: Chapel Close (1)	0	6	-	-	-	-	-
Sites below 5 units with permissions at 01/04/13	47	47	47	47	47	47	-
All units assumed deliverable in accordance NPPF paragraph 47, footnote 11							
SOUTH NORFOLK RURAL AREA TOTAL	193	203	189	208	102	53	7

SOUTH NORFOLK – RURAL AREA EMERGING SITES							
Key (5) Site identified as an emerging Local Plan Preferred Option							
Address	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	Beyond 31/03/19
Alpington: Wheel Road (South)	0	0	10	-	-	-	-
Aslacton: north of High Green	0	0	5	-	-	-	-
Aslacton: Coopers Scrap Yard	0	0	12	3			
Barford: west of The Hall, off Church Lane	0	0	10	-	-	-	-
Barnham Broom: Rush Green Road, Bell Road	0	0	12	8	-	-	-
Bergh Apton: off Cookes Road	0	0	10	-	-	-	-
Bergh Apton: west of St Martin's Church, The Street	0	0	5	-	-	-	-
Brooke: Norwich Road	0	0	12	-	-	-	-
Brooke: High Green Farm	0	0	8	-	-	-	-
Broome: adj Broome Heath	0	0	5	-	-	-	-
Broome: Yarmouth Road	0	0	5	-	-	-	-
Bunwell: Bunwell Street	0	0	8	-	-	-	-
Bunwell: adj. Chruch Farm House, Church Lane	0	0	7	-	-	-	-
Carleton Rode: west of Rode Lane	0	0	5	-	-	-	-
Carleton Rode: Flaxlands Road	0	0	5	-	-	-	-
Dickleburgh: Langmere Road	0	0	12	8	-	-	-
Diss: Frenze Hall Lane	0	0	25	50	50	25	-
Diss: Haulage Depot Victoria Road	See current sites above						
Diss: Frenze Hall Lane	0	0	12	23	-	-	-
Ditchingham: Tunney's Lane field	0	0	12	8	-	-	-
Earsham: Lodge Field	0	0	12	8	-	-	-
Geldeston: west of The Kells	0	0	10	-	-	-	-
Gillingham: INorwich Road	0	0	10	-	-	-	-
Great Moulton: High Green	0	0	5	-	-	-	-
Hales: North of Yarmouth Road	0	0	10	-	-	-	-
Harleston: Former Howard Rotavator Works, Mendham Lane	0	0	12	17	-	-	-
Harleston: Spirkett's Lane/Limes Close	0	0	25	50	30	-	-

	See current sites above						
Harleston: Mendham Lane							
Hempnall: off Bungay Road, west of Roland Drive	0	0	12	8	-	-	-
Hingham: land at Seamere road	0	0	25	50	20	-	-
Loddon: land north of George Lane	0	0	25	50	50	50	-
Pulham Market: Sycamore Farm, Tattlepot Road	0	0	10	-	-	-	-
Rockland St Mary: off Bee Orchid Way	0	0	12	8	-	-	-
Roydon: land off Denmark Lane	0	0	12	25	5	-	-
Score: land at Old Norwich Road adj, Ransome Avenue	0	0	10	-	-	-	-
Seething: land on Seething Street	0	0	10	-	-	-	-
Tacolneston: Land adj, The Fields	0	0	12	8	-	-	-
Thurlton: Beccles Road, west of College Road	0	0	12	8	-	-	-
Wicklewood: Hackford Road	0	0	6	-	-	-	-
Wicklewood: fronting High Street	0	0	8	-	-	-	-
Woodton: rear of Georges House, The Street	0	0	12	8	-	-	-
Wortwell: Land at The Bell Field	0	0	5	-	-	-	-
Wreningham: adj. builder's yard, Church Road	0	0	10	-	-	-	-
SOUTH NORFOLK RURAL AREA PREFERRED SITES TOTAL	0	0	446	340	155	75	-

Appendix 8 - South Norfolk District Trajectory

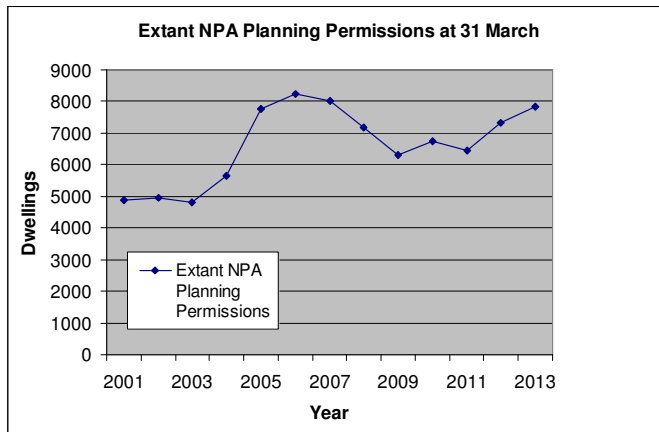
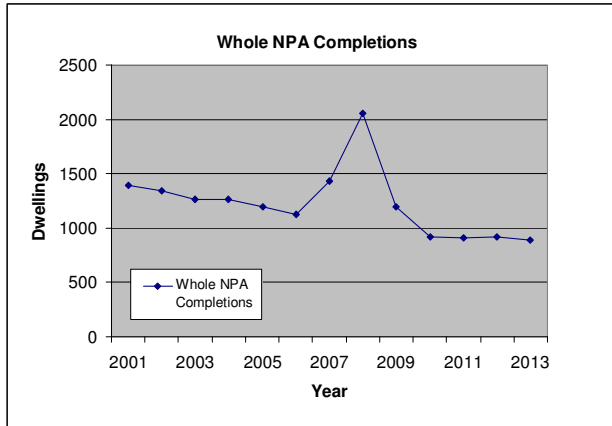
	South Norfolk Whole District Minimum - 2008/09 to 2025/26	COMPLETIONS					PROJECTIONS															
	1 April - 31 March	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26			
Past Completions	Actual completions - Previous Years	907	645	641	675																	
	Actual Completions - Reporting Year					669																
Future Supply	Projected Completions - Current Year						783															
	Projected Completions - Future Years Existing Sites							1027	1145	1160	812	483	362	305	176	55	4	0	0			
	Projected Completions - Future Years Emerging Sites							50	832	1108	1020	969	830	755	630	455	355	355	50	17258	Total Delivered	
Requirement taking into account completions	Managed delivery target - annual requirement taking account of past/projected completions	863	860	873	889	904	922	934	925	815	654	506	371	235	69	-115	-323	-664	-1683			
	JCS allocation annualised over 18 years (2008 - 2026)	862	863	862	863	862	863	862	863	862	863	862	863	862	863	862	863	862	863	15525	Total Required	
								922	922	922	922	922	4611	Units								
								968	968	968	968	968	4841	Units								
								1027	1145	1160	812	483	4627	Units								
													-214	Unit Surplus against 5.25 year requirement								
													5.02	Years of the 5.25 year requirement								
								1077	1977	2268	1832	1452	8606	Units								
													3765	Unit Surplus against 5.25 year requirement								
													9.33	Years of the 5.25 year requirement								

Appendix 9

	00/01	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13
Combined NPA Completions	1395	1342	1265	1261	1200	1122	1432	2059	1193	923	910	915	891
Combined NPA Requirement	1194	1194	1194	1194	1194	1194	1194	1194	1650	1650	1650	1825	1825
Difference	+201	+148	+71	+67	+6	-72	+238	+865	-457	-727	-740	-910	-934
Cumulative Completions	1395	2737	4002	5263	6463	7585	9017	11076	12269	13192	14102	15017	15908
Cumulative Requirement	1194	2388	3582	4776	5790	7164	8358	9552	11202	12852	14502	16327	18152
Cumulative over/under delivery since 1 April 2000	+16.8%	+14.6%	+11.7%	+10.2%	+8.3%	+5.9%	+7.9%	+16.0%	+9.5%	+2.6%	-2.8%	-8.0%	-12.4%
Units with outstanding permission	4895	4947	4797	5648	7747	8235	7999	7166	6307	6754	6445	7320	7848

Key to requirement

1999 Norfolk Structure Plan (adopted October 1999)
East of England Regional Spatial Strategy (adopted May 2008)
Joint Core Strategy (Part-adopted March 2011)



March '03 South Norfolk Local Plan adopted to meet 1999 Structure Plan requirement to 2006 plus a contingency reserve

Nov. '04 Norwich City Local Plan adopted to meet 1999 Structure Plan requirement to 2011

May '06 Broadland Local Plan adopted to meet 1999 Structure Plan requirement to 2011

June '07 Preparation of JCS started to meet emerging RSS requirements
Nov. '07 JCS Issues & Options consultation

March '09 JCS Favoured Option consultation
2009 Broadland initial sites consultation

Nov. '09 Norwich Site Allocations initial consultation
March '10 Norwich North City Centre AAP adopted

Sept. '10 South Norfolk Site Specific Allocations & AAPs, first consultation and call for sites
Jan. '11 Norwich shortlisted sites consultation

Dec. '12 & June '13 Cringleford Neighbourhood Plan initial & 2nd consultation

Sept. '11 Broadland 'Shortlisted Sites' consultation for locations outside of the NEG

Sept. '12 South Norfolk Site Specific Allocations preferred options consultation
Jan. '13 Wymondham AAP & May '13 Long Stratton AAP preferred options consultations

March '13 NEG AAP options consultation
April '13 Norwich Site Allocations Submission
July '13 Broadland Preferred Sites consultation for locations outside of the NEG



BARRATT HOMES

David Vickery DipT&CP MRTPI
Inspector – Joint Core Strategy Examination
C/o Annette Feeney, Programme Officer
Planning Policy
Broadland District Council
Thorpe Lodge
1 Yarmouth Road
Norwich
NR7 0DU

20th June 2013

Dear Mr. Vickery

Housing Trajectory - Rackheath

I write in response to recent discussions at the Examination, and your subsequent queries, relating to the housing trajectory with particular reference to Rackheath. As you may be aware, Barratt sought to write to you on this matter on 23rd May but we note that this letter has not been published on the website. However following the adjournment to the Examination we have taken the opportunity to revisit the letter to provide more evidence in relation to delivery. This letter therefore supersedes the letter of 23rd May.

As noted in Paragraph 2.2 of the Statement of Common Ground (Examination Document SCG2) submitted prior to the Examination, Barratt believes that the overall trajectory expectations for Rackheath could be met over the course of the plan period. The submitted JCS allows for a delivery rate of 230 units per annum which is consistent with the Eco-Town submission to the DCLG. The Concept Statement for the Eco-Town (Examination Document RF71) made it clear that its successful delivery will be assisted by a partnership approach. Involvement of the public sector stakeholder is one element, the other being the involvement of various private sector bodies including other housing providers, commercial developers, etc.

While the National Planning Policy Framework, which came into force in March 2012, replacing much of the pre-existing national planning policy it did not replace the Eco-Towns Supplement to PPS1 which identified Rackheath as a suitable site for an Eco-Town. The selection of Rackheath was based on a scale of development, which has been reflected in the JCS and in the emerging Area Action Plan for the Growth Triangle, and on the content of the Concept Statement, which included references to the phasing and delivery of the development. Appropriate weight should therefore be given to the content of the Eco-Towns Supplement. It is clear that a build rate of 50 units per annum would not be consistent with the delivery of the development which has the explicit support of national planning policy. An artificially low trajectory would also result in an unacceptably long build period, failure to reach critical mass quickly enough to realise the low carbon benefits, and delays in the provision of community facilities and other services which are planned to benefit both existing and future residents.

Section 20 of the Concept Statement for the Eco-Town, endorsed as national planning policy, described how the "Demonstration Phase" of circa 250 homes would be developed to the south of the Rackheath Industrial Estate and would also incorporate the Green Lane West junction and the first section of the principal access road to the Rackheath Eco-Community. It

noted that this would precede the main infrastructure works and could be delivered using existing services.

The Concept Statement went on to state that Phase One of the development would consist of circa 600 homes to the north of New Rackheath, with pedestrian and cycle links to the existing community. The Concept Statement includes a plan showing the Phase One development area. It explained that Phase One would also provide a route to the new Rackheath Station, the central area for community/retail facilities, and the Community Trust building. Prioritising development to the west of the central spine would also enable the early formation of the internal highway link which would allow the establishment of bus services serving both the existing employment areas and the central community facilities. It would also assist with integration of the new development with the existing developed area.

A new junction on Wroxham Road would allow the early development of the employment/energy facilities; however this was not intended to service residential development initially. Subsequent phases of the residential development would see a gradual expansion of homes northwards, along the central spine road, which would eventually link up to the Wroxham Road access. This is unlikely to be required until Phase One of the development has been completed.

The idea behind this phasing was that it would open up the site to development by different parties who could all benefit from an economical approach to investment in physical infrastructure (highways, drainage etc.). There would be several residential development parcels, including the Exemplar site, which could be served by the initial section of the main access road from Green Lane. Since the Concept Statement was published, Broadland Council has published its booklet on the Rackheath Exemplar Project (and the joint venture agreement associated with its implementation). While this shows a slightly different area for the Exemplar to that in the Concept Statement it would still allow for the same approach to phasing to be adopted.

The delivery numbers in the Concept Statement assumed a rate of between 200 and 400 homes per annum. Clearly this could not be achieved by a single developer working in isolation – it was always intended that several housing developers would be working on the site simultaneously and that the phasing of the infrastructure would facilitate this.

For large scale developments it is typical for the initial promotion, either through the LDF process or by submission of an outline planning application, to be undertaken by a single party but for delivery to be achieved by a consortium of developers. It would be unrealistic to assume that delivery of the scale envisaged could be undertaken by a single party. This also applies to developments of a lesser scale than that proposed at Rackheath. For example, the new settlement at Cambourne near Cambridge (circa 3,000 houses) has been developed by a consortium working to an integrated masterplan and a planned development of over 2,000 houses north of Bishops Stortford involves four developers.

The Barratt group of companies includes the separate development arms of Barratt Homes and David Wilson Homes. These target different housing market sectors and both will be involved in delivery at Rackheath. This approach is consistent with that adopted by the group elsewhere in the Eastern region. For example, West of Bedford a site for around 3,000 houses was originally owned by David Wilson Homes but its implementation involves David Wilson Homes, Barratt Homes, Bovis, Longridge and a number of housing associations. A site for 1,000 houses at Brackley is being developed in association with Taylor Wimpey and Barratt is also currently involved in consortia to develop the former NIAB site in Cambridge and a major development in Hartford.



While Barratt has taken the lead role in promoting Rackheath, it will be only one of a number of developers delivering housing across the site. The agreement between Barratt and the landowner allows for this approach, including the sale of land to third parties for the purposes of development. These parties will necessarily comply with the masterplan which will accompany the outline application to be submitted by Barratt.

As set out in section 10 of the Concept Statement, the design strategy is to arrange the housing in separate development blocks. In part this is to facilitate a consortium approach to delivery to be carried out on a phased basis. A trajectory showing 230 houses per annum should therefore be achievable with multiple volume housebuilders and self builders on site, subject of course to the imponderable nature of national and local housing market conditions. The Barratt group of companies would expect to contribute at least 100 units per annum.

The details of the agreement between Barratt and the landowners is subject to a confidentiality clause. However I am at liberty to disclose that drawdown and phasing does form part of this agreement and that there are no limits to the amount of drawdown in any particular period which would prevent the planned trajectory being met. The agreement sets minimum drawdown rates for the first five years of the development which, based on average net densities, would be expected to yield about 800 units. This is consistent with the figures quoted in the Concept Statement for the Exemplar and Phase One stages. While not taking issue with the annual figure of 230 units for much of the plan period we consider that there will be a need to complete the Exemplar development within three years and would propose the following trajectory for the first five years : 14/15-50, 15/16-100, 16/17-200, 17/18-230, 18/19-230. This trajectory would be consistent with the Concept Statement and landowner agreement.

The other potential constraint to delivery which had previously been identified by parties at the Examination was that of achieving an acceptable water supply and water cycle. A meeting between the developers and the Environment Agency and Anglian Water held on 2nd May 2013 confirmed that this can be discounted, as solutions already exist to deal with the supply of water to the site and the treatment of waste water.

From the above it follows that it is simply unreasonable to assume that, because a single developer is promoting a site at this stage in the planning process, this means that delivery must be restricted to about 50 units per annum. There should be no barriers to achieving the planned trajectory other than those associated with the planning process (including the adoption of the remaining part of the JCS) and the vagaries of the housing market. In that regard it should be noted that current Government policy, the emphasis on growth and development and incentives aimed at stimulating the housing market have led to improvements in house prices and build rates across the country. In particular, the major housebuilders such as Barratt are benefiting from this improved climate and are now increasingly active in bringing forward sites for development. This should provide confidence that the proposed trajectory is achievable.

We firmly believe that there will be a high demand from both market and affordable housing providers for involvement at Rackheath in what will be a landmark development.

Yours Sincerely



Peter Biggs
Planning Manager
Barratt Homes Eastern Counties

