

Joint Core Strategy for Broadland, Norwich and South Norfolk: Annual Monitoring Report 2019-20 Appendix A(1)



Jobs, homes, prosperity for local people



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Summary

This note sets out the housing land supply position for the Greater Norwich area for the period 1 April 2020 to 31 March 2025. 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 133% of the number of homes required between 2017/18 and 2019/20.

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:

- 123% (6.16 years / 2,455 home surplus)

Within each of the individual districts the following HLS can be demonstrated:

- Broadland: 184% (9.18 years / 2,270 home surplus)
- Norwich: 87% (4.35 years / 407 home deficit)
- South Norfolk: 113% (5.63 years / 593 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 73)
2. NPPF para 75 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, and through initiatives such as the Local Infrastructure Fund and Housing Infrastructure Fund, 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 73 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 2020, the calculation of annual average household growth has been based on the period 2020 to 2030. The affordability ratios used for the purposes of calculating LHN adjustment factor were the 2019 ratios published on 19th March 2020, which are the most recent ratios available. 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	393.6	9.01	1.31	517
NRW	504.9	6.97	1.19	598
SNC	679.8	9.02	1.31	893
Total Local Housing Need for Greater Norwich				2,008

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 Paragraph 005 Reference ID:68-006-20190722

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

³ Paragraph: 031 Reference ID: 68-031-20190722

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.
12. This approach is consistent with the principles established in Zurich Assurance Ltd v Winchester City Council [2014] EWHC 758 (admin) and the specific reasoning set out in Land on East Side of Green Road, Woolpit (APP/W3520/W/18/3194926)⁴.

Sources of Supply

Sites of 10 or more

13. Under the Revised NPPF glossary definition of “*Deliverable*”⁵, 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*”.
14. 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.”

15. 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

16. 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.
17. This approach reflects developer’s 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.
18. 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.

⁴ Paragraph 64, page 12.

⁵ National Planning Policy Framework, February 2019, Page 66

Sites with outline permission

19. 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 intentions and anticipated start and build-out rates. Where, taking account of agreed Joint Delivery Statements and 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.

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.

Student Accommodation

22. 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."*⁶

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

⁶ Paragraph: 034 Reference ID: 68-034-20190722

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 calculated for each site.

Older Peoples Housing and Residential Institutions

23. 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 market⁷”.

24. 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 data⁸”.*

25. 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 8 units. 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

26. The National Planning Practice Guidance states that:

“A windfall allowance may be justified in the 5-year supply if a local planning authority has compelling evidence as set out in paragraph 70 of the National Planning Policy Framework⁹”.

27. Paragraph 70 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.”

Strategic housing land availability register

28. 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.

⁷ Paragraph 035 Reference ID: 68-035-20190722

⁸ Paragraph: 016a Reference ID: 63-016a-20190626

⁹ Paragraph: 24 Reference ID: 3-24-20140306

- 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.

29. 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

30. 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.

31. 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

32. 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 2019 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 current permitted development rights under class O for Office to Residential Conversions and new temporary and permanent permitted rights under the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 show a clear trend of increasing flexibility. This coupled with the fact that this was a reliable source of supply ahead of the changes to the permitted development rights in ahead of May 2013, indicates that this is likely source of supply that will continue to generate windfall completions.

- 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 71) 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

33. 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.
34. 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%

35. 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.
36. 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.

Impact of Covid-19 on Housing Delivery

37. For sites of 10 or more homes the vast majority of forecasts are based upon the stated intentions of developers. These statements have been provided between August and November 2020 and therefore have been provided in full knowledge of the expected impacts on delivery of Covid-19.
38. 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 the impact of Covid-19 on the delivery of small sites.

39. 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.
40. 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 impact of Covid-19.

Methodology for Calculating Housing Land Supply

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

41. 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.”¹⁰

42. 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.
43. 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 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

44. 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.”¹¹

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

¹⁰ Planning Practice Guidance, Paragraph 028 Reference ID: 68-028-20190722

¹¹ Planning Practice Guidance, Paragraph: 013 Reference ID:2a-013-20201216

Housing Land Supply Buffer

46. 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”¹².*

47. 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 133% of the number of homes required between 2017/18 and 2019/20.

48. 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

49. 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.

¹² Revised National Planning Policy Framework, February 2019, Paragraph 73

Table 1 Greater Norwich 5YR HLS, 1 April 2020

Greater Norwich 5 Year Housing Land Supply Assessment		1st April 2020
LHN Annual Requirement		2,008
Requirement 1 April 2020 to 31 March 2025		10,040
Adjustment for Shortfall/Surplus		n/a
Plus NPPF HDT Buffer at 5%	10,040 x 0.05	502
Total 5 year requirement 2018/19 to 2022/23	10,040 + 502	10,542
Revised Annual Requirement	10,542 / 5 Years	2,108
Supply of Housing		12,998
Shortfall/Surplus of Supply	12,998 – 10,542	2,455
Supply in Years	12,998 / 2,108	6.16

Monitoring the Joint Core Strategy (JCS) Housing Requirement

50. 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.

51. 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.”

52. 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

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

22 January 2021

Appendix A1 – Broadland Area 5 Year Land Supply Assessment

Broadland 5 Year Housing Land Supply Assessment		1st April 2020
LHN Annual Requirement		517
Requirement 1 April 2018 to 31 March 2023		2,584
Adjustment for Shortfall/Surplus		n/a
Plus NPPF HDT Buffer at 5%	2,584 x 0.05	129
Total 5 year requirement 2018/19 to 2022/23	2,584 + 129	2,713
Revised Annual Requirement	2,713 / 5 Years	543
Supply of Housing		4,983
Shortfall/Surplus of Supply	4,983 – 2,713	2,270
Supply in Years	4,983 / 543	9.18

Appendix A2 – Norwich Area 5 Year Land Supply Assessment

Norwich 5 Year Housing Land Supply Assessment		1st April 2020
LHN Annual Requirement		598
Requirement 1 April 2018 to 31 March 2023		2,990
Adjustment for Shortfall/Surplus		n/a
Plus NPPF HDT Buffer at 5%	$2,990 \times 0.05$	150
Total 5 year requirement 2018/19 to 2022/23	$2,990 + 150$	3,140
Revised Annual Requirement	$3,140 / 5 \text{ Years}$	628
Supply of Housing		2,733
Shortfall/Surplus of Supply	$2,733 - 3,140$	-407
Supply in Years	$2,733 / 628$	4.35

Appendix A3 – South Norfolk Area 5 Year Land Supply Assessment

South Norfolk 5 Year Housing Land Supply Assessment		1 st April 2020
LHN Annual Requirement		893
Requirement 1 April 2018 to 31 March 2023		4,466
Adjustment for Shortfall/Surplus		n/a
Plus NPPF HDT Buffer at 5%	$4,466 \times 0.05$	223
Total 5 year requirement 2018/19 to 2022/23	$4,466 + 223$	4,689
Revised Annual Requirement	$4,689 / 5 \text{ Years}$	938
Supply of Housing		5,282
Shortfall/Surplus of Supply	$5,282 - 4,689$	593
Supply in Years	$5,282 / 938$	5.63

APPENDIX B1 – BROADLAND SITES FORECAST

Parish	Address	Ref	App Type	Net Homes at 1/4/2020	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026 and Beyond
Acle	Land north of Norwich Road	20172189	Outline	140		20	34	34	34	18	
Acle	Land Adj. Hillside Farm, Reedham Road	20180941	Reserved Matters	30		30					
Aylsham	Aegel House, Burgh Road	20161711	Reserved Matters	22	5	17					
Blofield	Land off Blofield Corner Road, Blofield Heath	20162199	Reserved Matters	36		18	18				
Blofield	Land to the north of Yarmouth Road	20172131	Reserved Matters	133	74	32	27				
Blofield	Land at Dawsons Lane	20190844	Full	12		12					
Brundall	Land at Yarmouth Road	20161483	Outline	155		10	26	26	26	26	41
Cawston	Land East of Gayford Road	CAW2	Allocation	20						20	
Coltishall	Land adj former Railway Line, Rectory Road	20170075	Outline	30			30				
Coltishall	Land at Jordan's Scrapyard	COL2	Allocation	30						30	
Drayton	Land Adj. Hall Lane, School Road	20161066	Outline	250			40	48	48	48	66
Drayton	Land East of School Road	DRA2	Allocation	20							
Drayton	Former David Rice Hospital Site, Drayton High Road	20170196	Outline	29			29				
Drayton	Land off Drayton High Road	20170212	Full	71	5	25	25	16			
Drayton	Drayton Old Lodge, 146 Drayton High Road	20180236	Full	35	5	10	10	10			
Freethorpe	Aitchison Brothers Garage, 75 The Green	20160632	Outline	19							
Great and Little Plumstead	Land to the North East Side of Church Road	20161151	Reserved Matters	4	4						
Great and Little Plumstead	Little Plumstead Hospital West, Hospital Road	20160808	Reserved Matters	5	5						
Great and Little Plumstead	Land at Little Plumstead Hospital West, Hospital Road	20171008	Full	11	11						
Hellesdon	Royal Norwich Golf Club, Drayton High Road	20151170 20171514	Outline (Part) Full (Part)	962	53	17					892
Hellesdon	Land at Hospital Grounds, southwest of Drayton Road	HEL1	Allocation	300							300
Horsford	Land to the East of Holt Road	20161770	Full	223	50	62	62	49			
Horsford	Land West of Holt Road	20181136	Reserved Matters	84	44	40					
Horsham St. Faith and Newton St. Faith	Land off Manor Road, Manor Road	20182043	Full	68	3	30	35				
Lingwood and Burlingham	Former Lingwood First School, Chapel Road	20190278	Outline	23		23					
Postwick with Witton	Oaks Lane, Postwick	20171116	Full	12	4	8					
Reedham	Land at Station Road, Reedham, Norwich	20151061	Full	7	7						
Reepham	New Road, Reepham	871709	Full	9							
Reepham	Old Station Yard, Cawston Road / Stoney Lane	20180963	Full	14			14				

Reepham	Land off Broomhill Lane	REP1	Allocation	120			26	26	31	31	26
South Walsham	Land West of Burlingham Road, South Walsham	20161643	Outline	21							
Strumpshaw	Land at Mill Road, Strumpshaw	20171622	Reserved Matters	5	5						
Swannington	1-4 Station Road, Swannington	20181400	Reserved Matters	6	6						
Taverham	Land off Beech Avenue, Taverham	20191065	Reserved Matters	93	20	44	29				
Thorpe St. Andrew	Oasis Sport and Leisure Centre / Land East of Pound Lane	20190016	Full	15			15				
Thorpe St. Andrew	Land at Griffin Lane	20160423	Reserved Matters	71							71
Thorpe St. Andrew	Pinebanks, 9 Yarmouth Road	20160425	Reserved Matters	231							231
Thorpe St. Andrew	27 Yarmouth Road	20170811	Full	25		25					
x.Growth Triangle	Land at St Faiths Road	20180920	Reserved Matters	328	24	62	76	52	52	62	
x.Growth Triangle	Land South of Moorsticks, Buxton Road	20152035	Outline	19				10	9		
x.Growth Triangle	Land East of Buxton Road	20141725	Outline	225		5	34	55	55	55	21
x.Growth Triangle	Beeston Park	20121516	Outline	3,520			25	125	150	150	3,045
x.Growth Triangle	Phase 4, Blue Boar Lane	20142051	Full	41	25	16					
x.Growth Triangle	Phase 1a - Part 2, Land at Blue Boar Lane	20130224	Reserved Matters								
x.Growth Triangle	HH3 & HH4, Land at Blue Boar Lane	20160751	Reserved Matters								
x.Growth Triangle	Parcel P4, Land at Blue Boar Lane	20160911	Reserved Matters		150	92	47	4	28	26	
x.Growth Triangle	Parcel P3, Land at Blue Boar Lane	20160912	Reserved Matters								
x.Growth Triangle	Parcels TW3 & TW4, Land at Blue Boar Lane	20160930	Reserved Matters								
x.Growth Triangle	Land off Green Lane West	20152081	Outline	50							50
x.Growth Triangle	Phase 1, Land to the South of Salhouse Road	20190758	Reserved Matters	251		45	45	45	45	45	26
x.Growth Triangle	Phase 2 Land South of Salhouse Road	20190485	Reserved Matters	365			30	40	40	40	215
x.Growth Triangle	Phase 3, Land South of Salhouse Road	20160498	Outline	535		100	100	100	100	60	65
x.Growth Triangle	Racecourse Plantation, Plumstead Road East	20161896	Outline	300			75	75	75	75	
x.Growth Triangle	Land off Salhouse Road, Rackheath	20151591	Reserved Matters	10	10						
x.Growth Triangle	Land off Salhouse Road, Rackheath	20171906	Reserved Matters	10	10						
x.Growth Triangle	Land South of Green Lane East, Rackheath	20191032	Reserved Matters	157		39	70	48			

x.Growth Triangle	Land at Brook Farm & Laurel Farm, Green Lane, Thorpe St Andrew	20090886	Outline	600							
x.Growth Triangle	Land North of Smee Lane, Great Plumstead	20180193	Outline	272		20	40	40	40	40	92
x.Growth Triangle	Land North of Smee Lane, Great Plumstead	20180194	Outline	11		2	3	2	3	1	
x. Growth Triangle	Land East of Broadland Business Park	GT11	Allocation	315			12	56	58	58	131
				235							
x. Growth Triangle	Norwich RFU	GT13	Allocation	250							
x. Growth Triangle	North Rackheath	GT16	Allocation	3,000					50	150	2,800
x. Growth Triangle	Land South of Green Lane West	GT18	Allocation	322			25	25	25	25	222
x. Growth Triangle	White House Farm (North East)	GT20	Allocation	456			64	174	140	78	
x. Growth Triangle	Land East of Broadland Business Park (North)	GT21	Allocation	350							
x. Growth Triangle	Land North of Plumstead Road	GT8	Allocation	45							
			Sites of 9 or fewer	476	69	69	69	69	69		
			Discounted Windfall (Per Annum)	60		19	40	60	60	60	
			Total (Windfall included in yearly total only)	15,858	589	892	1,160	1,204	1,138	1,108	9,500

APPENDIX B2 – NORWICH SITES FORECAST

Parish	Address	Ref	App Type	Net Homes at 1/4/2020	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Beyond 2026
n/a	Anglia Square (extant permission)	08/00974/F 18/00330/F	Full	198	0	0	0	0	0	0	0
n/a	Argyle Street (allocation)	CC11		12	0	0	14	0	0	0	0
n/a	Aylsham Road District Centre, 291-293 and land at Arminghall Close (allocation)	R21		100	0	0	0	0	0	0	0
n/a	Aylsham Road, 165-187 (allocation)	R22		20	0	0	0	0	0	0	0
n/a	Aylsham Road, 261-277 (allocation)	R12		50	0	0	0	0	0	0	0
n/a	Aylsham Road, Former Pupil Referral Unit (allocation)	R23		11	0	0	0	0	0	0	0
n/a	Barn Road Car Park (allocation) (permission)	CC22 18/01315/F	Full	40	179	0	0	0	0	0	0
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	0
n/a	Barrack Street, 126-128 (allocation)	R16		15	0	0	0	0	0	0	0
n/a	Ber Street 147-153 (allocation)	CC2		20	0	0	0	0	0	0	0
n/a	Ber Street, 10-14 (allocation)	CC3		10	0	0	0	10	0	0	0
n/a	Ber Street, 60-70 (allocation)	CC1		20	0	0	0	0	0	0	0
n/a	Bethel Street, land to rear of City Hall (allocation)	CC24		20	0	0	0	0	0	0	0
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	0	0
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	0	0
n/a	Bishop Bridge Road, land east of excl 29-31 Bishop Bridge Road (residue of allocation)	R14 15/00756/F (Refused) 18/00081/DEM (Gas Holder)	Demolition	26	0	0	0	0	0	26	0
n/a	Bishop Bridge Road, Egyptian Road and Ketts Hill, land at (allocation)	R15 15/00756/F (Refused)	-	30	0	0	0	0	0	0	0
n/a	Bluebell Road, Bartram Mowers site (remainder of allocation)	R42 18/00265/F	Full	51	0	35	15	0	0	60	35
n/a	Bowthorpe Road, Norwich Community Hospital Site (allocation)	R37	Outline	80	0	0	0	0	0	0	0

n/a	Bracondale, Deal Ground (allocation) excludes May Gurney/Carrow Yacht Club site (SNDC) (allocation) (permission)	R9 12/00875/O	Outline	580	0	0	0	0	0	0	0
n/a	Cattle Market Street, 23, St Peters House (prior approval/permission)	15/01256/PDD 18/00830/PDD 17/01482/F	PDD/Full	61	20	20	21	0	0	0	0
n/a	City Road, 24, John Youngs Ltd (allocation)	R7		45	0	0	0	0	0	0	0
n/a	Constitution Hill, Constitution Motors (permission)	18/00917/O	Outline	12	0	12	0	0	0	0	0
n/a	Cremorne Lane, Utilities Site parts within Norwich (allocation)	R10 15/00997/F (withdrawn)	-	100	0	0	0	0	0	0	0
n/a	Dereham Road, Site of former Earl of Leicester PH, 238a (allocation)	R33 10/00335/ET	-	12	0	0	0	0	0	0	0
n/a	Dereham Road, land & buildings adjacent to & Including 349A & 349B (allocation)	R34	-	24	0	0	0	0	0	0	0
n/a	Dibden Road, Van Dal Shoes and car park (allocation)	R17	-	25	0	0	0	0	0	60	0
n/a	Drayton Road, 81-93 (allocation)	R25	-	30	0	0	0	0	0	0	0
n/a	Drayton Road, adjoining Lime Kiln Mews (allocation)	R24 15/00024/F & 18/00270/D (EXPIRED)	-	15	0	0	0	0	0	0	0
n/a	Duke Street, EEB site (allocation)	CC21 14/01104/PDD (EXPIRED) 15/00916/F (EXPIRED)	-	30	0	0	0	0	0	0	0
n/a	Duke Street, 36-42 (permission)	16/00699/F	Full	37	37	0	0	0	0	0	0
n/a	Duke Street, Mary Chapman Court (permission)	18/01524/F	Full	-7	0	-7	0	0	0	0	0
n/a	Duke Street, St Marys Works (permission)	16/01950/O (extant) 19/00430/F (withdrawn)	Outline	151	0	0	0	0	0	0	0
n/a	Garden Street, land at (allocation)	CC10	-	100	0	0	0	0	0	0	0
n/a	Gas Hill, Gas Holder (allocation)	R13 18/00081/DEM	-	15	0	0	0	0	0	15	0
n/a	Goldsmith Street (Permission)	R27 15/00272/F 17/00220/MA		12	0	0	0	0	0	12	0
n/a	Hall Road, Hewett Yard (allocation)	R4	-	20	0	0	0	0	0	0	0
n/a	Havers Road Industrial Sites (allocation)	R35	-	100	0	0	0	0	0	0	0
n/a	Heigham Street, 231-243 (allocation)	R28	-	25	0	0	0	0	0	0	0
n/a	Hurricane Way (allocation)	R29 - (A&B)	-	30	0	0	0	0	0	30	0

n/a	Ipswich Road, Norfolk Learning Difficulties Centre (allocation)	R2	-	30	0	0	0	0	0	0	0
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	-	174	73	101	0	0	0	0	0
n/a	Kerrison Road/Hardy Road, Gothic Works, inc ATB Laurence Scott (allocation)	R11	-	400	0	0	0	0	0	0	0
n/a	King Street, 125-129, 131-133 and Hoborough Lane (allocation)	CC7 07/00412/F 12/00215/ET (EXPIRED)	-	20	0	0	0	0	0	0	0
n/a	King Street, St Annes Wharf (allocation) (permission).	CC6 04/00605/F 16/01893/VC	Full	162	41	41	40	40	0	0	0
n/a	King Street, 191 (permission)	19/01389/F	Full	41	0	41	0	0	0	0	0
n/a	King Street, King Street Stores (allocation)	CC8	-	20	0	0	0	0	0	0	0
n/a	Lower Clarence Road, car park (allocation)	CC13	-	45	0	0	0	0	0	0	0
n/a	Mile Cross Depot (allocation)	R36 18/01290/DEM	-	75	0	0	0	50	106	0	0
n/a	Mousehold Lane, Start Rite Factory site (allocation)	R18 18/01772/F	Full	40	0	0	15	0	0	0	0
	Northumberland Street, 120-130 (allocation) (permission)	R32 16/00835/F	Full	36	0	0	0	0	0	36	0
n/a	Oak Street / Sussex Street commercial sites, 160-162 Oak Street (allocation)	CC20	-	15	0	0	0	0	0	0	0
n/a	Oak Street, 161 (permission)	18/00004/F	Full	40	0	0	0	0	0	0	0
n/a	Oak Street, 140-154 (allocation)	CC18	-	10	0	0	0	0	0	0	0
n/a	St Peters Methodist Church Park Lane (permission)	18/00962/F	Full	20	0	20	0	0	0	0	0
n/a	Pottergate, Kiln House, 27-43 (permission)	18/01270/PDD 18/01271/PDD	PDD	35	0	0	0	0	0	0	0
n/a	Pottergate car park (allocation)	CC23	-	20	0	0	0	0	0	20	0
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	0
n/a	Raynham Street, north of (allocation)	R26	-	40	0	0	0	0	0	0	0
n/a	Rose Lane and Mountergate, land at (allocation)	CC4	-	300	0	0	0	0	0	0	0
n/a	St Faiths Lane, 60 (permission)	17/00361/U	Full	41	0	0	0	0	0	0	0
n/a	St Georges Street, Merchants Court (prior approval/permission)	17/01811/PDD	PDD/Full	34	0	0	0	0	0	0	0

n/a	Starling Road, Industrial sites; remainder of allocation (allocation) Part 1&2 (permission)	R20 18/00952/O	Full & Outline	23	0	0	0	0	0	19	0
n/a	Sussex Street, 70-72 (permission, legal start only) (allocation)	09/00296/F CC19	Full	17	0	0	0	0	0	0	0
n/a	Thorpe Road/Lower Clarence Road, Busseys Garage (allocation)	CC14	-	25	0	0	0	0	0	0	0
n/a	Thorpe Road: 13-17 Norwich Mail Centre (allocation)	CC15	-	150	0	0	0	0	0	0	0
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	829	48	25	45	45	100	100	466
n/a	Waterworks Road, Heigham Water Treatment Works (allocation)	R31	-	150	0	0	0	0	0	0	0
n/a	Westlegate 1-17, Boars Head Yard & St Stephens Street 1-9. (allocation) (permission)	18/00642/F 18/00651/PDD	PDD/Full	69	0	15	54	0	0	0	0
n/a	Westwick Street Car Park (allocation)	CC30	-	30	0	0	0	0	0	0	0
n/a	Westwick Street, BT Exchange Site (permission)	16/00456/F 20/00539/D	Full	42	0	0	21	21	0	0	0
n/a	Windmill Road, land north of (permission)	R19 19/00971/F	Full	10	0	0	17	0	0	0	0
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	0
n/a	Duke Street, St Crispins House (614 beds) (permission)	17/01391/F 20/00146/NMA	Full	406	0	0	406	0	0	0	0
n/a	Elaine Herbert House The Great Hospital, Bishopgate Norwich, NR1 4EJ (permission)	19/00373/F	Full	-1	0	0	-1	0	0	0	0
n/a	Car Park Rear Of Premier Travel Inn Duke Street Norwich (permission)	18/01552/F	Full	58	0	0	58	0	0	0	0
n/a	112 St Mildreds Road	17/01762/F	Full	12	12	0	0	0	0	0	0
			Sites of 9 or fewer	317	46	46	46	46	46		
			Discounted Windfall (Per Annum)	129		40	86	129	129	129	
			Total (Windfall included in yearly total only)	6,482	544	441	994	373	381	650	501

APPENDIX B3 – SOUTH NORFOLK SITES FORECAST

Parish	Address	Ref	App Type	Net New Homes at 1/4/2020	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026 and Beyond	
Ashwellthorpe	r/o Wood Farm, The Street	2011/0506	Detailed	27	27							
Aslacion	Coopers Scrap Yard	2006/0171	Outline	15							15	
Barford	West of the Hall	BAR1	Allocation	10							10	
Bawburgh	South of the Village Hall	2018/1550	Detailed	10	5	5						
Bracon Ash	Norwich Road	BRA1	Allocation	20			10	10				
Bracon Ash	West of Long Lane	2017/2131	Outline and Detailed	10	5	5						
Brooke	High Green Farm	2014/2041	Detailed	8	8							
Caistor St Edmund	North of Heath Farm	2018/2232	Detailed	16								
Costessey	Queen's Hills/North of the River Tud	2007/1443	Detailed	2	2							
		2019/1683	Detailed	9		9						
Costessey	West of Lodge Farm	2013/0567 & 2016/0402	Detailed	230	37	58	64	62				
Cringleford	Roundhouse Park	2008/2347	Outline (Lapsed)	50		2	38	10				
Cringleford	Cringleford NP allocation - South of the A11	2013/1494	Outline	204								
		2018/2783	Detailed	67	20	119	125	86				
		2018/2784	Detailed	79								
		2018/2404	Detailed	7								
		2018/2835	Detailed	203	44	45	45	45	45	45	45	31
		2018/2836	Detailed	90								
		2018/2200	Detailed	650	12	115	119	117	121	121	45	
Dickleburgh	West of Norwich Road	2018/0980	Outline	22								
Diss	Frenze Hall Lane	2016/1566	Detailed	20	20							
Diss	Vinces Road	DIS1	Allocation	35				15	20			

Diss	Park Road	DIS2	Allocation	15			5	10			
Diss	Former Hamlins Site	DIS6	Mixed-use allocation	13							13
Diss	Former Feather Factory	DIS7	Mixed-use allocation	17							17
Ditchingham	Tunney's Lane Field	2018/0121	Outline	24			8	8	11		
Earsham	Lodge Field, School Lane	2018/1317	Detailed	6	6						
Easton	Land N & S of Dereham Road	2014/2611	Outline	890		40	80	80	80	80	530
Easton	Land S & E of Easton	EAS1 (part)	Allocation	64				20	40	4	
Gillingham	Norwich Road	2019/1013	Detailed	22		22					
Great Moulton	High Green	2015/2536	Detailed	7	2	3	3	3			
Hales	Land at Yarmouth Road/west of Hales Hospital	2018/1934	Outline	20			10	10			
Harleston	Spirkett's Lane/Limes Close	HAR4	Allocation	95					15	40	40
Harleston	Cranes Meadow	1998/1119	Detailed	9	3	6					
Hempnall	off Bungay Road	2019/0864	Detailed	20		23					
Hethersett	North Village	2011/1804	Outline	405							
		2017/1104	Detailed	24	71	100	74	70	70	70	165
		2018/2500	Detailed	191							
		2017/0151	Detailed	29							
		2018/2326	Detailed	181	33	54	60	44	2		
Hethersett	North of Grove Raod	HET2	Allocation	40						40	
Little Melton	Gibbs Close	2015/1697	Detailed	8	8						
Little Melton	South of School Lane	2019/2485	Detailed	30		30					
Loddon	Georges Lane	2016/0853	Detailed	106	26	40	40				
Long Stratton	LNGS1 AAP Allocation	LNGS1 (part)	Allocation	1,200							
		LNGS1 (part)	Allocation	600				30	30	30	510
Newton Flotman	Flordon Road/Church Road	NEW1	Allocation	30							30
Poringland	The Street/South of Stoke Road	2010/1332	Detailed	50	25	5					
Poringland	West of The Street/North of Shotesham Road	2014/0319	Detailed	145	5	25	25	25	25	25	15

Poringland	West of The Street/North of Shotesham Road	2011/0476/0	Outline	15		15					
Poringland	Heath Farm	2016/2388	Detailed	74	15	29					
Poringland	West of Octagon Barn	2015/2326	Detailed	40	15	15	10				
Pulham Market	Sycamore Farm	2018/0598	Detailed	10	9	1					
Roydon	Land of Denmark Lane	DIS3	Allocation	42			30	12			
Scole	West of Norwich Road	2019/0956	Detailed	18		18					
Scole	Old Norwich Road	SCO1	Allocation	15			10	15			
Spooner Row	Chapel Lane/Bunwell Road	2014/2472 & 2016/2424	Detailed	25			15	5	5		
Stoke Holy Cross	South of Long Lane	2016/2153	Detailed	4							
Stoke Holy Cross	Chandler Road	2018/2454	Detailed	5	5						
Swardeston	Land off Bobbins Way	2017/2247	Detailed	38	6	24	8				
Swardeston	Main Road	SWA1	Allocation	30							30
Tacolneston	Land adj. The Fields	2017/0225	Outline	20						10	11
Tasburgh	Church Road	TAS1	Allocation	20						20	
Trowse	White Horse Lane	2016/0803 & 2016/0805	Detailed	74	25	25	24				
Trowse	Devon Way/Hudson Avenue	2014/0981	Outline	75			13	25	25	12	
Trowse	May Gurney/Keir site & Carrow Yacht Club	2011/0152	Outline	90							
Woodton	Rear of Georges House	2016/0466	Outline	21			23				
Wymondham	South Wymondham	2015/2380	Detailed	107	31	55	21				
		2015/1649	Detailed	17							
		2016/2586	Detailed	104	35	48	19				

		2015/2168	Detailed	79	20	24	19				
		2012/0371	Outline	577			33	73	73	73	253
Wymondham	London Road/Suton Lane	2014/2495 & 2018/2758	Outline & part detailed	335		20	40	40	40	40	125
Wymondham	Spinks Lane/Norwich Road	2014/2042	Detailed	15	15						
Wymondham	Carpenters Barn	2015/1405	Detailed	69	52	4					
Wymondham	Elm Farm, Norwich Common	2019/0536	Detailed	300	35	100	100	65			
Wymondham	Former WRFC	2014/0779	Outline	90			45	45			
Wymondham	Former Sale Ground, Cemetery Lane	2016/2668	Outline	61			20	20	18		
Wymondham	Friarscroft Lane	WYM1	Allocation	20							20
			Sites of 9 or fewer	844	123	123	123	123	123		
			Discounted Windfall (Per Annum)	87	0	28	58	87	87	87	
			Total (Windfall included in yearly total only)	9,259	745	1,235	1,317	1,155	830	657	1,930

For more information or if you require this document in another format or language, please phone:

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**Annual Monitoring Report
2019-2020**

