

# Joint Core Strategy for Broadland, Norwich and South Norfolk: Annual Monitoring Report 2019-20 Appendix A(5)



Jobs, homes, prosperity for local people



## **APPENDIX C1 – SITE FORMS**

### **Joint Delivery Statements and Additional Officer Comments**

# Greater Norwich Area Housing Land Supply Assessment at 1st April 2020

## Officer Comments and Clarifications

## Broadland Sites

Site & Developer/Agent Details	
<b>Reference</b>	20170196
<b>Location</b>	Former David Rice Hospital Site, Drayton High Road
<b>Planning Status</b>	Outline
<b>Description of Development</b>	Erection of 29 Dwellings & Associated Access (Including 10 Affordable Dwellings) (Outline) (Revised Proposal)
Officer Comments on Deliverability	
<p>A Reserved Matters Application (20201729) has been submitted for 12 dwellings, as has a S.73 application to vary conditions in respect of a revised layout (20201990). This indicates clear progress towards delivery of the site. The Architect for the site has indicated in correspondence with the Council that further application will be submitted in due course with the landowners intention being that development will be begun within 2021. For a site of this modest size, this illustrates clear evidence of housing completions within 5 years.</p>	

Site & Developer/Agent Details	
<b>Reference</b>	20180963
<b>Location</b>	Old Station Yard, Cawston Road / Stoney Lane
<b>Planning Status</b>	Full
<b>Description of Development</b>	Erection of Food Retail Store (A1 Use), Offices (B1a Use), 60 No Bedroom Care Home (C2 Use), 20 No Assisted Flats (C2 Use), 15 No Assisted Bungalows (C2 Use) Assembly Room/Club House (C2 Use) & Associated Car Parking, Service Yards, Access Roads, Drainage Works & Landscaping
Officer Comments on Deliverability	
<p>Detailed permission exists for the development and details for the discharge of conditions has already been begun. Whilst the scheme includes some assisted living bungalows, using a multiplier of 8:1 for communal accommodation across the whole development would indicate an equivalent dwelling contribution of 14 units.</p>	

Site & Developer/Agent Details	
<b>Reference</b>	20190016
<b>Location</b>	Land East of Pound Lane
<b>Planning Status</b>	Full
<b>Description of Development</b>	Demolition of Existing Dwellings and Erection of Care Village (all Use Class C2), Comprising of a 80-bed Care Home, 19 Assisted Living Bungalows, Associated Outbuildings and 1 New Vehicular Access
Officer Comments on Deliverability	
<p>Detailed permission exists for the development and details for the discharge of conditions has already been begun. Whilst the scheme includes some assisted living bungalows, using a multiplier of 8:1 for communal accommodation across the whole development would indicate an equivalent dwelling contribution of 15 units.</p>	

Site & Developer/Agent Details	
<b>Reference</b>	20121516 & 20161058
<b>Location</b>	Land to the North of Sprowston and Old Catton, Btn Wroxham Road and St Faiths Road
<b>Planning Status</b>	Outline
<b>Description of Development</b>	The Development of Land North of Sprowston and Old Catton to Provide Up To 3,520 Dwellings; Up To 16,800 Square Metres of Employment Space; Up To 8,800 Square Metres of Space For Shops, Services, Cafes, Restaurants and Drinking Establishments; Up To 1,000 Square Metres of Hotel Accommodation; Two Primary Schools; Up To 2,000 Square Metres of Community Space Including A Health Centre, Library and Community Halls; An Energy Centre; Cycle and Vehicle Parking For Residents, Visitors and Staff; Landscaping and Public Open Space for Amenity, Recreation and Food-Growing; Ecological Mitigation and Enhancement; Utilities and Sustainable Urban Drainage Infrastructure; And Pedestrian, Cycle and Vehicular Accesses (Outline)
Officer Comments on Deliverability	
<p>The Head of Planning for the site promoter has signed a Joint Delivery Statement, which is provided along with the 5 year land supply statement. The Council has taken a more cautious approach to forecasting delivery than that outlined in the Joint Delivery Statement, pushing overall delivery back 1 year. This allows for a longer period to issue the permission for the current strategic infrastructure reserve matters permission and future reserve matters applications from developer.</p>	

Site & Developer/Agent Details	
<b>Reference</b>	20190485
<b>Location</b>	Phase 2 Land South of Salhouse Road
<b>Planning Status</b>	Reserve Matters Permission
<b>Description of Development</b>	Reserved Matters Application for Details of Appearance, Layout, Landscaping and Scale of 365 dwellings following Outline Planning Permission 20170104 including details reserved by conditions 6 (Construction Parking), 7 (Construction Traffic Management Plan), 9 (Wheel Cleaning), 22 (Surface Water Drainage), 24 (Materials Management Plan - Minerals) and 29 (Contamination) (EIA Application)
Officer Comments on Deliverability	
<p>The site has reserve matters permission, which includes applications for the discharge of conditions. Further conditions have, or are, being discharged under applications 20201066, 20201059.</p> <p>An updated delivery forecast has not been provided by the housebuilder to inform this year's statement, the Council has therefore based its forecast on the information provided by the housebuilder to support last year's statement but has pushed the start date back 1 year to reflect the fact that a start has not yet been made on site.</p>	

**Site & Developer/Agent Details**

<b>Reference</b>	GT16
<b>Location</b>	North Rackheath
<b>Planning Status</b>	Allocation
<b>Description of Development</b>	An area of 293ha is identified in Policy GT16 of the Growth Triangle AAP, 160ha of the Rackheath site shall be developed for mixed use, including at least 25ha of land for employment and the provision of necessary services and facilities and infrastructure. Approximately 3,000 new homes are expected to be delivered.

**Officer Comments on Deliverability**

The planning agent for the landowner's agents has submitted a Joint Delivery Statement, which is provided along with the 5 year land supply statement. The Council has taken a more cautious approach to forecasting delivery than that outlined in the Joint Delivery Statement, pushing overall delivery back 1 year. This reflects that at the time of writing a contract with a housebuilder remained in the process of being finalised and allows for a longer period to for the preparation and approval of planning applications and for development to be begun on site. The prompt finalisation of a contract with housebuilder may enable a quicker timescale.



## Norwich Sites

Site Details	
<b>Reference</b>	18/01315/F
<b>Location</b>	Barn Road Car Park
<b>Planning Status</b>	Under Construction
<b>Description of Development</b>	Construction of 302 student bedroom courtyard development above a car park of 128 spaces and associated landscaping.
Officer Comments on Deliverability	
<p>The development comprises of 189 ensuite rooms and 113 individual studios. Ensuite bedrooms have been counted on the basis of a 2.85:1 basis. Studios have been counted on a 1:1 basis. This means that the development is equivalent to 179 homes.</p> <p>This development was complete and two thirds occupied in September 2020.</p>	

Site & Developer/Agent Details	
<b>Reference</b>	18/01524/F
<b>Location</b>	Duke Street, Mary Chapman Court
<b>Planning Status</b>	Under Construction
<b>Description of Development</b>	Demolition of student accommodation block, erection of new build academic and residential accommodation for Norwich University of the Arts, including works to riverside walk and other associated external works.
Officer Comments on Deliverability	
<p>The development comprises 100 ensuite rooms. At a ratio of 2.85:1 this is equivalent to 35 homes, however taking account of the loss of previous student accommodation this results in a net loss of 7 homes.</p> <p>This development is currently under construction.</p>	

Site & Developer/Agent Details	
<b>Reference</b>	18/00437/F & 19/01405/MA
<b>Location</b>	Queens Road and Surrey Street (land adjacent to Sentinel House)
<b>Planning Status</b>	Full Permission
<b>Description of Development</b>	Redevelopment of site to provide 252 student bedroom development with associated access and landscaping.
Officer Comments on Deliverability	
<p>The development comprises 217 ensuite rooms, 6 accessible ensuite rooms, 25 studios and 4 accessible studios. Ensuite bedrooms have been counted on the basis of a 2.85:1 basis. Studios have been counted on a 1:1 basis. This means that the development is equivalent to 107 homes.</p> <p>The site has full consent and several detailed applications have been submitted and approved in 2020. This is considered to be clear evidence that there is a realistic prospect of the development being delivered within 5 years.</p>	

Site & Developer/Agent Details	
<b>Reference</b>	17/01391/F & 20/00146/NMA
<b>Location</b>	St Crispins House
<b>Planning Status</b>	Full Permission
<b>Description of Development</b>	Change of Use application in respect of the conversion and extension of an existing 3, 4 and 5 storey office building (B1 use class) to student accommodation (sui generis use class) containing 686 student bed spaces and communal accommodation at ground floor level, to include common room facilities and a gymnasium. Associated external works.
Officer Comments on Deliverability	
The development comprises 431 ensuite rooms and 255 studios. Ensuite bedrooms have been counted on the basis of a 2.85:1 basis. Studios have been counted on a 1:1 basis. This means that the development is equivalent to 406 homes.	

Site & Developer/Agent Details	
<b>Reference</b>	18/01552/F
<b>Location</b>	Premier Inn, Duke Street
<b>Planning Status</b>	Full Permission
<b>Description of Development</b>	Redevelopment of car park site to provide student accommodation (revised proposal).
Officer Comments on Deliverability	
The development comprises 125 ensuite rooms and 14 studios. Ensuite bedrooms have been counted on the basis of a 2.85:1 basis. Studios have been counted on a 1:1 basis. This means that the development is equivalent to 58 homes.	

Site & Developer/Agent Details	
<b>Reference</b>	17/01762/F
<b>Location</b>	112 St Mildreds Road
<b>Planning Status</b>	Under construction.
<b>Description of Development</b>	Change of use and extensions to provide 34 No. bedroom student accommodation block.
Officer Comments on Deliverability	
The development comprises 34 ensuite rooms. At a ratio of 2.85:1 this is equivalent to 12 homes. This development is under construction.	



Site & Developer/Agent Details	
<b>Reference</b>	15/01256/PDD, 18/00830/PDD, 17/01482/F
<b>Location</b>	St Peters House, 23 Cattle Market Street
<b>Planning Status</b>	Under construction
<b>Description of Development</b>	Conversion of offices (Class B1) to 53 residential units (Class C3). AND Construction of two additional floors to rear of building to create 3 no. one bed flats and 5 no. two bed flats.
Officer Comments on Deliverability	
<p>Several prior approval permissions and a full planning consent have been granted for this site for a total of 61 units. In April 2018 the interior of the office premises had been stripped out to make way for conversion and in 2020 scaffolding was still erected around the site Observation of works on site is considered to be clear evidence of progress that indicates that there is a realistic prospect of homes being delivered within 5 years.</p>	

Site & Developer/Agent Details	
<b>Reference</b>	16/00699/F
<b>Location</b>	36-42 Duke Street
<b>Planning Status</b>	Under construction/complete
<b>Description of Development</b>	Demolition of existing showroom and construction of 37 No. apartments.
Officer Comments on Deliverability	
<p>Physical construction of the development was complete during 2020. However, due to non-compliance with several conditions the dwellings were not recorded as lawfully complete and could not be occupied. The developer was actively working with the Development Management team to resolve these issues, therefore this was considered to be clear evidence that there was a realistic prospect of homes being delivered within 5 years. Subsequently, all conditions have now been discharged and the delivery of the 37 units will be recorded in the 2020-21 period.</p>	

Site & Developer/Agent Details	
<b>Reference</b>	R42 18/00265/F 19/00911/F
<b>Location</b>	Bluebell Road, Bartram Mowers site
<b>Planning Status</b>	Full permission (part) and Allocation (part)
<b>Description of Development</b>	Demolition of existing buildings and erection of 32 bungalows, 18 apartments, a residents pavillion, access and ancillary development.
Officer Comments on Deliverability	
<p>Part of this allocated site has already been developed. Application 19/00911/F for 32 bungalows and 18 apartments was submitted during 2020 as phase 2 of the development. This application was approved in January 2021. There remains part of the site without permission but still allocated. The 50 units from 19/00911/F are considered to have clear evidence of delivery within 5 years given that full permission was granted in 2021.</p>	

Site & Developer/Agent Details	
<b>Reference</b>	04/00605/F & 16/01893/VC
<b>Location</b>	St Annes Wharf, King Street
<b>Planning Status</b>	Under construction
<b>Description of Development</b>	The demolition of existing buildings and redevelopment of the following mixes; 437 residential units, 2128 sq m of A1, A2, A3 and D2 uses (max.2000 sq m A1), provision of 305 car parking spaces, riverside walkway, public open space and hard and soft landscaping, including bridge over river.
Officer Comments on Deliverability	
This site is under construction with 275 units having been delivered to date, with the remaining 189 under construction.	

Site & Developer/Agent Details	
<b>Reference</b>	R18 18/01772/F
<b>Location</b>	28 Mousehold Lane (former Start-Rite factory)
<b>Planning Status</b>	Full permission
<b>Description of Development</b>	Erection of a 79 bed Residential Care Home and 42 Supported Living Apartments (Class C2) with associated works.
Officer Comments on Deliverability	
This site has full planning permission. Subsequent to this, several amendment and discharge of conditions applications have been submitted and approved. One amendment application was to vary the phasing of the development to allow the care home element to be constructed prior to the supported living apartments. The submission of detailed planning applications is considered to be clear evidence of progress that indicates there is a realistic prospect of homes being delivered within 5 years.	

Site & Developer/Agent Details	
<b>Reference</b>	R19 19/00971/F
<b>Location</b>	Land North side of Windmill Road
<b>Planning Status</b>	Full permission
<b>Description of Development</b>	Erection of 17 dwellings.
Officer Comments on Deliverability	
This site has full permission and all pre-commencement condition have now been discharged. This is considered to be clear evidence that there is a realistic prospect of homes being delivered within 5 years.	

<b>Site &amp; Developer/Agent Details</b>	
<b>Reference</b>	18/00917/O 19/01031/RM
<b>Location</b>	Constitution Motors, Constitution Hill
<b>Planning Status</b>	Full permission
<b>Description of Development</b>	Erection of up to 12 dwellings.
<b>Officer Comments on Deliverability</b>	
<p>The site had outline consent at the base date. Subsequent reserved matters and detailed planning applications were submitted showing clear evidence that there is a realistic prospect of homes being delivered in 5 years. The joint delivery statement provided by the developer suggested delivery of all units would be completed in 2020/21. A more conservative delivery timescale was used in the 5 year land supply statement compared with the joint delivery statement to take account of the fact that construction had not started and further detailed planning matters need to be resolved.</p>	

## South Norfolk Sites

Site & Developer/Agent Details	
<b>Reference</b>	BRA1
<b>Location</b>	Norwich Road, Bracon Ash
<b>Planning Status</b>	Allocation
<b>Description of Development</b>	Residential development of approximately 20 homes.
Officer Comments on Deliverability	
<p>The site is being brought forward by developer FW Properties. FW Properties have confirmed to the Council that they are working with the landowner of the allocated site BRA1 and are aiming to submit the detailed planning application to South Norfolk by the end of the year with the intention of commencing this development in 2021. This is considered to be clear evidence of progress and, for a site of this modest size, this illustrates that housing completions will be achieved within 5 years.</p>	

Site & Developer/Agent Details	
<b>Reference</b>	2008/2347,
<b>Location</b>	Roundhouse Park, Cringleford
<b>Planning Status</b>	Outline (Lapsed). Detailed applications under consideration.
<b>Description of Development</b>	Construction of 32 dwellings, associated infrastructure, landscape, play area and public open space (Revised) & New build construction of 16 apartments and 2 houses, associated parking and landscape
Officer Comments on Deliverability	
<p>The site was previously allocated in the South Norfolk Local Plan, and had outline consent for 999 units, the remainder of which have all been completed. Detailed applications are under consideration for 32 homes (2019/2227) and 18 homes (2018/0281) on the last two remaining parcels. A housebuilder is in control of the site and discussions on the application are now at an advanced stage. This illustrates clear evidence of progress on the site and, for a site of this modest size, this illustrates that housing completions will be achieved within 5 years.</p>	

Site & Developer/Agent Details	
<b>Reference</b>	2018/0121
<b>Location</b>	Tunney's Lane Field, Ditchingham
<b>Planning Status</b>	Outline
<b>Description of Development</b>	Construction of 27 dwellings and garages with access
Officer Comments on Deliverability	
<p>Full application for 27 dwellings (Reference 2019/1925) submitted by Badger Builders. The submission of a full application on behalf of a housebuilder is considered to be clear evidence of progress and, for a site of this modest size, this illustrates that housing completions will be achieved within 5 years.</p>	

Site & Developer/Agent Details	
<b>Reference</b>	EAS1 (part)
<b>Location</b>	Land S & E of Easton
<b>Planning Status</b>	Allocation
<b>Description of Development</b>	Residential development of 64 dwellings, together with associated open space, highway and landscaping works.
Officer Comments on Deliverability	
<p>A full planning application (2019/1251) was submitted on behalf of Orbit Homes and approved in February 2021. The submission and approval of a full application on behalf of a housebuilder is considered to be clear evidence of progress and, for a site of this modest size, this illustrates that housing completions will be achieved within 5 years.</p>	

Site & Developer/Agent Details	
<b>Reference</b>	2018/1934
<b>Location</b>	Land at Yarmouth Road/west of Hales Hospital
<b>Planning Status</b>	Outline
<b>Description of Development</b>	Outline application for 20 dwellings (including 6 affordable units) with access, associated infrastructure and public open space.
Officer Comments on Deliverability	
<p>The architect for the site has submitted a Joint Delivery Statement, which is provided along with the 5 year land supply statement and confirms the intention to deliver the site within 5 years.</p> <p>The Council has taken a more cautious approach to forecasting delivery than that outlined in the Joint Delivery Statement, pushing overall delivery back 1 year. This allows further time for the submission of reserve matters, discharge of conditions and for development to be begun.</p>	

Site & Developer/Agent Details	
<b>Reference</b>	HAR4
<b>Location</b>	Spirkett's Lane/Limes Close, Harleston
<b>Planning Status</b>	Allocation
<b>Description of Development</b>	95 dwellings
Officer Comments on Deliverability	
<p>The agent for the site has submitted a Joint Delivery Statement, which is provided along with the 5 year land supply statement. This confirms progress has been made with site assessment work in relation to drainage and that the site will be marketed in 2021, with a sale to a developer expected thereafter.</p> <p>The Council has taken a more cautious approach to forecasting development than proposed by the agent, allowing greater time for the sale to be agreed, the submission and approval of planning applications and for development to be begun.</p>	

Site & Developer/Agent Details	
Reference	2011/0476/O
Location	West of The Street/North of Shotesham Road
Planning Status	Outline
Description of Development	Erection of 15no. dwellings and office accommodation, with associated access, parking and play space provision
Officer Comments on Deliverability	
<p>This site represents an uplift on previous outline and allocated site POR6. Detailed permission has now been secured under application 2019/2209 by Big Sky Developments. A further application for the discharge of conditions has been submitted under application 2020/2459. This is considered to be clear evidence that development will be delivered on site within 5 years.</p>	

Site & Developer/Agent Details	
Reference	SCO1
Location	Old Norwich Road, Scole
Planning Status	Allocation
Description of Development	Development of 25 dwellings
Officer Comments on Deliverability	
<p>The agent for the site has submitted a Joint Delivery Statement, which is provided along with the 5 year land supply statement. This set out the expectation that a detailed planning application would be submitted in November 2020. This is a clear evidence of progress being made on site.</p> <p>The Council has taken a more cautious approach to forecasting development than proposed by the agent, this reflects the fact that an application is yet to be received and allows for a greater time period for the approval of a planning application and for development to be begun.</p>	

Site & Developer/Agent Details	
Reference	2012/0371
Location	South Wymondham
Planning Status	Outline
Description of Development	Mixed use development of up to 730 dwellings, up to 128 bed care home / homes (in one or two buildings), up to 250 square metres of retail / commercial floor space, a new primary school together with all other associated temporary and permanent infrastructure and green infrastructure, including new access arrangements, sports pitches, allotments and community orchard.
Officer Comments on Deliverability	
<p>This site has already been partially built out under a reserve matters application by Hopkins Homes (2015/2168). 5 further reserve matters applications have now been submitted under references 2020/2434, 2020/2212, 2021/0054, 2021/0125 &amp; 2021/0055. The applications are related to infrastructure and detailed matters for a further 505 homes on behalf of Taylor Wimpey and Vistry (a partnership which includes Bovis Homes), who are currently building out the remaining phases of the adjoining site (outline 2011/0505 for 500 dwellings, which together with 2012/0371 make up the WYM3 Local Plan allocation).</p>	



Based upon forecasts provided by the current developers, the existing phases of development under both 2012/0371 and 2011/0505 are expected to be completed in 2022/23. For the purposes of forecasting delivery over the remainder of this outline permission, average historic completion rates by Taylor Wimpey and Bovis under outline 2011/0505 (shown in the table below) have been projected forwards from 22/23 onwards to maintain the historic average over the whole five year period.

Application Reference	Completions				Developer
	16/17	17/18	18/19	19/20	
2015/1280	10				Bovis
2015/2380	6	14	8	15	Bovis
2017/1760		31	45	14	Bovis
2015/1649	8	32	58	31	Taylor Wimpey
2016/2586				19	Taylor Wimpey
<b>Bovis Average</b>				36	
<b>Taylor Wimpey Average</b>				37	

Site & Developer/Agent Details	
<b>Reference</b>	2014/0779
<b>Location</b>	Former WRFC, Wymondham
<b>Planning Status</b>	Outline
<b>Description of Development</b>	Outline application for up to 90 dwellings at Tuttle Lane, including the demolition of existing Wymondham Rugby Club buildings and sports pitches and closure of existing access; up to 300 residential dwellings at Norwich Common with multiple access points, including the demolition of 63 Norwich Common; a replacement rugby club (use class D1) with sports pitches including an artificial pitch, floodlighting, clubhouse, car parking and accesses including an emergency only access from Melton Road; and associated works...

**Officer Comments on Deliverability**

A Reserved Matters application (2019/1788) has been submitted by Saffron Housing for the construction of 90 residential dwellings including demolition of existing Wymondham Rugby Club building and sports pitches. The closure of Tuttle Lane access and creation of a new primary access from Lavender Road and associated works including open space, sustainable drainage systems, landscaping, infrastructure and earthworks.

Whilst final issues related to the development need to be resolved, the Council's forecast of delivery incorporates enough time for these to be resolved and the submission of a detailed planning application by a housebuilder is considered to be clear evidence of progress that indicates that there is a realistic prospect of homes will be constructed within 5 years.

**APPENDIX D1 – WINDFALL ASSESSMENT SUMMARY**

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

**BROADLAND – Sites of 9 or fewer**

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

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

## APPENDIX D2 – LAPSE RATE STUDY SUMMARY

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

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

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

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

**01603 431133**  
for Broadland District Council

**0344 980 3333**  
for Norwich City Council

**01508 533701**  
for South Norfolk Council

**Annual Monitoring Report  
2019-2020  
May 2021**

