

# Greater Norwich Development Partnership (GNDP) Five-Year Supply of Housing Assessment Base Date 1<sup>st</sup> April 2009

## Summary:

This note identifies the housing land supply for Greater Norwich, with a focus on the Norwich Policy Area (NPA) to meet East of England Plan and national policy requirements. There is a supply of:

- 3.76 years in the Norwich Policy Area;
- 5.39 years in the Broadland rural area and 5.50 years in the South Norfolk rural area.

Whilst Norwich itself has a housing supply of 5.17 years, it is not possible to calculate a Norwich Policy Area supply figure for the districts of Broadland and South Norfolk. This is because the East of England Plan does not break down the total housing requirement for the Norwich Policy Area by district.

The lack of a 5-year housing supply requires local authorities to consider applications for housing favourably, subject to wider sustainability criteria. Each authority will need to take a view on how to address the requirements of PPS3 in the light of the identified shortfall in the NPA.

1. Planning Policy Statement 3 (PPS3) sets out the national planning policy framework for housing. The PPS seeks to achieve a step change in the delivery of housing, including a more responsive and flexible supply of housing land. Paragraph 54 of PPS3 requires local authorities to identify and maintain a rolling five-year supply of deliverable land for housing. Specifically this should encompass sites which are:
  - Available – available for development now;
  - Suitable – in a suitable location for development that would also contribute to sustainable, mixed communities; and
  - Achievable – there is a reasonable prospect of housing being delivered in the five year period.

## Norwich Policy Area

2. The housing requirements for the GNDP authorities are set out in Policy H1 of the East of England Plan (EEP, May 2008). The EEP sets a requirement for the period 2001 to 2021 plus a residual rate for measurement beyond 2021. Broadland, Norwich and South Norfolk each report performance against their 'district' requirement in Policy H1 through the Annual Monitoring Report (AMR) process. However, within the GNDP area, the RSS also sets a total requirement for the Norwich Policy Area (NPA). Consequently the trajectory in Appendix A covers delivery across the NPA.
3. Each local authority has taken a slightly different approach to collecting and presenting their information, however the information is broadly comparable. For sites above 10 units each authority has undertaken a site-by-site assessment, in conjunction with site owners, developers or agents where possible. For sites below 10 units an assessment has been made as to the proportion of those that had planning permission at the base date, that are likely to be developed in the

five year supply period. This is distinct from a windfall assumption as it is based on known sites with planning permission, which are therefore considered suitable and available for delivery. (*Action for 1<sup>st</sup> April 2010 trajectory: Ensure a consistent approach to collecting information from site owners/developers re. future projections.*)

4. It should be noted that in addition to the identified sites, the Joint Core Strategy (JCS) for Norwich, Broadland and South Norfolk makes a number of assumptions about delivery on new sites to be allocated through the respective Site Specific Policies DPDs. However, beyond the Old Catton, Sprowston, Rackheath, Thorpe St Andrew Growth Triangle, no specific sites have been identified through the JCS process. Therefore the JCS assumptions have not been included in the attached trajectories; sites will be included when they reach the stage where they can meet the criteria in PPS3, paragraph 54.
5. The NPA performance against the EEP requirement is set out below and shown as a trajectory over 15 years in Appendix A<sup>1</sup>.

Year	Actual/Projected Completions	Required Completions	Shortfall/Surplus
2001/02	1,342	1,650	-308
2002/03	1,265	1,650	-385
2003/04	1,261	1,650	-389
2004/05	1,200	1,650	-450
2005/06	1,122	1,650	-528
2006/07	1,432	1,650	-218
2007/08	2,059	1,650	+409
2008/09	1,189	1,650	-461
Total 2001-09	10,870	13,200	-2,330
Annual requirement to 2024/25 adjusted to take account of previous shortfall		1,823	
2009/10 Current Year	945 (Excluded from the 5 year supply)	1,823	-878
2010/11	1,172	1,823	-651
2011/12	1,505	1,823	-318
2012/13	1,388	1,823	-435
2013/14	1,225	1,823	-598
2014/15	1,319	1,823	-504
Five year supply/requirement	6,609	9,115	- 2,506

6. The above table and the trajectory in Appendix A demonstrate that across the NPA the supply of deliverable land at 1<sup>st</sup> April 2009 was 3.63 years. The shortfall in the NPA was previously identified in calculations for 1<sup>st</sup> April 2008; based on this earlier figure a site at Norwich Common, Wymondham was approved on appeal in November 2009. This will make a contribution towards meeting the shortfall of up to 250 dwellings by 31<sup>st</sup> March 2015. This reduces the shortfall of homes to 2,256, increasing the supply to 3.76 years.

<sup>1</sup> Produced in accordance with the criteria for CLG LDF Core Output Indicator H2 (a-d) and CLG National Indicator NI159

7. The shortfall exists for a variety of reasons, including the fact that the current Local Plans for the area only cover the period to 2011. The South Norfolk Local Plan covered the period to mid-2006, although allocated a Strategic Land Reserve of over 1,700 units beyond mid-2006, whilst the Broadland and Norwich Local Plans cover the period to 2011. Allocations in all of these Plans were made on the basis of achieving the 1999 Norfolk Structure Plan target of 1,195 units per annum in the Norwich Policy Area, rather than the higher EEP requirements. Each of these Plans also included an element of windfall assumption for completions on unidentified sites. Despite many of the allocations made in the Plans coming forward at a higher density than originally anticipated and windfall assumptions often being exceeded, the EEP annual requirement has only been reached once, in 2007/08. The increasing shortfall in past completions has made it progressively more difficult to demonstrate a five-year land supply. Whilst a number of smaller Local Plan allocations have been developed across the NPA, the lead-in time for larger sites has often been underestimated, with some significant delays due to negotiations over infrastructure provision and Section 106 contributions. Construction is continuing on all of the major allocations within South Norfolk, however the two largest sites in the Norwich and Broadland Local Plans, along with other large sites across the area, remain unstarted.
8. In line with national trends, developers, agents and landowners have predicated a slowing of development on existing sites over the next few years. Despite the weaker market conditions, the Communities and Local Government department is currently not making any concessions in terms of the need to demonstrate a 5-year supply. Although the shortfall is identified as 2,256 dwellings, depending on the type of sites released, it may be necessary to permit a greater number of units i.e. Norwich Common is permitted for up to 323 units, but is only likely to deliver 250 within the five year period. The proportion of completions on much larger sites, with longer lead-in times and greater infrastructure requirements, could be lower. However, this needs to be weighed against the fact that larger sites *may* deliver more of the infrastructure identified through the emerging Joint Core Strategy than a series of smaller sites that could soak up the limited capacity within existing infrastructure.

### **Broadland and South Norfolk Rural Areas**

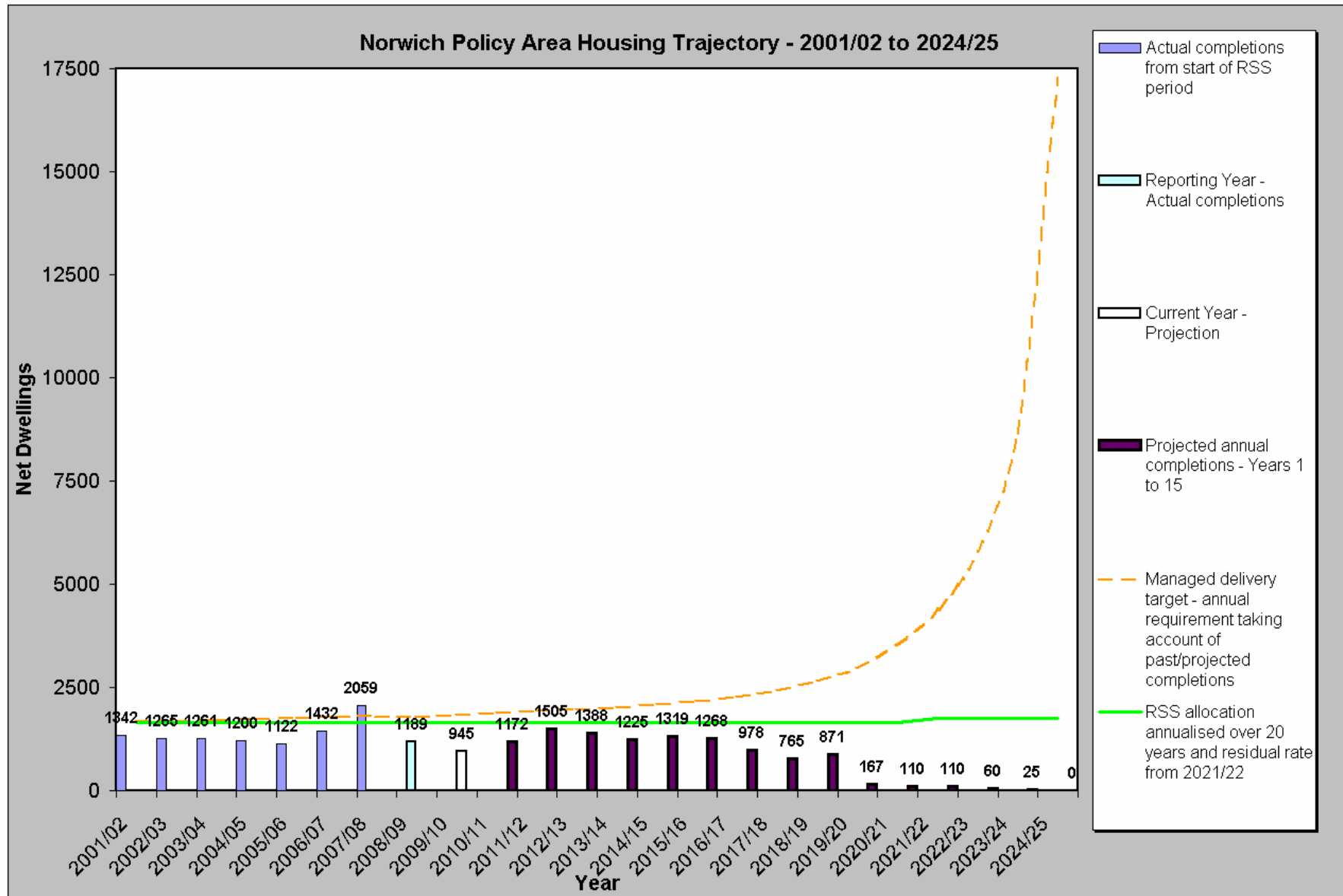
9. For the non-NPA Rural Areas, separate trajectories are produced for the Broadland and South Norfolk elements. This distinction is based on the fact that these areas represent completely separate housing markets, where making up a shortfall in one district's rural area with sites in the other would not address the housing market issues. The trajectories attached at Appendices B and C demonstrate that Broadland and South Norfolk have 5.39 and 5.50 years supply respectively in their Rural Areas. The calculations are also set out in the following table:

Year	Broadland			South Norfolk		
	Actual/ Projected Completions	Required Completions	Shortfall/ Surplus	Actual/ Projected Completions	Required Completions	Shortfall/ Surplus
2001/02	112	90	22	111	135	-24
2002/03	150	90	60	118	135	-17
2003/04	135	90	45	183	135	48
2004/05	95	90	5	105	135	-30
2005/06	110	90	20	123	135	-12
2006/07	128	90	38	305	135	170
2007/08	156	90	66	311	135	176
2008/09	194	90	104	345	135	210
Total 2001-09	1080	720	360	1601	1080	521
Annual requirement to 2024/25 adjusted to take account of previous surplus		69		/		105
2009/10 Current Year	134 (Excluded from the 5 year supply)	69	66	156 (Excluded from the 5 year supply)	105	51
2010/11	100	69	31	142	105	37
2011/12	85	69	16	105	105	0
2012/13	93	69	16	107	105	2
2013/14	50	69	-19	107	105	2
2014/15	44	69	-25	116	105	11
Five year supply/ requirement	372	345	27	577	525	52

### Action

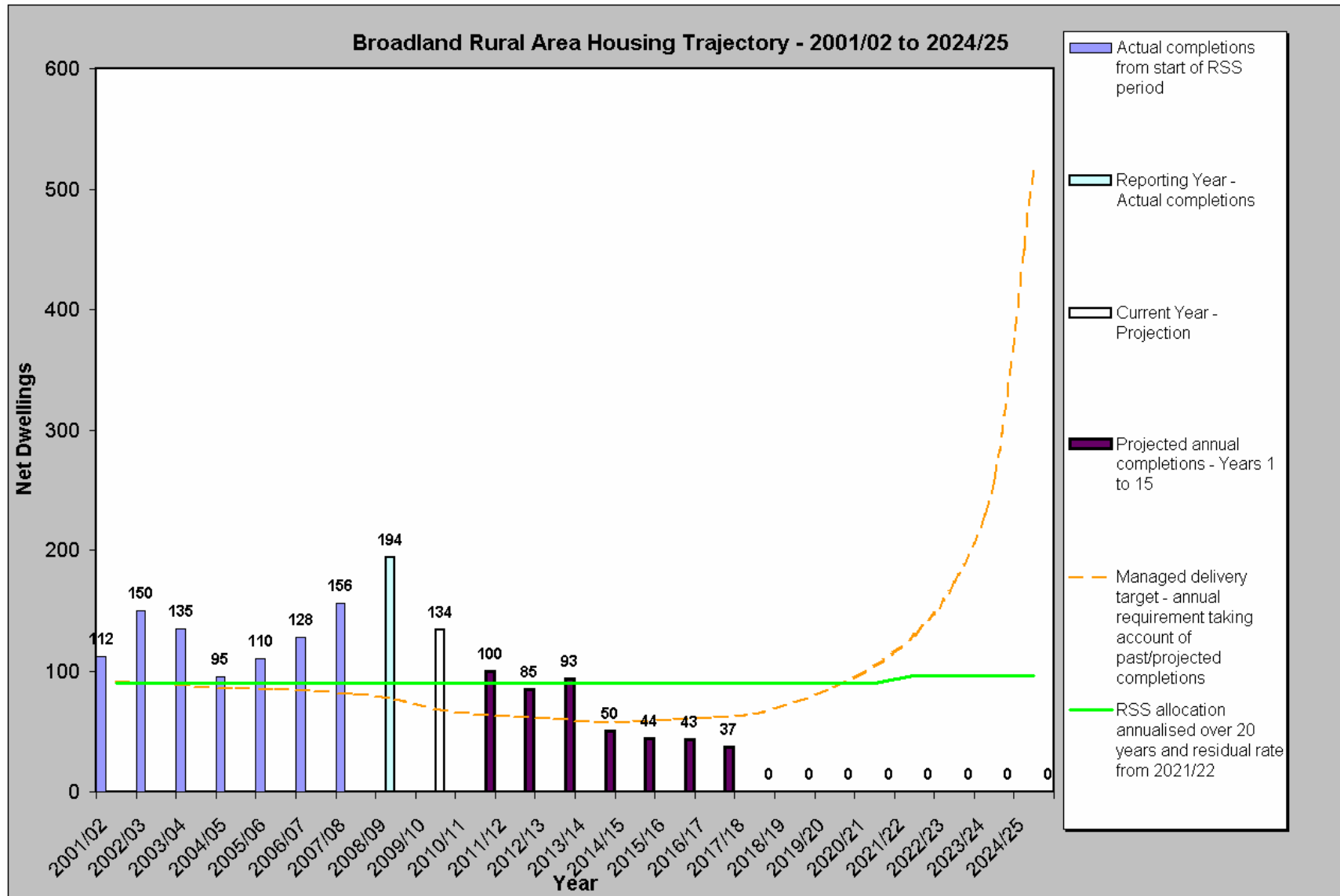
- Paragraph 71 of PPS3 requires local authorities to consider applications for housing favourably, subject to wider sustainability criteria, if they cannot demonstrate an up-to-date five-year housing supply. Although the GNDP already has a protocol for commenting on planning applications for housing sites of more than 100 units, which come forward in advance of the JCS, each authority will need to take a view on how to address the requirements of PPS3 in the light of the identified shortfall in the NPA.

# Appendix A



Norwich Policy Area - 2001/02 to 2024/25	COMPLETIONS								PROJECTIONS																	
	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	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		
1 April - 31 March																										
Actual completions from start of RSS period	1342	1265	1261	1200	1122	1432	2059																			
Reporting Year - Actual completions								1189																		
Current Year - Projection								945																		
Projected annual completions - Years 1 to 15										1172	1505	1388	1225	1319	1268	978	765	871	167	110	110	60	25	0	22778	
Managed delivery target - annual requirement taking account of past/projected completions																										
	1668	1683	1702	1722	1749	1782	1801	1786	1823	1882	1932	1965	2013	2085	2162	2261	2421	2658	2956	3513	4364	5782	8644	17262		
RSS allocation annualised over 20 years and residual rate from 2021/22																										
	1650	1650	1650	1650	1650	1650	1650	1650	1650	1650	1650	1650	1650	1650	1650	1650	1650	1650	1650	1650	1760	1760	1760	1760	40040	

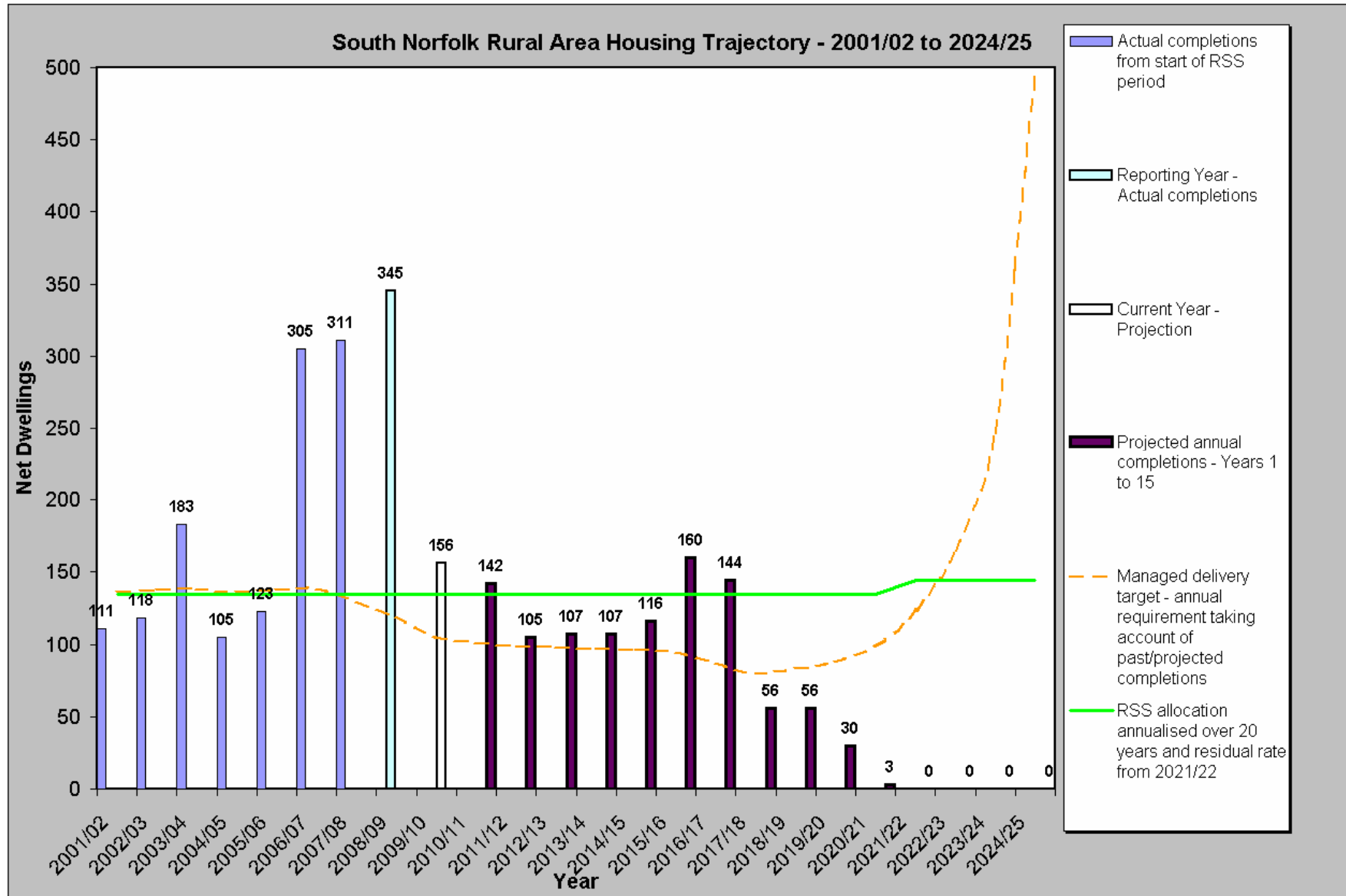
## Appendix B



Broadland Rural Area - 2001/02 to 2024/25	COMPLETIONS								PROJECTIONS																
	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	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	
1 April - 31 March																									
Actual completions from start of RSS period	112	150	135	95	110	128	156																		
Reporting Year - Actual completions								194																	
Current Year - Projection									134																
Projected annual completions - Years 1 to 15										100	85	93	50	44	43	37	0	0	0	0	0	0	0	0	1666
Managed delivery target - annual requirement taking account of past/projected completions																									
	91	90	87	85	85	83	81	76	69	65	62	60	58	58	60	62	65	74	86	104	130	173	259	518	
RSS allocation annualised over 20 years and residual rate from 2021/22																									
	90	90	90	90	90	90	90	90	90	90	90	90	90	90	90	90	90	90	90	90	96	96	96	96	2184



# Appendix C



South Norfolk Rural Area - 2001/02 to 2024/25	COMPLETIONS								PROJECTIONS																
	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	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	
1 April - 31 March																									
Actual completions from start of RSS period	111	118	183	105	123	305	311																		
Reporting Year - Actual completions								345																	
Current Year - Projection									156																
Projected annual completions - Years 1 to 15										142	105	107	107	116	160	144	56	56	30	3	0	0	0	0	2783
Managed delivery target - annual requirement taking account of past/projected completions																									
	137	138	139	136	138	139	130	119	105	101	98	98	97	96	94	87	80	83	88	99	123	164	247	493	
RSS allocation annualised over 20 years and residual rate from 2021/22																									
	135	135	135	135	135	135	135	135	135	135	135	135	135	135	135	135	135	135	135	135	144	144	144	144	3276

## Appendix D

### NORWICH POLICY AREA SITES INFORMATION

Address	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	Beyond 31/03/15
<b>BROADLAND – NORWICH POLICY AREA</b>							
Drayton: Littlewood House,, School Road	12	10	-	-	-	-	-
Hellesdon: Ethel Tipple Court, Sherwell Road	0	0	11	-	-	-	-
Hellesdon: NCS Depot 389, Drayton High Road	0	0	0	14	-	-	-
Hellesdon: Eversley Road	0	0	0	0	0	0	100
Horsford: Site south of Horsbeck Way,	0	0	0	0	0	0	35
Little Plumstead: Little Plumstead Hospital, Hospital Road	17	-	-	-	-	-	-
Salhouse: Salhouse Service Station, 5 Mill Road	0	0	20	-	-	-	-
Sprowston: School Lane	0	0	0	0	0	0	75
Sprowston: Home Farm, Blue Boar Lane	0	0	0	0	0	0	100
Sprowston: Land at Blue Boar Lane, Wroxham Road/Blue Boar Lane	25	25	25	25	18	-	-
Sprowston: Home Farm	0	0	147	147	147	147	645
Taverham: 321, Fakenham Road	0	0	19	-	-	-	-
Thorpe St Andrew: 149, Yarmouth Road	0	0	0	0	21	20	-
<b>Sites below 10 units with permissions at 01/04/09</b> (Discounted by 33% for non-implementation within the period to 31/03/15)	25	16	33	47	1	-	-
<b>BROADLAND NORWICH POLICY AREA TOTAL</b>	<b>79</b>	<b>51</b>	<b>255</b>	<b>233</b>	<b>187</b>	<b>167</b>	<b>955</b>
<b>SOUTH NORFOLK – NORWICH POLICY AREA</b>							
Costessey, Bridge Farm, Norwich Road	9	-	-	-	-	-	-
Costessey: Roundwell Works, Dereham Road	0	0	0	0	0	0	0
Costessey: Former Roundwell Public House	0	0	0	0	0	0	49
Costessey: Lodge Farm	60	60	80	57	25	6	-
Costessey: North of the River Tud/ Queens Hills	95	224	253	146	114	86	173
Cringelford: North of the A11	71	58	67	60	60	60	446
Framingham Earl, Alston's Meadow, 84 Long Lane	5	8	8	-	-	-	-
Hethersett, Great Melton Road	11	-	-	-	-	-	-
Hethersett: Lyngate Farm	0	8	10	-	-	-	-
Long Stratton: Lime Tree Avenue	32	28	-	-	-	-	-
Mulbarton: Cuckoofield Lane	30	30	25	6	-	-	-

Address	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	Beyond 31/03/15
Poringland: The Street	30	25	50	50	50	75	409
Swardeston Former Depot, The Common	1	1	-	-	-	-	-
Tharston/Long Stratton: Saffron Barn	0	0	0	0	0	0	0
Wymondham, Park Lane	11	-	-	-	-	-	-
Wymondham: BOCM Paul, Rightup Lane	0	0	7	7	-	-	-
Wymondham: Friarscroft Lane	0	12	9	9	-	-	-
Wymondham: Greenland Avenue	55	66	66	49	-	-	-
Wymondham: Sale Ground	0	0	35	30	15	-	-
Wymondham: Silfield Road	0	14	42	-	-	-	-
<b>Sites below 10 units with permissions at 01/04/09</b> (Discounted by 33% for non-implementation within the period to 31/03/15)	28	28	28	28	28	28	-
<b>SOUTH NORFOLK NORWICH POLICY AREA TOTAL</b>	<b>438</b>	<b>562</b>	<b>680</b>	<b>442</b>	<b>292</b>	<b>255</b>	<b>1077</b>
<b>NORWICH</b>							
All Saints Green and Queens Road, site at	0	0	0	23	23	24	-
All Saints Green, Ivory House	0	0	0	0	0	3	-
Anthony Drive/Sprowston Road	0	0	0	0	0	5	20
Anglia Square	0	0	50	50	50	48	-
Armes Street, 191B	12	0	0	0	0	0	-
Aylsham Road,70	0	0	0	0	0	0	14
Aylsham Road, land to rear of and 293-293A	0	0	0	0	0	0	88
Aylsham Road, St. Luke's Court	0	0	0	0	0	4	16
Barrack Street, site off	0	25	25	25	25	12	48
Ber Street, 10-34	0	0	0	0	0	0	30
Ber Street, 60-70	0	0	0	0	0	4	15
Ber Street, Scotts Yard and 113-121	0	0	0	0	0	0	13
Ber Street, Lind BMW site 84-104	0	0	0	0	0	31	120
Bethel Street, 59	8	4	5	4	0	0	-
Bishop Bridge Road, 27	0	0	0	0	0	5	19
Bishopbridge Road, 29-31	0	0	0	0	0	0	-
Bishop Bridge Road/Egyptian Road	0	0	0	0	0	6	24
Bishopbridge Road, Gas Works Site	0	0	0	0	0	3	12
Bishopgate, Great Hospital	0	4	5	5	5	5	-
Bowthorpe Road, Norwich Community Hospital Site,	0	0	0	0	0	15	60
Carrow Road, Norwich City Football Club	1	0	0	0	0	29	115
Carrow Road, The Clarence Harbour Public House	0	0	0	0	0	0	8

Address	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	Beyond 31/03/15
Castle Meadow, Castle House, 7-7a	0	0	0	0	0	5	17
Crome Road/Romany Road/Branford Road, Start-Rite Shoes Ltd	30	30	20	0	0	0	-
Dereham Road, 457 - 465	0	0	0	0	0	0	14
Dereham Road, Earl Of Leicester, 238a	0	0	0	0	0	3	9
Dereham Road, land and buildings adjacent to and Including 349A and 349B	0	0	0	12	12	0	-
Dolphin Grove, land adjacent to	0	11	0	0	0	0	-
Dowding Road, Taylors Lane and Douglas Close, land at	0	0	0	0	0	11	40
Drayton Road, 81-93	0	0	0	0	0	5	20
Drayton Road, Land Adjoining Lime Kiln Mews,	0	0	0	0	0	9	24
Duke Street, EEB site	0	3	3	3	3	4	-
Duke Street, site of former Start-rite Shoe factory	0	0	0	0	0	0	21
Duke Street, St. Mary's Works	0	0	0	10	10	10	10
Earlham Road, land to the rear of 523-527	23	0	0	0	0	0	-
Earlham Centre, 40 Shoemaker Public House	0	0	0	0	0	0	18
Edward Street, Hunters Squash Club	0	0	0	0	0	5	19
Edward Street, Beckham Place	0	0	0	5	5	5	5
Friars Quay/Colegate	0	0	0	0	0	10	10
Fishergate, Bulsare Warehouse	0	0	0	0	0	5	5
Greyhound Opening	0	53	49	0	0	0	-
Guardian Road, land at 1 and 238-244 Bowthorpe Road	17	0	0	0	0	0	-
Hall Road, Harford Place	0	40	40	40	40	40	-
Heigham Street, 99	0	15	0	0	0	0	-
Heigham Street, 231-243	0	0	0	0	0	0	25
Heigham Street, 271	0	0	0	0	0	0	11
Hillmead	0	12	0	0	0	0	-
Ives Road, land on South East side of	0	18	16	0	0	0	-
Kerrison Road/Hardy Road, ATB Laurence Scott	0	0	0	0	0	0	8
Kerrison Road/Hardy Road, land at	0	0	0	0	0	56	224
Kerrison Road/Hardy Road, land at	0	0	0	0	0	11	41
Kerrison Road, Norwich City Football Club,	0	0	0	0	0	40	81
King Street, 131-133	0	0	0	0	0	5	20
King Street/Hobrough Lane (131-133 King Street)	0	0	0	0	0	2	8
King Street, 144-146	0	0	0	0	0	3	9
King Street, 148-162	0	0	0	0	0	5	17
King Street, former Flour Mills and Cannon Wharf	20	42	0	0	0	0	-
King Street, St. Anne's Wharf,	0	0	0	60	60	63	254

Address	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	Beyond 31/03/15
Little John Road, Parish Hall and Vicarage garden site	0	0	10	0	0	0	-
London Street, 13-25	0	0	0	0	0	0	20
Lower Clarence Road, Ailwyn Hall	0	0	0	0	0	5	16
Lower Clarence Road, land at	0	0	0	0	0	9	36
Magdalen Street, 23-25	0	0	4	6	7	0	-
Magdalen Street, land east of Zipfels Court,	5	5	0	0	0	0	-
Magpie Road, land and garages north west side of	11	0	0	0	0	0	-
Mary Chapman Court	0	0	0	0	0	8	32
Millers Lane, 6, 8, 10, 12 & 12A	0	0	0	0	0	0	14
Mountergate, land at	0	0	0	0	0	16	64
Mousehold Lane, Start Rite Factory site	0	0	0	0	0	7	28
Music House Lane, land and buildings at 1-4	0	0	9	0	0	0	-
Muspole Street, land at Seymour House	0	0	0	28	29	0	-
Northumberland Street, 120-130	0	0	0	0	0	6	24
Northumberland Street, 165-175 & land at Armes Street	0	0	0	0	0	2	8
Northumberland Street, Wensum Clothing Company, 179	38	0	0	0	0	0	-
Oak Street, 123-161	0	0	0	0	0	30	25
Oak Street, Spring Grove Services,	0	0	0	0	0	5	16
Oak Street, The Talk	0	0	0	19	19	20	-
Palace Street/Bedding Lane, Bussey's Garage,	0	0	0	0	0	0	20
Philadelphia Lane, Site of the Crawshay Arms PH, 95	13	0	0	0	0	0	-
Pottergate, 34	0	14	0	0	0	0	-
Pottergate/Fishers Lane	0	0	0	0	0	6	21
Pottergate, former Thorndick and Dawson site, 75-81	0	0	9	9	0	0	-
Rosary Road, former Bertram Books site, the Nest	0	25	20	28	20	20	-
Rose Lane, 26 - 36	0	0	0	0	0	5	19
St Benedicts Street, 100 - 108	0	49	0	0	0	0	-
St Crispins Road/Pitt Street	0	0	0	7	6	6	6
St Giles Street, 29	0	0	0	0	0	0	17
St Saviours Lane, Hi-Tech House	0	0	0	16	16	15	15
St Stephens Road, 54-78	9	0	0	0	0	0	-
St Stephens Road, former N&N Hospital	160	108	8	38	0	0	-
Sussex Street, 70-72	0	0	0	0	0	5	16
Sussex Street, Sussex House	0	5	5	5	5	0	-
Thorpe Road, Cumberland Hotel 211-213	0	0	0	0	0	5	16
Threescore	0	0	210	250	340	150	250

<b>Address</b>	<b>2009/10</b>	<b>2010/11</b>	<b>2011/12</b>	<b>2012/13</b>	<b>2013/14</b>	<b>2014/15</b>	<b>Beyond 31/03/15</b>
Trowse, Deal Ground	0	0	0	0	0	8	32
Turner Road/Waterworks Road, former youth hostel	7	0	0	0	0	0	-
Valpey Avenue, former Dowson School	20	27	0	0	0	0	-
Wentworth Green, former Civil Service Sports Ground	0	15	15	16	16	16	-
Wherry Road, site in	0	0	0	0	0	14	58
Whitefriars, Smurfit Kappa	0	0	0	0	0	45	45
Wilberforce Road	0	0	13	0	0	0	-
Windmill Road, land north of	0	0	0	0	0	3	12
<b>Sites under 10 dwellings</b> (Discounted by 10% for non-implementation within the period to 31/03/15)	54	54	54	54	55	0	-
<b>NORWICH TOTAL</b>	<b>428</b>	<b>559</b>	<b>570</b>	<b>713</b>	<b>746</b>	<b>897</b>	<b>2322</b>
<b>NORWICH POLICY AREA TOTAL</b>	<b>943</b>	<b>1169</b>	<b>1499</b>	<b>1378</b>	<b>1225</b>	<b>1319</b>	<b>4354</b>

## Appendix E

### RURAL AREA SITES INFORMATION

Address	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	Beyond 31/03/15
<b>BROADLAND – RURAL AREA</b>							
Acle: Springfield	0	0	0	8	8	8	6
Aylsham: St Michaels Hospital,, Cawston Road	20	36	36	36	36	36	-
Aylsham: Land west of Yaxleys Lane	9	7	-	-	-	-	-
Aylsham: BOCM Mill, Dunkirk	4	2	2	2	2	-	-
Aylsham: 90 Hungate Street	4	-	-	-	-	-	-
Cawston: The Winery, Chapel Street,	24	4	-	-	-	-	-
Coltishall: Station Road,	0	0	0	0	0	0	37
Coltishall: 45 Wroxham Road	7	-	-	-	-	-	-
Freethorpe: Old Chapel Road	9	-	-	-	-	-	-
Hevingham: Land west of Pound Lane,	0	0	0	0	0	0	37
Horstead: Randell Agriculture Ltd, Mill Road,	11	-	-	-	-	-	-
Lingwood: Land adj., St Edmunds Road,	0	20	-	-	-	-	-
Reepham: Land Between 47 and 53 Cawston Road,	18	8	1	-	-	-	-
<b>Sites below 10 units with permissions at 01/04/09</b> (Discounted by 33% for non-implementation within the period to 31/03/15)	28	23	46	47	4	-	-
<b>BROADLAND RURAL AREA TOTAL</b>	<b>134</b>	<b>100</b>	<b>85</b>	<b>93</b>	<b>50</b>	<b>44</b>	<b>80</b>
<b>SOUTH NORFOLK – RURAL AREA</b>							
Burston: Audley Close	9	-	-	-	-	-	-
Chedgrave: Hurst Road	8	-	-	-	-	-	-
Diss: Adj Rose Lane	3	3	3	-	-	-	-
Diss: Cuthbert's Maltings/Tavern Lane	7	-	-	-	-	-	-
Diss: DissTribution, Mission Road	0	14	-	-	-	-	-
Diss: Bartrum' Depot, Victoria Road	0	0	20	20	10	-	-
Diss: Frenze Hall Lane	0	0	0	0	0	0	143
Diss: Mission Road/Sandy Lane	2	-	-	-	-	-	-
Ditchingham: Simpsons Maltings	0	0	0	5	21	28	64
Hales: Hales Hospital	0	0	0	0	0	0	44
Harleston: Wharton's Nurseries	16	22	-	-	-	-	-



<b>Address</b>	<b>2009/10</b>	<b>2010/11</b>	<b>2011/12</b>	<b>2012/13</b>	<b>2013/14</b>	<b>2014/15</b>	<b>Beyond 31/03/15</b>
Harleston: Former Dowdeswell	18	17	0	0	0	0	68
Harleston: Limes Close	0	0	0	0	0	0	0
Hingham: Bell Meadow	5	-	-	-	-	-	-
Loddon: Express Plastics	0	20	20	20	20	20	16
Roydon/Diss: Old High Road/ Roydon Road	0	0	0	0	0	0	0
Pulham St Mary: The Old Maltings, Station Road	32	-	-	-	-	-	-
Rockland St Mary: New Inn Hill	0	10	-	-	-	-	-
Roydon: Holy Trinity Church	0	0	6	6	-	-	-
Roydon: Old High Road	0	0	0	0	0	0	114
Woodton: Triple Plea Road	0	0	0	0	0	12	-
<b>Sites below 10 units with permissions at 01/04/09</b> (Discounted by 33% for non-implementation within the period to 31/03/15)	56	56	56	56	56	56	-
<b>SOUTH NORFOLK RURAL AREA TOTAL</b>	<b>156</b>	<b>142</b>	<b>105</b>	<b>107</b>	<b>107</b>	<b>116</b>	<b>449</b>