

Greater Norwich Development Partnership (GNDP) Five-Year Supply of Housing Assessment Base Date 1st April 2010

Summary

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

- 4.24 years in the Norwich Policy Area, within which Norwich City has a supply of 7.36 years; and
- 5.30 years in the Broadland rural area and 6.94 years in the South Norfolk rural area.

When considering planning applications 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.

Introduction

1. Planning Policy Statement 3 (PPS3) sets out the national planning policy framework for housing. The PPS seeks to achieve a significant increase in the delivery of housing to meet a national shortfall, including measures to promote 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.

Revisions to PPS3 were published in June 2010; however, these did not change the requirement to demonstrate a five year supply.

Housing Requirement

2. The housing requirement for the GNDP authorities was set out in Policy H1 of the East of England Plan (EoEP, May 2008). In July 2010 the Government revoked the existing EoEP and tasked Local Authorities with setting suitable local targets. The revocation was successfully challenged through the High Court in November 2010. The current position is that the EoEP still forms part of the Development Plan, but the Government has reiterated that it still intends to revoke the EoEP as part of the Localism Bill.
3. The Joint Core Strategy (JCS) for Broadland, Norwich and South Norfolk, which is timetabled for adoption in late-March 2011, sets out the strategic planning framework for the three authorities to 2026. The JCS housing requirement is based on an assessment of local need and is consistent with the figures in Policy H1 of the EoEP. As part of the Examination in Public (EiP) for the JCS the Examination Inspectors noted the Governments (intended) revocation of the EoEP and requested that the level of housing proposed be re-examined. A Topic

Paper¹ produced by the GNDP authorities looked at a range of evidence sources (based on the suggestions in Paragraph 33 of PPS3) and concluded that the level of growth set out in the JCS strikes a balance between what is achievable within environmental and infrastructure constraints and a reduced level which may artificially constrain delivery. Consequently the JCS figures form the basis for the assessment of 5 year housing land supply across the GNDP authorities.

4. The JCS housing figures are presented on the basis of a Norwich Policy Area (NPA), covering the city and those parts of Broadland and South Norfolk which relate to the city, plus separate Rural Areas for Broadland and South Norfolk.

Methodology

5. Each local authority has taken a broadly similar approach to collecting and presenting information for monitoring land supply. For sites above 10 units the authorities have 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 dwellings that had planning permission at 1st April 2010, 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. Site details are included in Appendices D and E.
6. The GNDP authorities have expressed significant concerns about the interpretation of the five year land supply during weak market conditions and about the release of sites outside the Development Plan process undermining public confidence in the planning system. Specifically, the measure of supply is heavily influenced by developers' intentions rather than the availability and suitability of land in planning terms. Clearly, in a weak market, demand falls and sites are developed more slowly; yet under current interpretations of five year supply this has the perverse effect of reducing the proportion coming forward during the five year period making it appear as though the supply of suitable and available land has diminished. A more reasonable interpretation of supply would be to take the available and suitable land and assess what would be achievable by the site owner/developer when the market demand increases to more typical rates. This approach forms the basis of the assessments below.
7. The GNDP wrote to the Government in August 2010 seeking clarification on the above points. The response received from The Rt Hon Greg Clark MP, 21st January 2011, reiterates the Government's commitment to give local authorities the responsibility 'to make a rigorous assessment of ... current and future housing need, and to show that it has realistic plans to meet that need'. Clearly the GNDP authorities are continuing to plan for the level of growth set out in the JCS, but wish to see this achieved through the development plan process, rather than through the early release of speculative sites.
8. It should be noted that in addition to the identified sites (i.e. existing allocations, permissions and applications), the JCS makes a number of assumptions about delivery on new sites to be allocated through the respective Site Specific Policies DPDs. It has been assumed that land from new sources is very likely to be available towards the end of the five year period, particularly within the Old Catton, Sprowston, Rackheath, Thorpe St Andrew Growth Triangle. Newly

¹ Topic Paper: Homes and Housing Evidence on appropriate levels of house building in Broadland, Norwich and South Norfolk (GNDP, August 2010)

allocated land will almost certainly be available in other locations; however, at this stage it is not possible to identify where and when with sufficient accuracy.

Norwich Policy Area

9. The NPA performance against the JCS requirement is set out below and shown as a trajectory over 15 years in Appendix A².

Year	Actual/Projected Completions	Required Completions	Shortfall/Surplus
2001/02	1,342	1,701	-359
2002/03	1,265	1,701	-436
2003/04	1,261	1,701	-440
2004/05	1,200	1,701	-501
2005/06	1,122	1,701	-579
2006/07	1,432	1,701	-269
2007/08	2,059	1,701	+358
2008/09	1,189	1,701	-512
2009/10	923	1,701	-778
Total 2001-09	11,793	15,309	-3,516
Annual requirement to 2024/25 adjusted to take account of previous shortfall		1,935	
2010/11 Current Year	1,083 (Excluded from the 5 year supply)	1,935	-852
2011/12	1,446	1,935	-489
2012/13	1,817	1,935	-118
2013/14	1,764	1,935	-171
2014/15	1,670	1,935	-265
2015/16	1,507	1,935	-428
Five year supply/requirement	8,204	9,675	-1,471

10. The above table and the trajectory in Appendix A demonstrate that across the NPA the supply of deliverable land at 1st April 2010 was 4.24 years. This would reduce to 3.35 years using purely developer based assumptions about delivery.
11. The GNDP authorities acknowledge that there has been a 23% shortfall in delivery in the NPA in recent years, with the JCS annual requirement only being reached once, in 2007/08. Largely this is because, until the adoption of the JCS, the Local Plans for the area made allocations on the basis of achieving the 1999 Norfolk Structure Plan target of 1,195 units per annum in the NPA, rather than the higher EoEP and JCS requirements. With adopted plans in place, the Norfolk Structure Plan target has actually been exceeded by almost 10%; it is therefore anticipated that once new site allocations are made to accommodate the JCS level of growth, the level of delivery will also increase significantly.

Broadland and South Norfolk Rural Areas

12. 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

² Produced in accordance with the criteria for CLG LDF Core Output Indicator H2 (a-d) and CLG National Indicator NI159

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 5.30 and 6.94 years supply respectively in their Rural Areas. The calculations are also set out in the following table:

Year	Broadland			South Norfolk		
	Actual/ Projected Completions	Minimum Required Completions	Shortfall/ Surplus	Actual/ Projected Completions	Minimum Required Completions	Shortfall/ Surplus
2001/02	112	100	12	111	145	-34
2002/03	150	100	50	118	145	-27
2003/04	135	101	34	183	145	38
2004/05	95	100	-5	105	145	-40
2005/06	110	100	10	123	145	-22
2006/07	135	101	34	305	145	160
2007/08	160	100	60	311	145	166
2008/09	199	100	99	345	145	200
2009/10	114	101	13	205	145	60
Total 2001-10	1210	903	307	1806	1305	501
Annual requirement to 2024/25 adjusted to take account of previous surplus		80		/		112
2010/11 Current Year	197 (Excluded from the 5 year supply)	80	117	177 (Excluded from the 5 year supply)	112	79
2011/12	128	80	48	238	112	126
2012/13	192	80	112	181	112	69
2013/14	44	80	-36	107	112	-5
2014/15	30	80	-50	108	112	-4
2015/16	30	80	-50	143	112	31
Five year supply/ requirement	424	400	24	777	560	217

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 GNPD 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 shortfall identified in the NPA. Each of the local planning authorities will also need to progress Site Specific Policies DPDs to allow new sites to be released early in the JCS period.

Appendix A – Norwich Policy Area Trajectory

As noted in paragraph 8, the projected annual completions in this trajectory cover existing, known sites only, as detailed in Appendix D. Each of the local planning authorities is progressing Site Specific Policies DPDs that will allocate additional sites to increase the level of projected completions and meet the Joint Core Strategy allocation.

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 1st April 2001	1342	1265	1261	1200	1122	1431	2059	1193																		
Reporting Year - Actual completions									923																	
Current Year - Projection										1083																
Projected annual completions - Years 2 to 15											1446	1817	1764	1670	1507	887	777	498	402	406	406	286	243	236	25224	
Managed delivery target - annual requirement taking account of past/projected completions																										
Annualised Joint Core Strategy allocation	1701	1775	1737	1760	1788	1823	1845	1832	1872	1935	1996	2038	2057	2083	2125	2193	2357	2582	2930	3435	4193	5455	8040	15836		
	1701	1701	1701	1701	1701	1701	1701	1701	1701	1701	1701	1701	1701	1701	1701	1701	1701	1701	1701	1701	1701	1701	1701	1701	40824	
Broadland NPA	322	265	266	182	26	178	107	104	84	239	357	420	372	315	224	175	175	8	0	0	0	0	0	0	3,819	
Norwich	599	629	693	690	879	954	1,040	527	399	326	462	645	880	897	877	548	452	425	352	356	356	236	236	236	13,694	
South Norfolk NPA	421	371	302	328	217	299	912	562	440	518	627	752	512	458	406	164	150	65	50	50	50	50	7	0	7,711	
	1342	1265	1261	1200	1122	1431	2059	1193	923	1083	1446	1817	1764	1670	1507	887	777	498	402	406	406	286	243	236	25,224	

Appendix B – Broadland Rural Area Trajectory

As noted in paragraph 8, the projected annual completions in this trajectory cover existing, known sites only, as detailed in Appendix E. Each of the local planning authorities is progressing Site Specific Policies DPDs that will allocate additional sites to increase the level of projected completions and meet the Joint Core Strategy allocation.

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 1st April 2001	112	150	135	95	110	135	160	199																
Reporting Year - Actual completions									114															
Current Year - Projection										197														
Projected annual completions - Years 2 to 15											128	192	44	30	30	0	0	0	0	0	0	0	0	1831
Managed delivery target - annual requirement taking account of past/projected completions										80	72	67	57	58	61	64	72	82	96	115	144	192	289	577
Annualised Joint Core Strategy allocation	100	100	101	100	100	101	100	100	101	100	100	101	100	100	101	100	100	101	100	100	101	100	101	2408

Appendix C – South Norfolk Rural Area Trajectory

As noted in paragraph 8, the projected annual completions in this trajectory cover existing, known sites only, as detailed in Appendix E. Each of the local planning authorities is progressing Site Specific Policies DPDs that will allocate additional sites to increase the level of projected completions and meet the Joint Core Strategy allocation.

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 1st April 2001	111	118	183	105	123	305	311	345																	
Reporting Year - Actual completions									205																
Current Year - Projection										177															
Projected annual completions - Years 2 to 15											238	181	107	108	143	0	0	0	0	0	0	0	0	0	2760
Managed delivery target - annual requirement taking account of past/projected completions																									
	145	146	148	146	148	149	141	131	117	112	107	97	90	88	86	80	90	103	120	144	180	240	360	720	
Annualised Joint Core Strategy allocation	145	145	145	145	145	145	145	145	145	145	145	145	145	145	145	145	145	145	145	145	145	145	145	145	3480

Appendix D

NORWICH POLICY AREA SITES INFORMATION

Address	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	Beyond 31/03/16
BROADLAND – NORWICH POLICY AREA							
Drayton: Littlewood House, School Road	22	-	-	-	-	-	-
Drayton: Manor Farm	0	0	40	-	-	-	-
Drayton: School Road	16	-	-	-	-	-	-
Drayton: Village Centre	0	0	20	-	-	-	-
Hellesdon: Ethel Tipple Court, Sherwell Road	8	-	-	-	-	-	-
Hellesdon: NCS Depot 389, Drayton High Road	14	-	-	-	-	-	-
Hellesdon: Eversley Road	0	0	0	58	42	-	-
Horsford: Site south of Horsbeck Way,	0	0	35	-	-	-	-
Little Plumstead: Little Plumstead Hospital, Hospital Road	18	58	17	-	-	-	-
Old Catton: Spixworth Road	0	43	-	-	-	-	-
Rackheath: Sir Edward Stracey Road	12	-	-	-	-	-	-
Rackheath: Eco-Community Exemplar Project	0	0	58	58	58	26	-
Sprowston: School Lane	0	0	0	58	17	-	-
Sprowston: Royal Oak PH, North Walsham Road	8	-	-	-	-	-	-
Sprowston: Land at Blue Boar Lane, Wroxham Road/Blue Boar Lane	58	58	52	-	-	-	-
Sprowston: White House Farm	0	175	175	175	175	175	358
Taverham: 321, Fakenham Road	19	-	-	-	-	-	-
Thorpe St Andrew: 149, Yarmouth Road	41	-	-	-	-	-	-
Sites below 10 units with permissions at 01/04/09 (Discounted by 33% for non-implementation within the period to 31/03/15)	23	23	23	23	23	23	-
BROADLAND NORWICH POLICY AREA TOTAL	239	357	420	372	315	224	358
SOUTH NORFOLK – NORWICH POLICY AREA							
Costessey, Bridge Farm, Norwich Road	9	-	-	-	-	-	-
Costessey: Roundwell Works, Dereham Road	0	0	0	0	0	0	0
Costessey: Former Roundwell Public House	9	20	20	-	-	-	-
Costessey: Lodge Farm	69	77	75	45	-	-	-
Costessey: North of the River Tud/ Queens Hills	187	154	165	174	196	181	14
Cringleford: North of the A11	48	111	100	100	100	100	215

Address	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	Beyond 31/03/16
Framingham Earl, Alston's Meadow, 84 Long Lane	5	10	6	-	-	-	-
Hethersett: Lyngate Farm	0	8	10	-	-	-	-
Long Stratton: Cygnet House	0	0	85	-	-	-	-
Long Stratton: Lime Tree Avenue	25	-	-	-	-	-	-
Mulbarton: Cuckoofield Lane	32	25	26	-	-	-	-
Poringland: The Street	25	50	50	50	61	50	357
Tharston/Long Stratton: Saffron Barn	0	0	0	0	0	0	0
Wymondham: BOCM Paul, Rightup Lane	0	0	7	7	-	-	-
Wymondham: Friarscroft Lane	0	24	-	-	-	-	-
Wymondham: Greenland Avenue	58	63	63	-	-	-	-
Wymondham: Norwich Common	0	30	110	81	52	50	-
Wymondham: Sale Ground	0	0	10	30	24	-	-
Wymondham: Silfield Road	26	30	-	-	-	-	-
Sites below 10 units with permissions at 01/04/09 (Discounted by 33% for non-implementation within the period to 31/03/15)	25	25	25	25	25	25	-
SOUTH NORFOLK NORWICH POLICY AREA TOTAL	518	627	752	512	458	406	586
NORWICH							
All Saints Green and Queens Road, site at	0	0	23	23	24	-	-
All Saints Green, Ivory House	0	0	0	0	0	0	3
Anthony Drive/Sprowston Road	0	0	0	0	0	0	25
Anglia Square	0	0	0	0	0	0	198
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	0	20
Barrack Street, 126-128	0	0	0	0	0	0	15
Barrack Street, site off	0	0	40	40	40	40	-
Ber Street, rear of 4-8	0	0	0	14	-	-	-
Ber Street, 10-34	0	0	0	0	0	0	30
Ber Street, 60-70	0	0	0	0	0	0	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	50	50	51	-
Bethel Street, 59	0	0	0	0	0	14	-
Bethel Street, Fire Station	0	0	0	0	0	14	-
Bishop Bridge Road, 27	0	0	0	0	0	0	24
Bishop Bridge Road, 29-31	0	0	0	0	19	-	-

Address	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	Beyond 31/03/16
Bishop Bridge Road/Egyptian Road	0	0	0	0	0	0	30
Bishopbridge Road, Gas Works Site	0	0	0	0	0	0	15
Bowthorpe Road, Norwich Community Hospital Site,	0	0	0	50	50	20	-
Carrow Road, Norwich City Football Club (Phase 1)	1	78	24	24	24	24	-
Carrow Road, Norwich City Football Club (Phase 2)	0	0	24	40	50	60	-
Carrow Road, The Clarence Harbour Public House	0	0	0	0	0	0	8
Castle Meadow, Castle House, 7-7a	0	0	22	-	-	-	-
Crome Road/Romany Road/Branford Road, Start-Rite Shoes Ltd	35	38	-	-	-	-	-
Dereham Road, Earl Of Leicester, 238a	0	0	0	0	0	12	-
Dereham Road, land and buildings adjacent to and including 349A and 349B	0	0	0	0	11	11	-
Dolphin Grove, land adjacent to	12	-	-	-	-	-	-
Dowding Road, Taylors Lane and Douglas Close, land at	0	0	0	0	0	51	-
Drayton Road, 81-93	0	0	0	0	0	0	25
Drayton Road, Land Adjoining Lime Kiln Mews,	0	0	0	0	13	13	-
Duke Street, EEB site	0	0	0	0	0	0	16
Duke Street, site of former Start-rite Shoe factory	0	0	0	0	0	0	21
Duke Street, St. Mary's Works	0	0	10	10	10	10	-
Earlham Centre, 40 Shoemaker Public House	0	0	0	18	-	-	-
Edward Street, Hunters Squash Club	0	0	0	0	12	12	-
Edward Street, Beckham Place	0	0	5	5	5	5	-
Elizabeth Fry Road/Bacon Road	0	0	0	0	0	0	3
Friars Quay/Colegate	0	0	0	0	0	10	10
Fishergate, Bulsare Warehouse	0	0	0	0	0	5	5
Greyhound Opening	0	0	0	38	38	-	-
Hall Road, Harford Place	0	0	50	60	60	60	-
Hall Road, 138-138A	0	0	0	0	0	12	-
Heigham Street, 99	15	-	-	-	-	-	-
Heigham Street, 231-243	0	0	0	0	25	-	-
Heigham Street, 271	0	0	0	0	0	0	11
Ives Road, land on South East side of	18	16	-	-	-	-	-
Kerrison Road/Hardy Road, ATB Laurence Scott	0	0	0	0	0	0	8
Kerrison Road/Hardy Road, land at	0	0	70	70	70	70	-
Kerrison Road/Hardy Road, land at	0	0	0	0	0	0	52
Kerrison Road, Norwich City Football Club,	0	30	30	30	30	-	-
King Street, 126-140	0	0	0	0	0	0	23
King Street/Hobrough Lane (131-133 King Street)	0	0	0	0	0	0	25

Address	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	Beyond 31/03/16
King Street, 144-146	0	0	0	0	0	0	12
King Street, former Flour Mills and Cannon Wharf	38	-	-	-	-	-	-
King Street, St. Anne's Wharf,	0	90	90	80	80	97	-
Little John Road, Parish Hall and Vicarage garden site	0	0	0	0	0	0	10
Lilburne Avenue/17 Old Gove Court	0	10	-	-	-	-	-
London Street, 13-25	0	0	0	0	0	0	20
Lower Clarence Road, Ailwyn Hall	0	0	10	11	-	-	-
Lower Clarence Road, land at	0	0	0	0	0	0	15
Magdalen Street, 23-25	0	0	0	0	0	0	17
Magpie Road, land and garages north west side of	11	-	-	-	-	-	-
Mary Chapman Court	0	0	0	0	0	8	32
Mile Cross Lane, former Kings Arms PH	0	0	0	0	0	11	-
Millers Lane, 6, 8, 10, 12 & 12A	0	0	0	0	0	0	14
Mountergate, Baltic Wharf	0	0	0	0	0	0	20
Mountergate, land at	0	0	0	0	0	0	80
Mousehold Lane, Start Rite Factory site	0	0	0	10	10	15	-
Music House Lane, land and buildings at 1-4	0	0	0	20	-	-	-
Muspole Street, land at Seymour House	0	0	0	0	0	0	57
Northumberland Street, 120-130	0	0	0	0	0	0	30
Northumberland Street, 165-175 & land at Armes Street	0	0	0	0	0	0	10
Northumberland Street, Wensum Clothing Company, 179	0	6	-	-	-	-	-
Oak Street, 123-161	0	0	0	0	30	25	-
Oak Street, Spring Grove Services,	0	0	0	10	11	-	-
Oak Street, The Talk	0	0	0	0	0	0	58
Palace Street/Bedding Lane, Bussey's Garage,	0	0	0	0	0	0	24
Pottergate, 34	14	-	-	-	-	-	-
Pottergate/Fishers Lane	0	0	0	0	0	0	27
Pottergate, former Thorndick and Dawson site, 75-81	0	0	18	-	-	-	-
Rosary Road, former Bertram Books site, the Nest	27	28	40	18	-	-	-
Rosary Road, Chalk Hill Works	0	0	0	0	0	0	24
Rose Lane, 26 - 36	0	0	0	0	0	24	-
St Benedicts Street, 100 - 108	0	49	-	-	-	-	-
St Crispins Road/Pitt Street	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	7	15	15	-	-
St Stephens Road, 54-78	0	0	0	9	-	-	-

Address	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	Beyond 31/03/16
St Stephens Road, former N&N Hospital	82	38	-	-	-	-	-
Silver Road, Former Baptist Church	0	0	0	0	0	12	-
Sussex Street, 70-72	0	0	0	0	0	0	17
Sussex Street, Sussex House	0	0	0	0	0	20	-
Thorpe Road, Cumberland Hotel 211-213	0	0	0	0	0	0	21
Threescore	0	0	120	120	120	120	720
Trowse, Deal Ground	0	0	0	0	0	0	40
Turner Road/Waterworks Road, former youth hostel	7	-	-	-	-	-	-
Valpey Avenue, former Dowson School	12	-	-	-	-	-	-
Watling Road, The Canary PH	0	25	-	-	-	-	-
Wentworth Green, former Civil Service Sports Ground	0	0	0	39	39	-	-
Whitefriars, Smurfit Kappa	0	0	0	0	0	45	45
Windmill Road, land north of	0	0	0	15	-	-	-
Sites under 10 dwellings (Discounted by 10% for non-implementation within the period to 31/03/15)	54	54	55	55	55	0	-
NORWICH TOTAL	326	462	645	880	897	877	2007
NORWICH POLICY AREA TOTAL	1083	1446	1817	1764	1670	1507	2951

Appendix E

RURAL AREA SITES INFORMATION

Address	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	Beyond 31/03/16
BROADLAND – RURAL AREA							
Acle: Springfield	0	0	30	-	-	-	-
Aylsham: St Michaels Hospital,, Cawston Road	58	58	58	14	-	-	-
Aylsham: Land west of Yaxleys Lane	1	-	-	-	-	-	-
Aylsham: BOCM Mill, Dunkirk	13	-	-	-	-	-	-
Aylsham: Hungate Lodge, Hungate Street	36	-	-	-	-	-	-
Cawston: The Winery, Chapel Street,	19	-	-	-	-	-	-
Coltishall: Station Road,	0	0	37	-	-	-	-
Freethorpe: Old Chapel Road	8	-	-	-	-	-	-
Hevingham: Land west of Pound Lane,	0	0	37	-	-	-	-
Horstead: Randell Agriculture Ltd, Mill Road,	2	-	-	-	-	-	-
Lingwood: Land adj., St Edmunds Road,	20	-	-	-	-	-	-
Marsham: Norfolk Frames, Old Norwich Road	0	40	-	-	-	-	-
Reepham: Cawston Road,	10	-	-	-	-	-	-
Sites below 10 units with permissions at 01/04/09 (Discounted by 33% for non-implementation within the period to 31/03/15)	30	30	30	30	30	30	-
BROADLAND RURAL AREA TOTAL	197	128	192	44	30	30	-
SOUTH NORFOLK – RURAL AREA							
Aslacton: Coopers Scrap Yard	0	0	0	0	0	14	-
Diss: Adj Rose Lane	0	0	0	0	0	9	-
Diss: Cuthbert's Maltings/Tavern Lane	7	-	-	-	-	-	-
Diss: Diss Cue Club/DissTribution, Mission Road	2	5	5	2	-	-	-
Diss: Bartrum's Depot, Victoria Road	19	31	-	-	-	-	-
Diss: Frenze Hall Lane	6	48	48	18	-	-	-
Diss: Transport Depot, Victoria Road	0	12	8	-	-	-	-
Hales: Hales Hospital	0	0	0	0	22	22	-
Harleston: Wharton's Nurseries	22	-	-	-	-	-	-
Harleston: Former Dowdeswell Site	17	18	45	-	-	-	-
Harleston: Limes Close	0	0	0	0	0	0	0

Address	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	Beyond 31/03/16
Harleston: Mendham Lane	0	0	0	0	0	0	0
Loddon: ExPress Plastics	0	0	0	38	37	37	-
Pulham St Mary: The Old Maltings, Station Road	14	4	-	-	-	-	-
Roydon/Diss: Old High Road/ Roydon Road	29	65	20	-	-	-	-
Roydon: Holy Trinity Church	0	0	0	0	0	12	-
Scole: Adj 1 Norwich Road	12	-	-	-	-	-	-
Woodton: Triple Plea Road	0	6	6	-	-	-	-
Sites below 10 units with permissions at 01/04/09 (Discounted by 33% for non-implementation within the period to 31/03/15)	49	49	49	49	49	49	-
SOUTH NORFOLK RURAL AREA TOTAL	177	238	181	107	108	143	-