

Some Key Facts and Projections

THE GROWTH PROPOSALS IN CONTEXT

Homes

As of mid-2016 there were:

- **56,840** homes in Broadland
- **64,840** homes in Norwich City
- **58,430** homes in South Norfolk

Making a total of **180,110** homes in the Greater Norwich area as a whole.

Source: Local Authority Housing statistics, Communities and Local Government (CLG)

Of the **42,900** homes proposed in the area, land has already been earmarked for nearly **35,700 homes (83%)** accounted for by schemes which have planning permission and development sites which are allocated in existing local plans covering the period to 2026. Therefore the remaining **17% - 7,200 additional homes** – will need to be found on sites which are not currently identified.

What about empty homes?

Only about **half of one percent** of homes in Greater Norwich are vacant, meaning that even if we were to try and reduce the number of empty homes further, there would be barely any reduction in the number of additional homes we need to find.

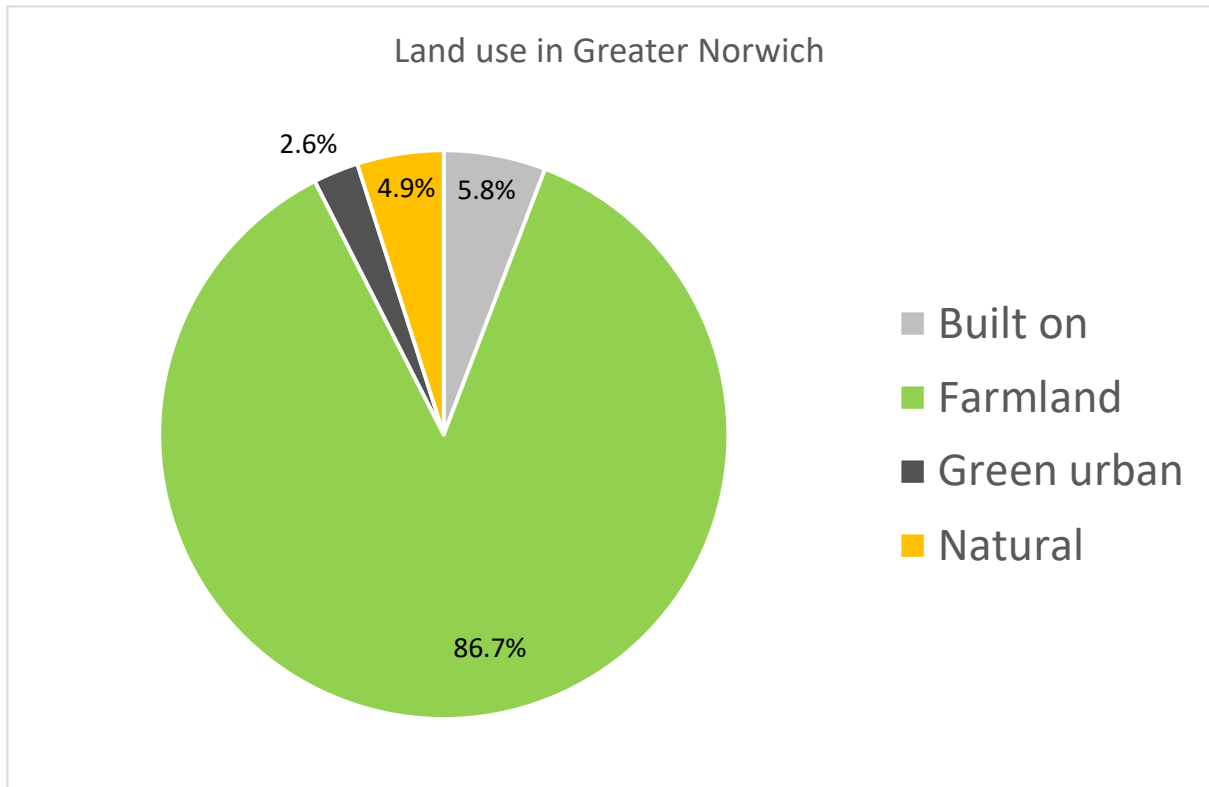
The number of long term vacant homes across the Greater Norwich area has almost halved since 2008. There are currently **896** long term vacant homes in Greater Norwich as a whole, broken down as follows:

District	Vacant Homes (2016)
Broadland	322
Norwich City	295
South Norfolk	279
Total	896

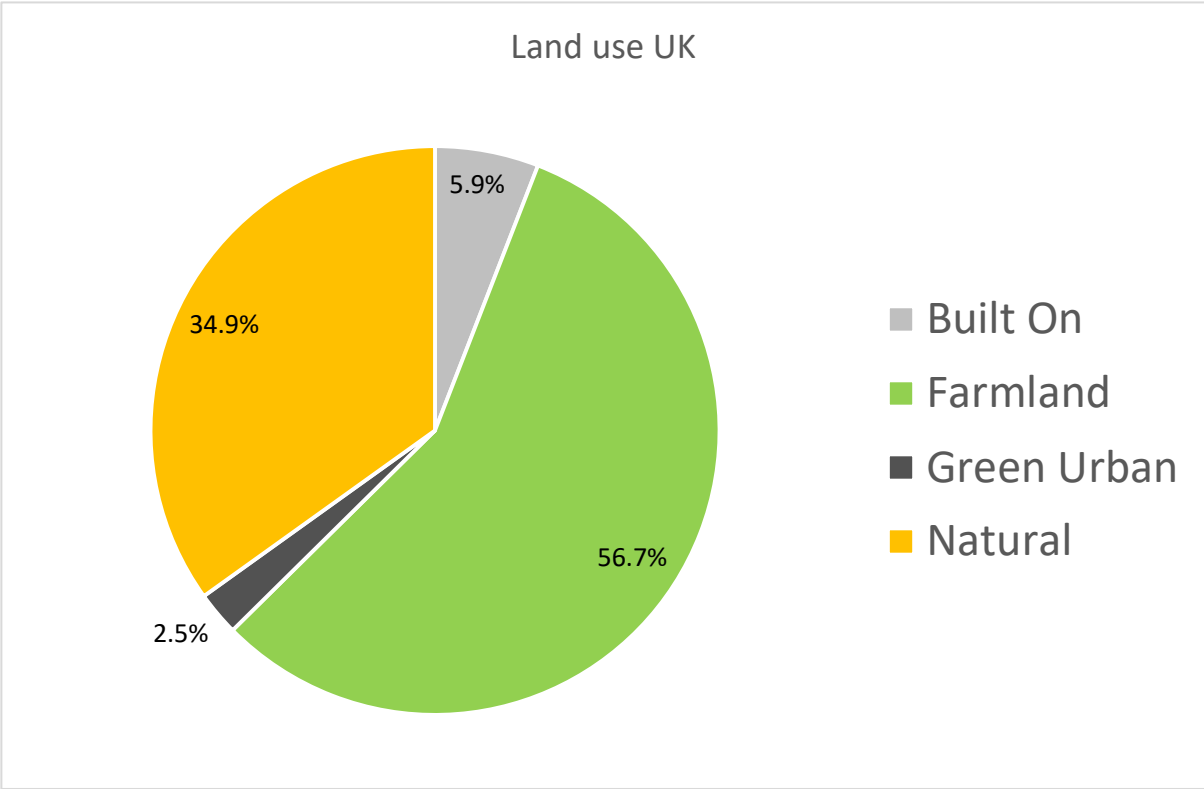
Source: Department of Communities and Local Government (CLG) local authority housing statistics.

Land use

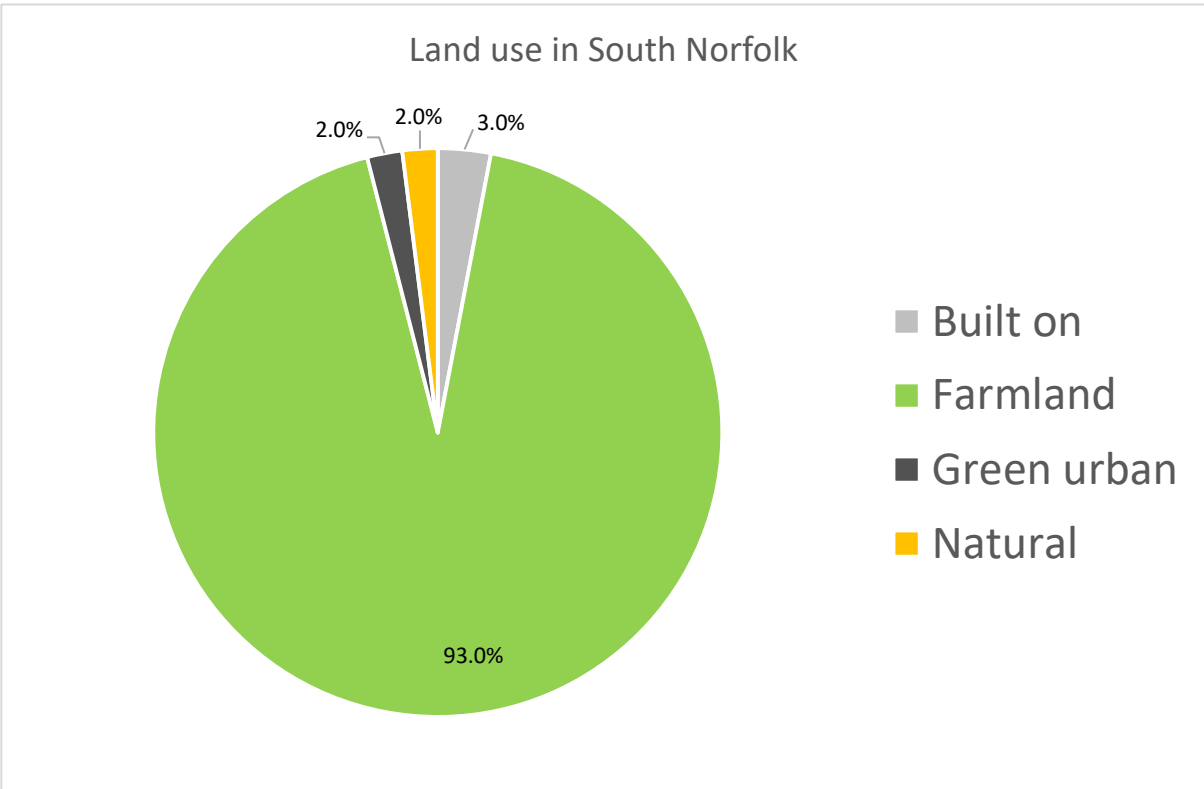
The first two charts below show that 5.8% of the land in Greater Norwich is currently built on, almost exactly the same percentage as for the country as a whole. The last three charts show that 3% of land is built on in South Norfolk, 6% in Broadland and 68% in Norwich. Farmland dominates in South Norfolk and Broadland to a far greater extent than in the country as a whole. Over 30% of the land in Norwich is open space, a high figure for an urban area.



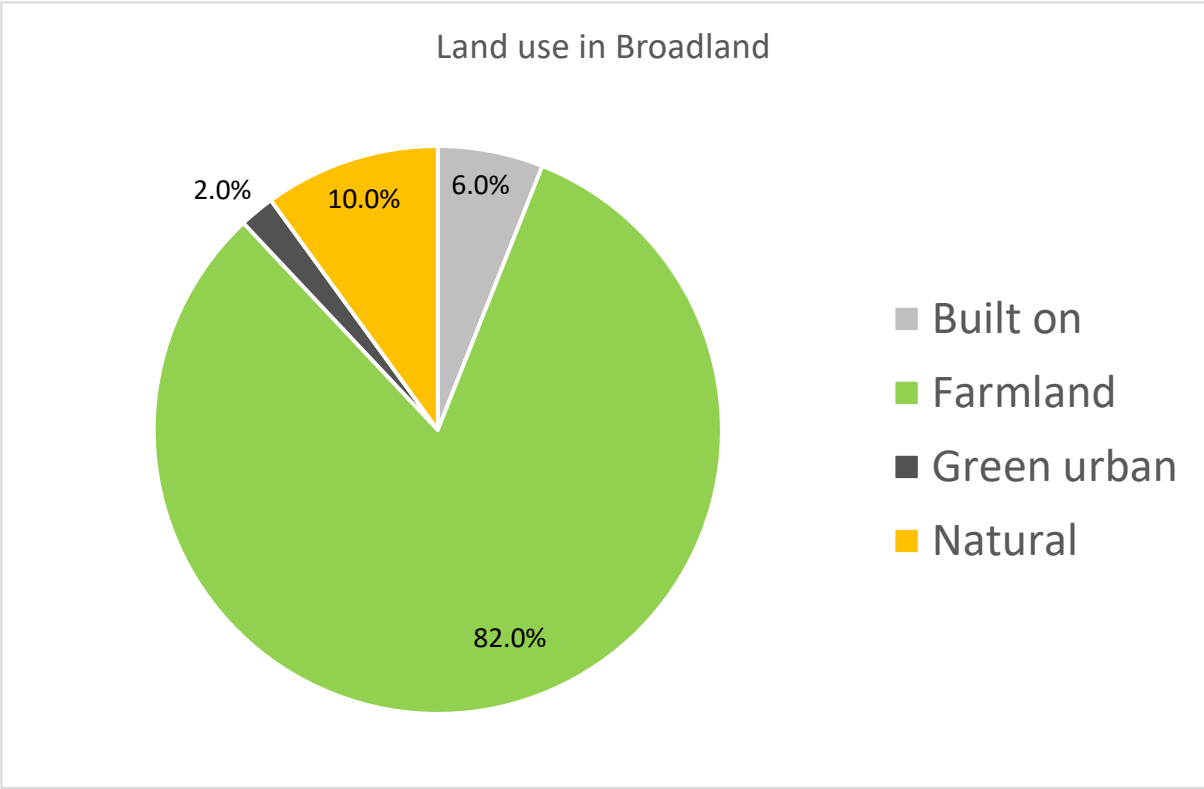
Source: Corine Land Cover Inventory 2017



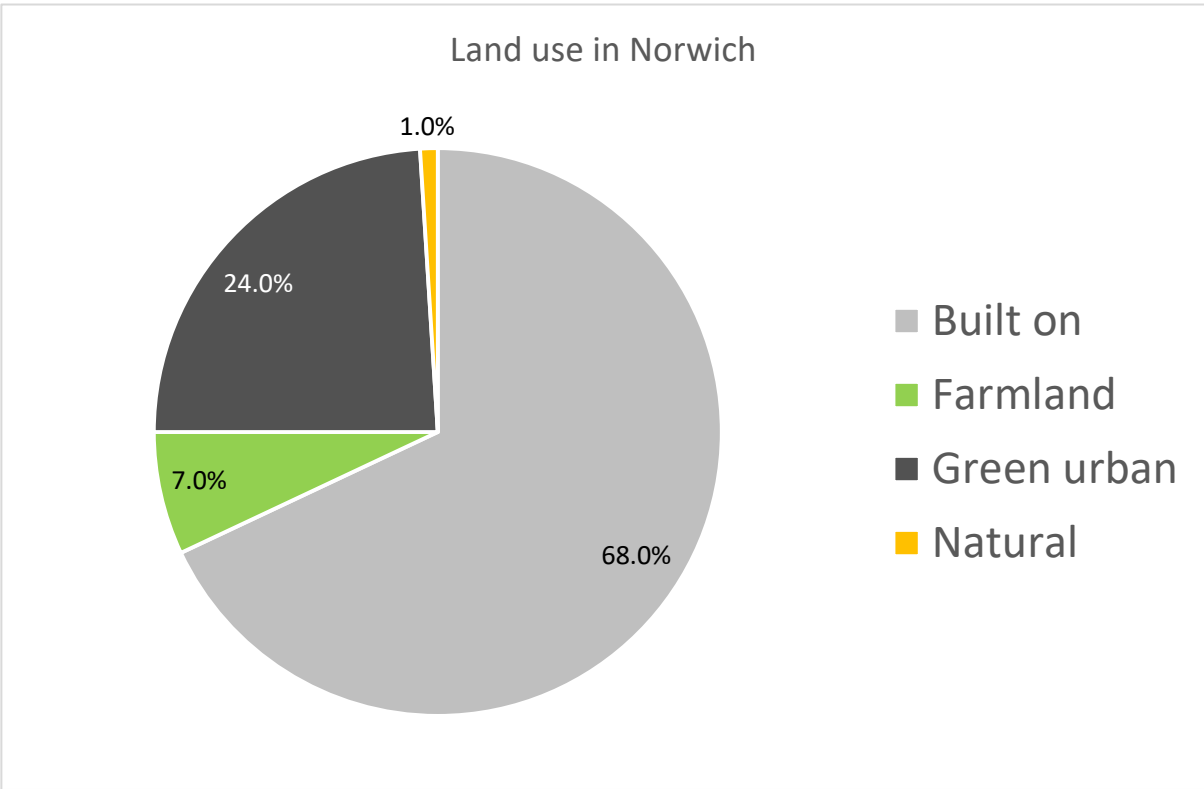
Source: Corine Land Cover Inventory 2017



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HOW WILL THE AREA'S POPULATION CHANGE?

A Growing Population

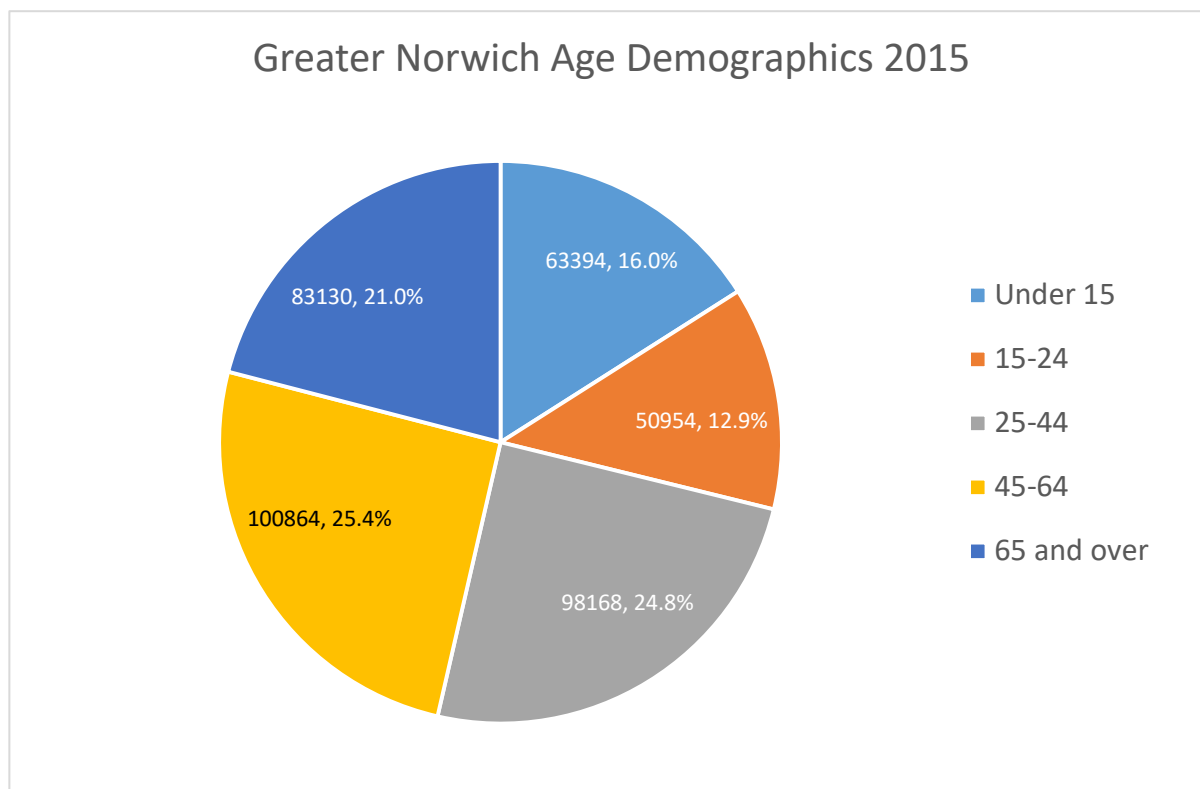
The following table sets out the estimated change in the population of Greater Norwich between 2016 and 2036.

District	2016	2036
Broadland	127,500	140,100
Norwich City	141,000	158,900
South Norfolk	132,000	159,600
Total	401,300	458,600

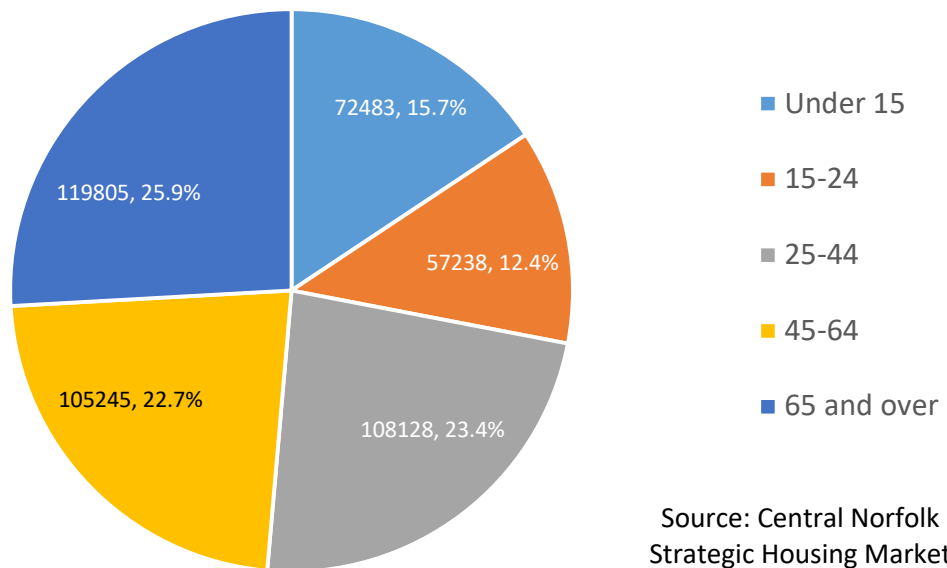
Source: 2016: ONS mid-year estimates 2036: Central Norfolk SHMA, July 2017.

An Ageing Population

Between now and 2036 there will be significantly more people in **older persons' age groups**.



Greater Norwich Age Demographics 2036



Source: Central Norfolk Strategic Housing Market Assessment, June 2017

This shows that:

- the proportion of people aged 65 and over is expected to grow by almost 5% from 21% to 25.9% by 2036
- the proportion of people in the main working age groups (25-44 and 45-64) will fall by 4.1% from 50.2% to 46.1%.

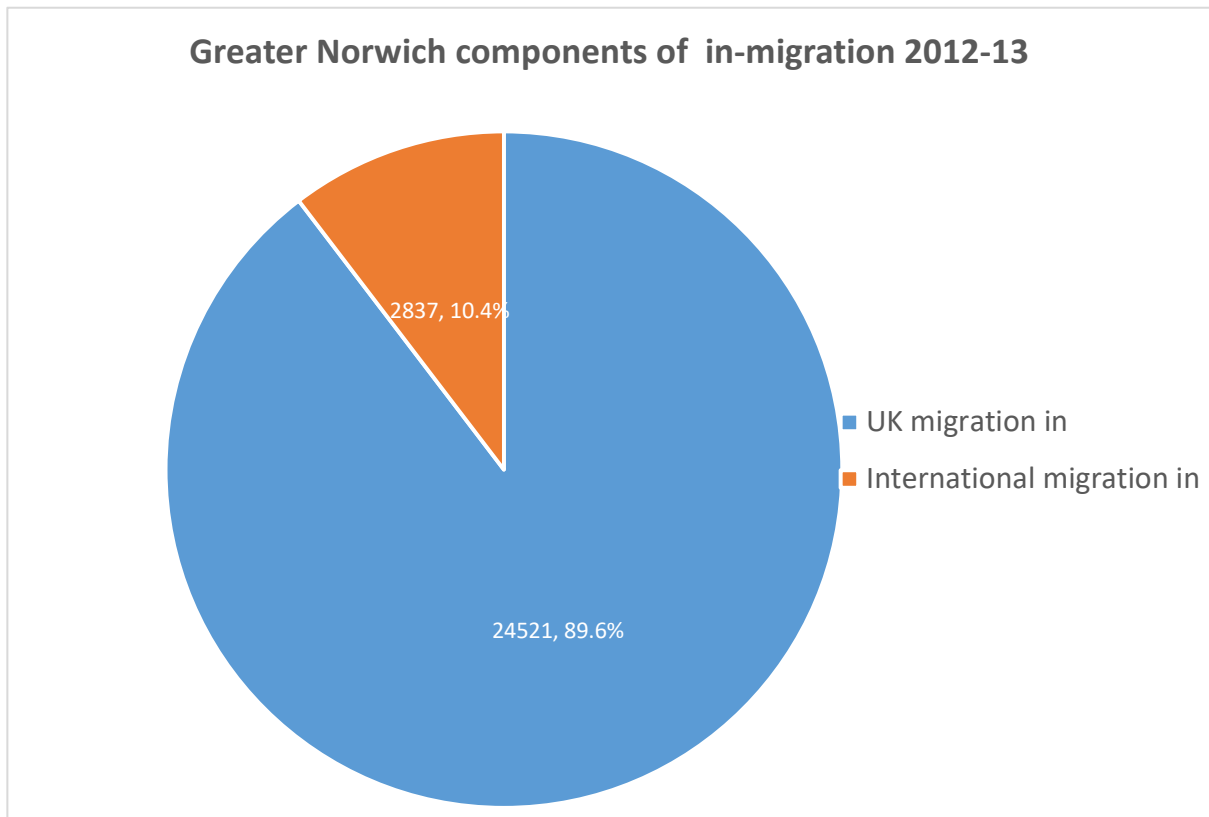
An ageing population will give rise to higher demand for specialist services and accommodation for elderly people. At the same time the decline in the working age population will mean a smaller tax base to fund care services.

Migration

Population changes constantly in response to the relative numbers of births and deaths and from people and families moving within, into and out of the area. Even with no new development, population would shift over time as a result of natural change. The great majority of people migrating into the Greater Norwich area come from elsewhere in the UK; only about 10% of migration between 2012 and 2013 was from outside the UK, and of this, the vast majority of in-migration was to Norwich city, influenced to some extent by the overseas student population. This is illustrated in the table below showing the migration breakdown for all districts (in 2012-13) and also in the pie chart below showing the UK internal migration versus the international outward migration.

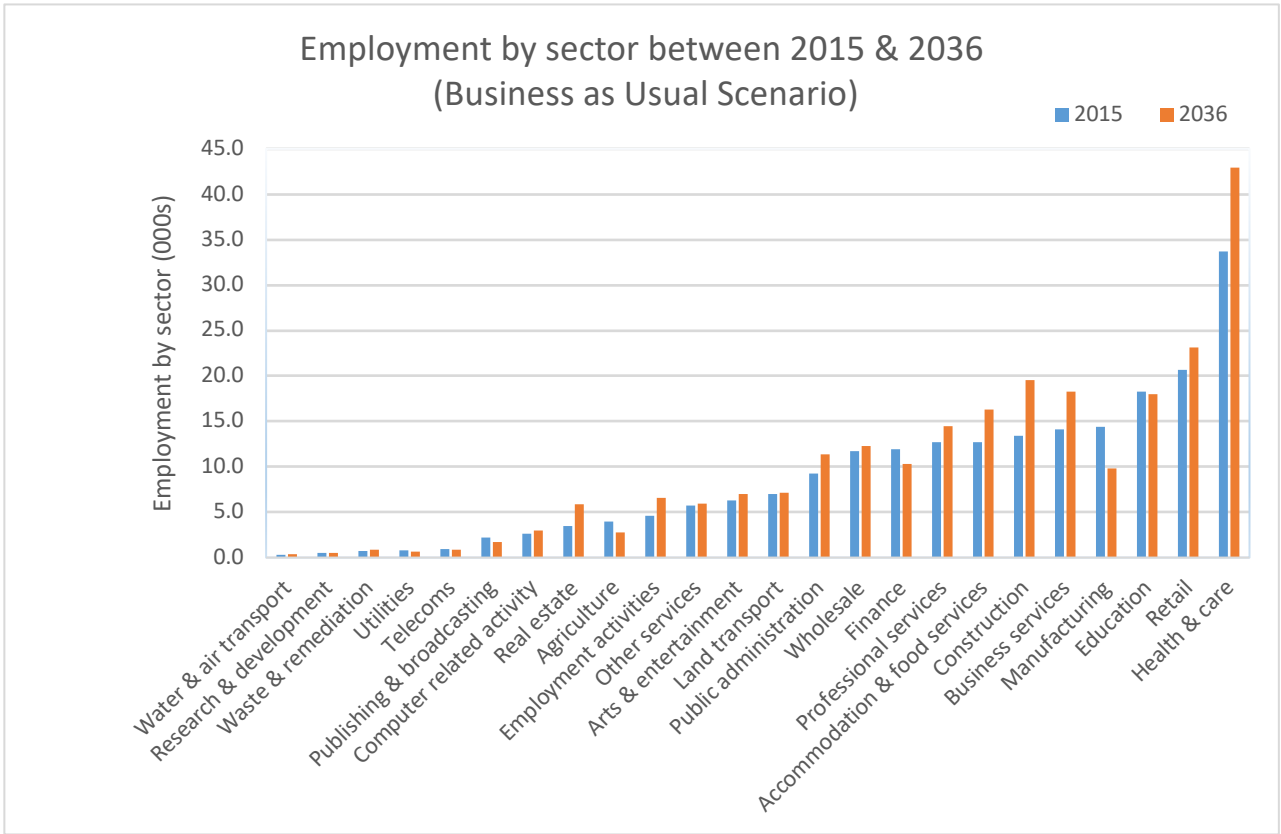
Area	Natural Change	UK in Migration	UK out Migration	UK change	International in	International out	International change
Broadland	-271	6200	5683	517	202	169	33
Norwich	812	10730	11494	-764	2367	801	1566
South Norfolk	120	7591	6054	1537	268	321	-53
Greater Norwich	661	24521	23231	1290	2837	1291	1546

Source: Central Norfolk Strategic Housing Market Assessment, June 2017



JOBS GROWTH

Local plan evidence shows around 45,000 additional jobs are expected to be created in Greater Norwich between 2015 and 2036. Employment patterns will change, with growth expected in health and care, construction, retailing, digital creative and agri-tech industries, as well as other sectors. The chart below shows a “business as usual” forecast and takes no account of jobs generated by housing growth:



Source: East of England Forecasting Model 2016