

**Joint Core Strategy for Broadland, Norwich and South Norfolk
Broadland Part of the Norwich Policy Area ('NPA') Examination**

**The Councils' Note on the 5-year Housing Land Supply in the NPA, and
the Broadland part of the NPA.**

(Examination, Day 3)

1. Evidence:

- (a) The 2011/12 AMR (doc MN 2), which contains the 'GNDP Five-Year Supply of Housing Assessment, Base Date 1st April 2012' (note: each AMR collects data up to 1st April, and is published in December);
 - (b) Planning Appeal Decision dated 19 March 2013 for site at Blofield, Broadland, APP/K2610/A/12/2177219;
 - (c) The Council's Response to Matter 2, Appendix 2: Housing Trajectory and supporting tables.
2. The 5-year land supply is calculated by reference to the JCS. The state of the supply is different for each of the three councils and active steps are being taken to address the identified shortfalls.

The planning appeal decision, based on 2010-2011 AMR.

3. Although the decision is dated March 2013, the evidence before the planning appeal was based on the 2010/11 AMR data (see para 44; the relevant proofs of evidence for the appeal are also on the web).
4. The Inspector records that there was a persistent under delivery of housing, for both the NPA and for the Broadland part of the NPA. His view is that the +20% buffer should be applied to both these areas (his paras 44 and 45).

The 2011-12 AMR

5. The AMR 2011-12 Appendix entitled 'GNDP Five-Year Supply of Housing Assessment, Base Date 1st April 2012' sets out the position for the different areas within the three Councils. As the Summary states, the situation (expressed as a percentage of the 5 year housing supply +5%) is at this date:
- a. for the NPA (67.9%);
 - b. for the Norwich part of the NPA (100.8%);
 - c. for the South Norfolk part of the NPA (80.4%);
 - d. for the South Norfolk area outside the NPA (204%);
 - e. for the Broadland area outside the NPA (121.3%);

6. This is further explained in the text, and the data is set out in a separate Appendix for each of these areas. No separate figure or appendix is produced for the Broadland part of the NPA.
7. The active steps that are being taken to progress the situation are explained in para 10, with regard to the site allocations DPDs. This paragraph also notes that additional trajectories have been produced to illustrate how “emerging allocation sites” will supplement existing sites and make up the current shortfall in the five-year supply. These additional trajectories are in the AMR and have been produced for:
 - a. the NPA as a whole (Appendix C1- showing 106.1%; note that this solely relies upon the emerging allocation sites from Norwich and from South Norfolk);
 - b. South Norfolk (Appendix C2 - 138%); and
 - c. Norwich City (Appendix C4 – 161.8%).
8. As para 10 of the AMR states, the equivalent information for Broadland will be added when available. The identification of “the emerging allocation sites” for Broadland is linked to the work on the Site Allocations DPD, which is due to be published later this year.
9. The AMR for 2011-12 therefore shows with regard to Broadland that there is
 - a. an under-supply in the Broadland part of the NPA, and
 - b. an excess of supply in the non-NPA part of Broadland.
10. The same answer does not apply to South Norfolk and to Norwich City, as these areas would rely on the full set of figures: for the NPA, for their part of the NPA. There are also the ‘additional trajectories’ for their part of the NPA and for the NPA as a whole to be taken into account.

Data from 2012-13 for Broadland

11. The ‘Council’s Response to Matter 2’ contains in Appendix 2 some tables in light blue which set out the provisional 2012-13 figures for Broadland. These record the likely emerging level of available sites:
 - c. the commitments (total: 3,067);
 - d. the potential future allocation sites:
 - i. Growth Triangle emerging sites (no specific total is given, but it lists 5 further sites, with over 11,360 of potential additional capacity); and
 - ii. Broadland NPA ‘Issues and Options’ the shortlisted sites (a further potential capacity of 2,160).
12. These figures have not yet been set out in an equivalent additional trajectory to those that have been produced for South Norfolk and Norwich City.