

## **GNDP update to Examination Document DV21**

### **1. Updated Information on Housing Land Supply**

#### *1.1 Update on sites to 15 July 2013*

As indicated in evidence statement DV28 the Council's are now in a position to provide a factual update on matters related to land supply. This provides updates to 15 July to ensure that the resumed Examination is informed by the most up to date information possible.

The updates demonstrates that in line with the Councils' clearly expressed commitment to address the 5 Year Land Supply deficit there has been continued positive movement on sites since the 31 March 2013 figures presented in DV21.

Details of changes to specific sites are attached as Appendix 1. Although many of the existing sites in DV21 and Appendix 1 are not Local Plan preferred options, the Councils have clearly acknowledged that the release of additional sites has been necessary to meet the ambitious JCS housing targets. The Councils have also resolved to approve applications made on preferred sites in advance of the Local Plan documents being examined.

Overall these demonstrate that:

- 402 units have been added to the existing sites that can be delivered in the 5 year supply period (2014/15 – 2018/19) in the NPA. In addition to the sites identified in Appendix 1, a 1,230 unit proposed allocation at South Wymondham (South Norfolk NPA) has also received resolution to grant permission subject to a number of criteria which, if satisfied, will add another 500 units, giving **a total of 902 additional units on existing sites that can be delivered in the 5 year supply period;**
- planning permission has been granted for a further 2,763 units, which are added to the 7,848 units with outstanding planning permission at 31 March 2013 (as shown in DV21, Appendix 9). With no major sites lapsing since 31 March, and assuming  $\frac{1}{4}$  of the predicted Whole NPA delivery for 2013/14 has taken place between April and June (approx. 368 units, based on DV21, Appendix 1), the above figures would equate to **an increase of 2,395 units with outstanding planning permission – taking the total to over 10,000 units**, higher than at any point since the adoption of the 1999 Norfolk Structure Plan.

These changes will bring both the Broadland and South Norfolk parts of the NPA closer to a five year supply of existing sites. As DV21 illustrates, Broadland and South Norfolk already have a robust supply in their respective Rural Areas.

The authorities have also produced a breakdown of the main sources of supply of existing sites in the 5 Year Supply Period (based on the updated sites to 15 July 2013), which is detailed in Appendix 2.

These demonstrate that 77.9% of the existing sites either have planning permission issued, or have a committee resolution for grant of permission.

### *1.2 Windfall Development in the Broadland and South Norfolk parts of the NPA*

Section 1.2 of DV21 deals with windfall development and, specifically, the inclusion of a windfall assumption in the 5 Year Land Supply for Norwich City. DV21 included a commitment to provide more information about windfall development in the Broadland and South Norfolk parts of the NPA; set out below is a summary of past windfall performance across these areas:

	<b>Broadland NPA annual average windfall completions 2005 to 2013</b>	<b>South Norfolk NPA annual average windfall completions 2001 to 2013</b>
Residential sub-division/garden plots	18	25
Conversions	6	16
Affordable housing exceptions sites	3	3
Other redevelopment	56	36
<b>Total</b>	<b>83</b>	<b>80</b>

It should be noted that these figures **exclude** sites that have been specifically released in order to address housing land supply issues.

Fluctuations in annual delivery are greater in Broadland's part of the NPA (between 15 and 177 completions on windfall sites) than the South Norfolk NPA (between 51 and 133 completions); however both areas illustrate that windfalls continue to contribute a significant element of delivery, with no sign at present that they will not continue to add to the already identified supply in trajectories in DV21.

Neither figure has been built into the revised housing trajectories but do give some confidence that additional sources of supply will be found to contribute to housing supply.

## **2. Persistent Under Delivery?**

### *Update on Sprowston Neighbourhood Plan*

In the submitted version of DV21 Table 3, illustrating 'Timetables for Emerging Site Allocations Documents', omitted in error details for Sprowston Neighbourhood Plan beyond Issues and Options stage. Attached as Appendix 3 is a short explanation of the likely timetable for the Plan and of how it contributes to housing numbers, over and above what will be contained in the Broadland's Site Allocations and Growth Triangle AAP.

### **3. Revised build out rate at North of White House Farm – supporting information from Persimmon Homes**

Section 5 of DV21 referred to the delivery of North of White House Farm being brought forward to be allow continuation from the existing White House Farm allocation; supporting information from Persimmon Homes is now included in Appendix 4.

**Greater Norwich Development Partnership  
18 July 2013**

## **Appendix 1 - Update on sites post-31 March 2013**

### **Whole Norwich Policy Area**

#### Whole Norwich Policy Area Overall Change:

- 402 additional units in the existing sites 5 Year Land Supply
- 322 additional units in the existing and emerging sites 5 Year Land Supply
- 2,763 additional units with Planning Permission

### **Norwich**

- **Aviva Car Park, Brazengate** – Change from Submission Plan Allocation to *site with Planning Permission for 84 units*. No change to 5 Year Supply numbers.
- **Aylsham Road, 165-187** – New information from the site promoter, *gain of 20 units in the 5 Year Supply Period*.
- **Carrow Road, Norwich City Football Club, Phase 2** – New information from the site promoter, re-profiling delivery, *gain of 71 units in the 5 Year Supply Period*
- **Hall Road, Harford Place** – Site removed as now likely to come forward for non-residential uses. *Loss of 100 units in the 5 Year Supply Period*.
- **Kerrison Road/Hardy Road, Gothic Works** – New information from the site promoter, re-profiling delivery, *gain of 100 units in the 5 Year Supply Period*.
- **Pointers Field** – Change from Submission Plan Allocation to *site with Planning Permission for 14 units, gain of 4 units in the 5 Year Supply Period*.
- **Threescore** – Change from Committee Resolution to Permit to *site with Planning Permission for 1,000 units*. No change to 5 Year Supply numbers
- **Trowse, Deal Ground** – Change from Submission Plan Allocation to *site with Planning Permission for 600 units*. No change to 5 Year Supply numbers.
- **Westlegate Tower** – Change from Submission Plan allocation to *site with Planning Permission for 19 units, loss of 11 units in the 5 Year Supply Period*.
- **Windfall Sites** – 150 units included in all years in error, profile in the 5 Year Supply Period should be: 2014/15 – 50; 2015/16 – 100; 2016/17 – 150; 2017/18 – 150; 2018/19 – 150. *Loss of 150 units in the 5 Year Supply Period*.

#### Norwich Overall Change:

- 66 fewer units in the existing sites 5 Year Land Supply
- 66 fewer units in the existing and emerging sites 5 Year Land Supply
- 1,717 additional units with Planning Permission

## Broadland NPA

- **Salhouse: Norwich Road** – Change from Committee Resolution to Permit to *site with Planning Permission for 20 units*. No change to 5 Year Supply numbers
- **Spixworth: North of Crostwick Lane** – Change from Committee Resolution to Permit to *site with Planning Permission for 54 units*. No change to 5 Year Supply numbers
- **Thorpe St Andrew: Brook Farm** – Change from Committee Resolution to Permit to *site with Planning Permission for 600 units*. No change to 5 Year Supply numbers
- **Thorpe St Andrew: Pinebanks** – *New site with Planning Permission, gain of 231 units in the 5 Year Supply period.*
- **Thorpe St Andrew: Griffin Road** – *New site with Planning Permission, gain of 71 units in the 5 Year Supply period.*

### Broadland NPA Overall Change:

- 302 additional units in the existing sites 5 Year Land Supply
- 302 additional units in the existing and emerging sites 5 Year Land Supply
- 976 additional units with Planning Permission

## South Norfolk NPA

- **Bramerton: Herbert Parker Seeds** – Change from Preferred Options Allocation to Committee Resolution to Approve. *10 units changed from emerging sites to existing sites in the 5 Year Supply period.*
- **Cringleford: Adj. Newfound Farm** – New site with Committee Resolution to Permit, *gain of 5 units in the 5 Year Supply period.*
- **Little Melton: land off Mill Road** – Change from Preferred Options Allocation to Committee Resolution to Approve. *20 units changed from emerging sites to existing sites in the 5 Year Supply period.*
- **Stoke Holy Cross: Long Lane/East of Hillcrest** – Change from Preferred Options Allocation to Committee resolution to approve. *50 units changed from emerging sites to existing sites in the 5 Year Supply period.*
- **Trowse: May Gurney** – *New site with Planning Permission, gain of 70 units in the 5 Year Supply period.*
- **Wymondham: 49 Norwich Common** – New site with Committee Resolution to Approve, *gain of 11 units in the 5 Year Supply period.*

### South Norfolk NPA Overall Change:

- 166 additional units in the existing sites 5 Year Land Supply
- 86 additional units in the existing and emerging sites 5 Year Land Supply
- 70 additional units with Planning Permission

## Broadland Rural Area

- **Acle: 21-34 Beighton Road** – New site with Planning Permission, gain of 14 Units in the 5 Year Supply Period.
- **Burlingham: Norwich Road/Station Road** – New site with Planning Permission, gain of 39 units in the 5 Year Supply Period

Broadland Rural Area Overall Change:

- 53 additional units in the existing sites 5 Year Land Supply
- 53 additional units in the existing and emerging sites 5 Year Land Supply
- 53 additional units with planning permission

**South Norfolk Rural Area**

- **Dickleburgh: r/o Mount Pleasant** - New site with Committee |Resolution to Approve, gain of 15 Units in the 5 Year Supply Period.

South Rural Area Overall Change:

- 15 additional units in the existing sites 5 Year Land Supply
- 15 additional units in the existing and emerging sites 5 Year Land Supply
- No change in units with planning permission

**Appendix 2 - Proportion of Existing sites in the 5 year supply period from the five identified sources**

<b>Area</b>	<b>Position at 15 July 2013</b> (Reflecting the changes in sites since 31 March)
<b>Whole NPA</b>	<b>58.3% (6,233 units) with Planning Permission</b> <b>19.6% (2,102 units) with Resolution to Approve</b> <b>4.4% (475 units) Existing Local Plan allocations</b> <b>12.1% (1,290 units) Submission Plan allocations with no objections</b> <b>5.6% (600 units) Windfall Assumption</b>
<b>Norwich</b>	42.9% (1,757 units) with Planning Permission 11.0% (451 units) 2004 Local Plan allocations 31.5% (1,290 units) Submission Plan allocations with no objections 14.6% (600 units) Windfall Assumption
Broadland NPA	100.0% (2,064 units) with Planning Permission
Broadland Rural Area	100.0% (837 units) with Planning Permission
<b>Broadland District</b>	100.0% (2,901 units) with Planning Permission
South Norfolk NPA	53.2% (2,412 units) with Planning Permission 46.3% (2,102 units) with Resolution to Approve 0.5% (24 units) 2003 Local Plan allocations
South Norfolk Rural Area	94.0% (724 units) with Planning Permission 6.0% (46 units) with Resolution to Approve
<b>South Norfolk District</b>	65.2% (3,136 units) with Planning Permission 34.3% (1,648 units) with Resolution to Permit 0.5% (24 units) 2003 Local Plan allocations

## **Appendix 3 - Update on Sprowston Neighbourhood Plan**

### **Introduction**

Sprowston Town Council began the production of the Sprowston Neighbourhood Plan in 2011. The defined Neighbourhood Area of the plan comprises the whole of the parish of Sprowston.

### **Timescale**

Consultation was undertaken on the Sprowston Neighbourhood Plan: Consultation Draft between 17 May 2013 and 28 June 2013. Sprowston Town Council is currently evaluating the comments made on the draft plan.

Whilst no formal timescale has been produced by the Town Council with regards to the production of their Neighbourhood Plan, the table below sets out the current expectations for the achievement of key milestones in the Neighbourhood Plan process.

<b>Milestone</b>	<b>Timescale</b>
Submission of Final Plan to BDC	late July/early August 2013
Formal Publication of Plan by BDC	September 2013
Independent Examination	November 2013
Referendum	December 2013
Adoption	January 2014

### **Housing Land Supply Implications**

The Draft Sprowston Neighbourhood Plan provides general support for housing within identified Settlement Limits and housing allocations. It also contains one specific allocation policy that includes elements of residential development. This policy relates to an area of land on School Lane in Sprowston. Whilst being the site of a former Local Plan allocation this site does not form part of Broadland District Council's Preferred Options for Residential Site Allocations. If the Site Allocations and Neighbourhood Plan come forward as currently drafted the Sprowston Neighbourhood Plan would provide for perhaps 50 – 75 additional homes beyond the minimum requirements set out in the JCS and reflected in Broadland District Council's Preferred Options of its Site Allocations.



**The Greater Norwich Development Partnership**

**Joint Core Strategy Submission Content**

Examination in Public  
July 2013

Persimmon Homes Ltd:  
White House Farm North & South Site

.....

Persimmon Homes are writing in conjunction with the Joint Core Strategy Examination, which is due to reconvene on 23 July 2013.

Persimmon Homes is the lead developer for a consortium of three house builders promoting the site known as White House Farm. The other two house builders within the consortium are Taylor Wimpey and Hopkins Homes. The site was allocated for development within the Broadland District Local Plan Replacement 2006.

Outline planning permission, District Reference 20080367, for the development of 1,233 homes and associated infrastructure has been granted by Broadland District Council. Three reserved matters applications on behalf of the consortium for the first phase of 450 homes have subsequently been submitted to the Council. The first of these three applications for 169 homes was granted planning permission in May 2013. The two undetermined Reserved Matters applications for the remainder of the first phase of development are expected to be determined by Broadland's planning committee in August 2013.

Persimmon Homes also retains an option on additional land, referred to as North White House Farm within the Councils' submissions to the JCS Examination.

Persimmon Homes wrote to Broadland Council in regard to their anticipated timescales in relation to this future site on 22 May 2013.

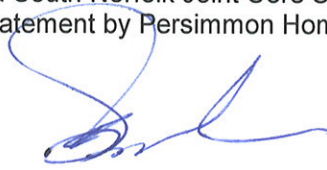
Persimmon Homes take this opportunity to reconfirm that it is anticipated that development on the north White House Farm site would commence in circa 7 years time i.e. 2020. This timescale is envisaged to ensure continuity of development beyond the extant planning permission at White House Farm.

Persimmon Homes confirm that they would expect to maintain a consortium approach to development in relation to their future option site.

The timescales set out above remain subject to the relevant parties reaching agreement on the purchase price of the land.

JCS for Broadland, Norwich and South Norfolk Joint Core Strategy  
Statement by Persimmon Homes Ltd

**Signed on behalf of Persimmon Homes Ltd**

A handwritten signature in blue ink, consisting of a large, stylized 'S' followed by a horizontal line and a small flourish.

**Date**